
**YOUR
QUESTIONS
ANSWERED**

Lifestyle
COMMUNITIES

THE HOME BUYING PROCESS

NEW HOMES

1 VISIT
Visit one of our beautiful communities to have a look, have a cup of tea and help us understand exactly what you are looking for.

2 DEPOSIT
Choose your dream home and location within one of our vibrant communities. When you are ready; a fully refundable holding deposit of \$500 secures your home.

\$500 DEPOSIT

3 CONFIRMATION DEPOSIT
Choose your variations and internal colour selection. A confirmation deposit of \$500 is now payable. Your total deposit of \$1,000 is now non-refundable.

\$500 DEPOSIT

4 PLAN REVIEW MEETING
Once your building plans become available, your Project Manager and Sales Consultant will meet with you to explain these in detail. Construction of your new home will commence in line with our building schedule.

5 CONTRACT READ
We will sit down, discuss your contract and answer any questions you may have. Once signed, a contract deposit of \$4,000 is now payable. The total deposit of \$5,000 will be deducted from the final payment required of your new home at settlement.

\$4,000 DEPOSIT

6 PRE-SETTLEMENT
Your Community Manager and Project Manager will walk you through your new home and demonstrate how everything works. During this inspection you have the opportunity to check your home for any defects. We will help you prepare for settlement and anything else you may need before move-in day.

7 SETTLEMENT
The final legal process of transferring ownership of your home. The balance owing on your home is paid.

BALANCE

8 MOVE IN
The big day! We're here to help make the move as smooth as possible and will have tea and coffee ready for you on arrival.

ESTABLISHED HOMES

1 VISIT
Visit one of our beautiful communities to have a look, have a cup of tea and help us understand exactly what you are looking for.

2 CONFIRMATION DEPOSIT
When you are ready; a non-refundable deposit of \$2,000 is payable to secure your home.

\$2,000 DEPOSIT

3 CONTRACT READ
We will sit down, discuss your contract and answer any questions you may have. Once signed, a contract deposit of \$3,000 is now payable. The total deposit of \$5,000 will be deducted from the final payment required of your new home at settlement.

\$3,000 DEPOSIT

4 SETTLEMENT
The final legal process for transferring ownership of your home. The balance owing on your home is paid.

BALANCE

5 MOVE IN
The big day! We're here to help make the move as smooth as possible and will have tea and coffee ready for you on arrival.

Please note - Variations, colour selection and construction of your home may not be available when purchasing a home already under construction or built.

FREQUENTLY ASKED QUESTIONS



DO I HAVE TO BE RETIRED?

Lifestyle Communities is not a retirement village.

At our communities you can be retired, or working full-time or part-time.

We help people live life on their terms by combining luxury facilities with affordable low-maintenance homes in a secure gated community. Another important difference is that you are in control of your future – from the opportunity to release equity and boost your nest egg, to the focus on an independent lifestyle and freedom of choice.

BUYING YOUR HOME

Do I own my own home?

Unlike other senior living options where you never own your home, at Lifestyle Communities you own your home, live independently, and have a long-term (90 years) secure lease on the land on which your home is situated. As a homeowner at Lifestyle Communities you are also protected under the Residential Tenancies Act for additional peace of mind.

Do I own the land?

One of the reasons that homes at Lifestyle Communities are affordable is that we separate the ownership of the land from the ownership of the home. In this way you are not paying for ownership of the land, which frees up money to do other things. When you buy a home at Lifestyle Communities you enter into a long-term (90 years) secure lease on the land on which your home is situated, and your lease is paid via a site fee each fortnight. The secure lease gives you an exclusive right to occupy the land and to use the spectacular community facilities.

What are the advantages of leasehold over freehold?

The main advantage of leasehold (long-term secure lease) over freehold (owning your own land) is Lifestyle Communities has a long-term financial interest in the ongoing success of the community.

The benefits of leasehold at Lifestyle Communities compared to owning a conventional house in the suburbs are as follows:

- You can be sure you are never going to have to put up with young renters living next door
- All front gardens and common landscaped areas are maintained by the community gardening team
- You have knowledge of what is built in your street and any changes will be closely administered
- No stamp duty or council rates are payable (all of this is taken care of by Lifestyle Communities)

What does the home price include?

All homes come with turn-key inclusions to make it easier to move right in. Outside the price includes front landscaping, paths, a clothesline, carport and even a garden shed.

