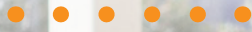


Time for a little Q&A



Lifestyle
COMMUNITIES



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 may not 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.

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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. By moving to a Lifestyle Community, you can release equity and boost your nest egg, giving you the money and time to live an independent lifestyle.

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. 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.

Are there other buying costs?

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

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:

- No stamp duty, council rates or water rates are payable (all of this is taken care of by Lifestyle Communities)
- 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 managed and communicated
- You won't have tenants or rowdy neighbours living next door.



Maintaining your home

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 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 and maintaining the community including the following:

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

Under the agreement with Lifestyle Communities, the weekly site fee is payable by direct debit each fortnight. The 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.

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.

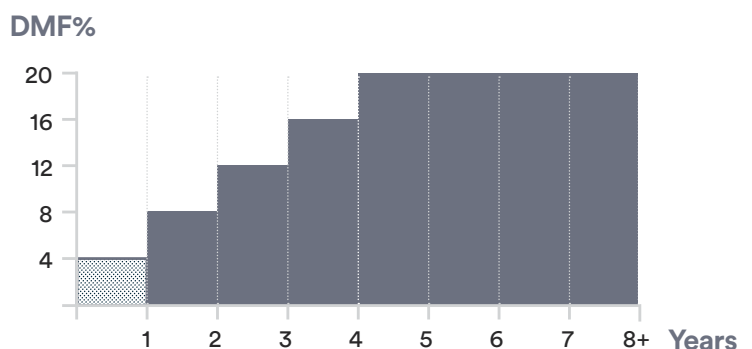
Do I pay council rates?

There are no council rates at Lifestyle Communities.

What about the Deferred Management Fee (DMF)?

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 considerably less than the exit fees some other communities may charge.

Deferred Management Fee (DMF) graph



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 delivers 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 facilities and can they stay?

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 Managers.

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 2.5% 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 a Handling Fee of 0.5% 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 Handling Fee are payable.



The home buying process

Established homes



Arrange an inspection

Arrange a private viewing of your desired home with one of our friendly Lifestyle Consultants who will also give you a grand tour of the beautiful community and get to know your needs.



Ready for the next step

When you find the home you want to buy, we will put forward your offer to the vendor and work with both parties to help organise a successful outcome.



Offer & Acceptance

When your offer is accepted, a non-refundable deposit of \$2,000 is payable to secure your home.

**\$2,000
Deposit**



Agreement read

Once you have sold your existing home we will sit down, discuss your contract and answer any questions you may have. Once signed, an agreement 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**



Settlement + move in

Our Community Managers will help to organise a smooth transition for you into your new home and community. Then it's the big day. We help make the move as smooth as possible, including taking away your moving boxes. We will even have tea, coffee and biscuits ready for you when you arrive.

Balance



Settling you in

We will organise your Clubhouse induction, can help organise a gym induction, and help you immerse yourself in all of the social and wellness activities on offer if you choose to get involved.

Smart, Safe & Secure

We are the market leader for secure,
over 50s independent living in Victoria.
Here are some of the reasons why:



Communities across Victoria

Our communities are located in Melbourne, Geelong, Shepparton, Warragul and the Mornington and Bellarine Peninsulas.



Years of experience

Our expertise in developing and managing over 50s communities is unmatched in Victoria, we're the market leader in offering high quality affordable luxury living.



Secure business model

We are backed by some of Australia's largest blue-chip superannuation funds. Sound financial risk management processes are in place to ensure our stability and security now and into the future.



Award-winning resort living

Winners of the 2019 National UDIA Award for Excellence in Affordable Development, plus named as one of Westpac's 200 Businesses of Tomorrow, we're well recognised for quality, affordability and innovation.



Capped Deferred Management Fee

To help keep your home price and weekly site fee affordable, Lifestyle Communities recovers part of its cost for developing, running and maintaining the community when you sell your home.

This payment is a scaled percentage of 4% of the selling price per year and is capped at a maximum of 20%.



Security of tenure

Your home comes with a secure 90-year lease on the underlying land. The lease also gives you the right to enjoy the spectacular 5-star resort-style facilities for the next 90 years!



Smart buy guarantee

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

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