



Your Home
Your Lifestyle
Your Future

Lifestyle 
COMMUNITIES

Enriching lives, creating



Lifestyle Communities Limited is committed to creating and managing master planned residential villages for active, independent people aged 55 and over.

Lifestyle Communities aims to build a lasting relationship with our Lifestylers and the local community to ensure that we provide a sustainable and successful living solution for people who want more out of life.

Landlease model delivers affordable lifestyle

Lifestyle Communities successfully delivers premium resort-style villages at an affordable price (typically below the median house price in the surrounding suburbs) through a land-lease development model.

Lifestylers purchase their brand-new home and take a long-term, 90-year lease over the land on which the home is situated. Under this exclusive agreement, Lifestylers pay a weekly site fee. In many cases our Lifestylers are eligible for government rental assistance to help with the payment of the site fee that covers many time-consuming maintenance chores.

The landlease model offers important benefits for Lifestylers including:

- No stamp duty on the purchase of the home
- No council rates or taxes
- No water rates (excluding water usage)
- A discount (above the pension discount) for electricity usage



Our extensive research shows that the trend towards providing affordable living options will continue to grow as Australians live longer and more people decide to free up equity in their homes to start enjoying the fruits of their labour.

Lifestyle Communities' commitment to enriching lives and creating new futures stems from the strongly held belief of our three founding partners – that everyone has the right to enjoy security and comfort regardless of wealth or financial status. That's why we create integrated communities featuring quality new homes and the latest in leisure and entertainment facilities, all at an achievable price.

With five villages under development and plans to have 10 villages under development by 2012, Lifestyle Communities is helping to create new lifestyle choices for Australians.



new futures

The freedom to enjoy life in the comfort of a brand new home

A great lifestyle shouldn't mean compromising on quality. At Lifestyle Communities, we combine the freedom and choice of master planned living with the peace of mind that comes from purchasing a quality, brand new home.

Our high quality, architect-designed homes are built with low-maintenance in mind by Victoria's leading builders. Offering a wide choice of style and colours, the homes range from one-bedroom to two-bedroom plus study layouts. And of course they come with the latest quality fittings and finishes plus extensive landscaping, carport and storage shed.

With so much on offer, it's no wonder our residents call themselves Lifestylers. At the heart of each village is a purpose-built clubhouse with the latest entertainment and leisure facilities including private cinema, computer centre, dance floor and billiards room.

Depending on the village, Lifestylers also enjoy resort-style facilities such as an indoor swimming pool, spa, gymnasium, championship-style bowling green, tennis courts, BBQ areas and family centre.





Locations

Brookfield Village

111-139 Coburns Road,
Brookfield, Vic 3338
Melways Map 336 H11

Brookfield is our first village, located in the heart of Melton in Melbourne's fast growing western corridor. The village is nearing completion with almost 200 happy Lifestylers now calling Brookfield home.

Lifestyle Warragul

Lots 1-4 Warragul Lardner Rd,
Warragul, Vic 3802
Melways Rural Map 612 V7

Located 5 minutes from the heart of town and down the road from the Warragul Base Hospital. The project is due to commence in early 2008 with the first homes ready to move into by mid 2008.

Lifestyle Shepparton

65 Channel Rd
Shepparton, Vic 3631
Melways Rural Map 621 J7

Lifestyle Shepparton, located in one of Victoria's thriving

regional cities, offers residents of north central Victoria an un-paralleled lifestyle at an affordable price. Construction of the village is scheduled to commence in early 2008.

Lifestyle Seasons

Sundial Boulevard
Tarneit, Vic 3029
Melways Map 202 F4

Located within the Seasons Estate in the rapidly expanding suburb of Tarneit, Lifestyle Seasons is in close proximity to Werribee. Construction of the village is scheduled to commence in early 2008.

Lifestyle Lynbrook

435 Evans Rd,
Lynbrook, Vic 3975
Melways Map 129 D6

Lifestyle Lynbrook is situated in the heart of Melbourne's south eastern growth corridor and will have over 300 units. The project is scheduled to commence in mid 2008 with residents moving in early 2009.

Our Villages

Lifestyle Communities Limited takes the time to choose the right locations for our villages. With a focus on affordable living, sites are specifically selected so residents can enjoy easy access to local shopping, medical centres, community amenities and other essential facilities. Many Lifestylers choose our villages because of their proximity to friends and family. Others enjoy the convenient location that gives them the security and freedom to travel, take day trips or just get out and about.

Planning and development

When planning and developing the villages, the Lifestyle Communities team takes every opportunity to work with the local community to ensure smooth integration of our architect-designed homes into the social and natural environment.

Become a Lifestyler TODAY!

- Call **1300 50 55 60** to speak to one of our helpful sales consultants
- Visit our website www.lifestylecommunities.com.au
- Visit us at Brookfield Village Melway map 336 H11