New homes are decorated according to your selection from our interior colour packages.

Are there other buying costs?

You pay no stamp duty or conveyancing fees when you purchase your home at Lifestyle Communities.



BUILDING YOUR HOME

Who will build my new home?

Your new home will be built by one of Victoria's leading homebuilders - Todd Devine Homes.

What sort of quality guarantees come with my new home?

All homes are constructed from high quality materials and finishes selected to last the test of time. Your new home comes with a 3-month maintenance period, 2-year non-structural warranty and 6-year structural warranty.

Who maintains my home?

Homes are designed to be as low-maintenance as possible. As it's your home, you are responsible for maintenance where required. To ensure that Lifestyle Communities is an attractive place to live now and in the future we ask that you maintain the exterior of your home in keeping with the community standards.

Can I customise my home?

It's your home and you can make whatever interior changes you desire once you move in. Any variations or customisations to the exterior or façade of your home must be in keeping with the overall look and feel of the community and you'll need to let us know of your intentions prior to commencing any works.

MONEY MATTERS!

What is the weekly site fee?

The site fee gives you the right to occupy the land where your home is situated and is used to pay the costs of running the community including the following:

- On-site Community Management team
- Maintenance of common garden areas and your front garden
- Maintenance and running costs of the Clubhouse and other common facilities

Under the agreement with Lifestyle Communities, the weekly site fee is payable by direct debit each fortnight. The site fee is reviewed on 1 July each year and any increases are capped at CPI or 3.5% - whichever is greater.

Can I get Federal Government Rent Assistance on the Age Pension?

Depending on your personal financial circumstances, you may be eligible for Federal Government Rent Assistance to reduce the weekly site fee. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to receive.

Do I pay council rates?

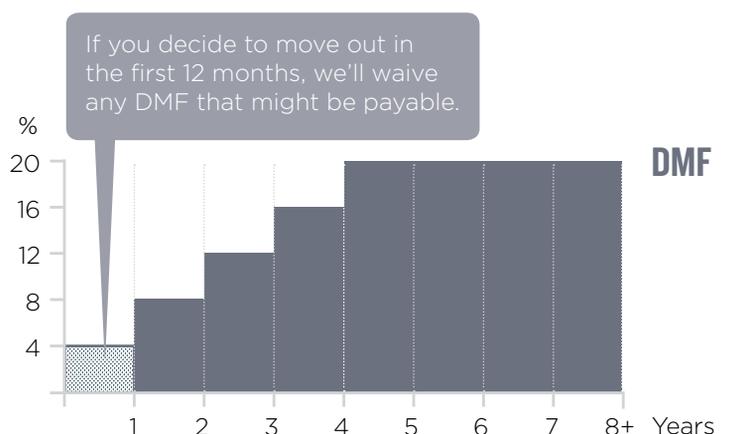
There are no council rates at Lifestyle Communities.

Who pays for utilities such as electricity, water and gas?

Water, electricity and gas services are metered at each home. You are responsible for water usage charges in your home and the supply and usage of gas and electricity. You do not pay water rates.

What about the Deferred Management Fee?

To help keep the home purchase price and weekly site fee at an affordable level Lifestyle Communities recovers part of its costs for developing, running and maintaining the community when you sell your home. This payment is known as the Deferred Management Fee (DMF) and is a scaled percentage of 4% of the selling price per year and is capped at a maximum of 20% from the 5th year. This is a lot less than other places you may be looking at.



COMMUNITY LIVING

Is my home secure?

Your home is part of a gated community where entry gates are closed each evening. Your on-site Community Managers also give you additional peace of mind whether you are at home or away travelling.

What about pets?

Pets are part of your family and are very welcome. Each Clubhouse has 'doggy parking' for your pooch so you can enjoy the 5-star resort facilities while your furry friend is close by. There are some common-sense rules to follow, as we are conscious that we need to respect the rights of all homeowners, including those without pets.

Who collects my rubbish?

Your home has two rubbish bins (household and recycling) that are collected by the council as they would at a home in the suburbs.

Where is mail delivered?

Australia Post deliver your standard mail to your letterbox located at the Clubhouse. All large parcels can be delivered to the Clubhouse reception.

Can I get Pay TV and internet access?

You can have internet access and Pay TV connected to your home. There's also free Wi-Fi, high-speed Internet access and Foxtel in the Clubhouse.

Can my visitors use the Clubhouse and other facilities?

Visitors are welcome to use most of the facilities when they are accompanied by a homeowner. Your visitors are welcome to stay for a short stay (usually less than 30 days). If you have visitors staying for longer periods, please speak to your Community Manager.

Who looks after my garden?

The Community Management team will look after your front garden. The watering of your front garden is done by an underground dripper system using water from your home supply. You are responsible for maintaining your garden at the rear and side of your home.

What can I add to my front garden?

Provided your additions are consistent with the community landscape plan you can add almost anything to your garden. You'll need to let us know of your intentions prior to commencing any works.



SELLING YOUR HOME

How do I sell my Lifestyle Communities home?

You can sell your home at any time through the Lifestyle Communities sales team, or through a local real estate agent – the choice is yours. When you have sold your Lifestyle Communities home a new long-term (90-years) secure lease will be provided to the purchaser.

Are there any other selling costs?

There is a Selling Commission Fee of 2% of the selling price payable to Lifestyle Communities if we sell your home for you. You could select a real estate agent to sell your home, in which case you negotiate a separate selling commission with the real estate agent.

There is an Administration Fee of 1% of the selling price payable to Lifestyle Communities for us to prepare the paperwork and administer the sale of your home and act in the capacity of a conveyancer for the sale of your home.

Lifestyle Communities does not have any mandatory refurbishment fees.

Can I bequeath my home?

If you pass away the home becomes part of your estate. Beneficiaries may reside in the home if they meet the community age and entry criteria or they may simply sell the home. In all cases the Deferred Management Fee and Administration Fee are payable.

THE SMART BUY GUARANTEE

Our Smart Buy Guarantee helps you buy your home secure in the knowledge you're making a safe and wise decision.

You're guaranteed:



TIME TO SELL YOUR EXISTING HOUSE

We know it can take time and raise unexpected issues. Keep us in the loop and we'll give you plenty of time to sell your existing house.



SECURITY OF TENURE

Enjoy a secure 90-year lease on the land your home sits on, which gives you an exclusive right to occupy the land and to use and enjoy the facilities. If you decide to sell, you sell the home with a new 90-year lease for the next owner.



STRUCTURAL AND NON-STRUCTURAL WARRANTIES

Your new home includes a 6-year structural warranty and a 2 year non-structural warranty.



CAPPED DEFERRED MANAGEMENT FEE

To help keep your home price and weekly site fee affordable, Lifestyle Communities recovers part of the costs for developing, running and maintaining the community when you sell your home. This payment is a scaled percentage capped at a maximum of 20% of your sale price after 5 years.



12-MONTH SATISFACTION GUARANTEE

If for some reason you change your mind and decide to move out within the first 12 months, we'll waive any Deferred Management Fee that might be payable.

Lifestyle
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THE WEEKLY SITE FEE

Lifestyle Communities charge a weekly site fee to cover the costs of running and maintaining the community. You may be eligible to receive Federal Government Rent Assistance if you are on the Age Pension to recoup these costs.

1 July 2017 - 19 September 2017

How much is the weekly site fee?

 SINGLES	WEEKLY SITE FEE
Single person on the Age Pension	\$107.14 (\$173.29 less \$66.15 Rent Assistance rebate*)
Single self-funded retiree & those still working full time	\$173.29
 COUPLES	WEEKLY SITE FEE
Couple on the Age Pension	\$137.90 (\$200.20 less \$62.30 Rent Assistance rebate*)
Couple self-funded retirees & those still working full time	\$200.20

For information on the Age Pension and Rent Assistance call 13 23 00 or visit www.humanservices.gov.au

Payable dates and increases

Under the agreement with Lifestyle Communities, the weekly site fee is payable by direct debit each fortnight. The site fee is reviewed on 1 July each year and any increases are capped at CPI or 3.5% - whichever is greater.

The weekly site fee includes the following:



On-site Community Managers



Maintenance of the clubhouse facilities, swimming pool, gym, BBQ area and cinema



Community bus



Access to facilities within the community and clubhouse all year round



Internet and Foxtel in the clubhouse

For further information on the weekly site fee please contact one of our sales consultants on 1300 50 55 60

lifestylecommunities.com.au

*Please note: Centrelink reviews the Age Pension and Rent Assistance on the 20th of March and the 20th of September each year. This information was obtained from Centrelink on 20 March 2017. For more information please call Centrelink on 13 23 00 or visit www.centrelink.gov.au. Information correct as at 1 July 2017.

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