

Life

by Hometown Australia

Autumn 2023

Retirement Living at its Best

Homeowners share
their experience of
living in a Hometown
community

Discovering the Beauty of Hervey Bay

Explore the pristine
coastal surrounds of this
idyllic retirement location

Meet the Managers at Beachfront

We chat with the
husband and wife
team about their life at
Beachfront

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the Autumn edition of Life Magazine by Hometown Australia. In this edition we feature some of the homeowners at Orianna, Sandstone Point, as they share their experiences of living in a Hometown land lease community. Staying in Queensland, we shine the spotlight on the beautiful Hervey Bay region and our community at Hazelmere. We also talk with Mel and Jess Thornley about their experience as Community Managers at Beachfront in Hallidays Point, on the north coast of NSW.

It's hard to believe we are already in Autumn! It's been a busy start to the year, and we are looking forward to completing some exciting development projects over the next few months including the completion of the display village at Glenfern in Thrumster near Port Macquarie, NSW and a new community centre and pool at Jacaranda Grove in Grafton, NSW.

We love sharing all the great events that the Hometown communities support. This year has begun with a burst of activity from bowling tournaments, BBQs, morning teas, and enthusiastic participation in various community competitions.

Our new Pub Games competition has been a favourite with homeowners – a fun opportunity to demonstrate their skills in pool and darts and to

test their general knowledge in the trivia events. In this issue we will share some photos of the winners in various events proudly sporting their first-place medals!

We are also excited to launch the Walk, Swim, Dance competition for a second year. The inaugural event in 2022 was an amazing success with our homeowners walking their way across Australia. This year we have set the bar higher and renamed the event – Walk, Swim, Dance Across the World! Along with being a great social activity, it is also an initiative to encourage residents to enjoy an active lifestyle.

There are also some exciting changes afoot in South Australia at our Seachange community with plans for new facilities and homes to be commenced this year.

We would like to take this opportunity to wish our current and prospective homeowners a fantastic year ahead and we hope you enjoy this issue of Life Magazine.

Kind regards,

Kevin Tucker Stuart Strong

Kevin Tucker & Stuart Strong
Joint Managing Directors



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Retirement Living at its Best

Homeowners at Orianna, Sandstone Point share their experience of living in a Hometown community.



Resort-style living

"John and I chose to downsize from our family home as it became a chore with all the upkeep and maintenance of the gardens. We had a friend who had already downsized and moved into a lifestyle resort, like Orianna, but bigger. We chose Orianna as there are only 113 homes, it's the perfect size for us.

The area around us is just beautiful, with amazing sea views, just a few minutes' walk from our home. One of the main attractions is that the region is very untouched with awesome nature and beach walks. We are happy being in a small community as there is always a friendly face to talk to.

The community amenities are lovely with very welcoming decor, with the use of a gym, a gorgeous heated pool and lawn bowls. Lots of recreation if you choose to join in. For us it's a great lifestyle change, it's like being on a permanent holiday."

Kathy and John Cullen



A dream come true

"Since our arrival almost 4 months ago at Orianna, the experience has not only met, but well and truly exceeded our high expectations for a change of lifestyle.

We are over the moon with everything from the quality and finish of our new home, the excellent communal facilities and amenities provided, through to the range of new friendships we have developed with other homeowners.

Although we would love to keep our little patch of paradise a closely guarded secret, we would have no hesitation in fully endorsing Hometown Orianna for any over 50's who desire a change of lifestyle in quality surroundings with friendly like-minded people."

John and Janet Foulcher

Value for money

"I decided to have a seachange and move from an inner suburb of Brisbane to beautiful Sandstone Point. I checked out the Orianna Resort and was convinced from my first visit that this is where I wanted to live.

Sharon, the Sales Manager at Orianna, was fantastic helping me navigate the best option for a single guy. I looked at other resorts, but the value and location here is outstanding.

In the short time I have been here I have made many friends and enjoy a catch up most nights in the recreation hall for a drink or two. I love my house and garden and have never looked back."

Mark Geard



Being part of a community

"I moved to Orianna almost three years ago now with my puppy, Jem. I was on my own after my husband passed away and thought a community like Orianna would be a great place to live for the company and social aspect. I was right! I have lots of new friends and together we organise and join in a lot of activities. Another reason I like living in Orianna is the community feeling.

It's also easy to get to Bribie for the beach, walking tracks and great places to eat. I am very happy here!"

Eileen Andrews

Discovering the Untouched Beauty of Hervey Bay

Hervey Bay is a popular holiday destination on the Fraser Coast in Queensland. It is less than a 4-hour drive from Brisbane and offers so much for the adventure seekers as well as for people looking for a relaxing break in a beautiful warm climate. With pristine beaches, spectacular coastal views and a relaxed ambience, Hervey Bay has become a popular option for retirees to spend their retirement years.

The Natural Environment

Hervey Bay is recognised as the world's first official Whale Heritage Site. Between June and November thousands of humpback whales can be seen off the Fraser coastline on their migration from Antarctica. While views of whales breaching are fabulous from the land, there are also

numerous whale watching tours available to get up close to these magnificent creatures.

The Hervey Bay Botanic Gardens is another popular attraction in the Fraser Coast region. The gardens have been cultivated over a 26-hectare area and feature a diverse range of plant species

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Hervey Bay waterfront

and birdlife living in bushland, wetlands and formally planted gardens. There is even an orchid house with a collection of over 5,000 orchids on display.

Another beautiful place to visit is Fraser Island, the world's largest sand island and the only place in the world where rainforests grow out of the sand. It's the perfect place for long walks along rainforest trails and dips in freshwater pools.

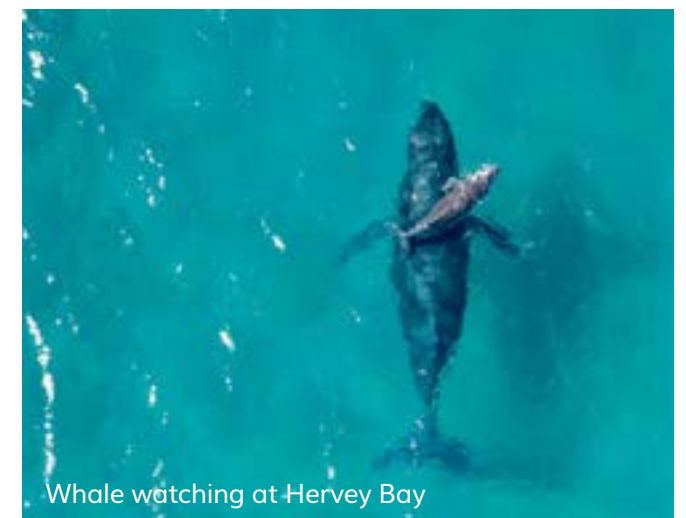
Retirement Living in Beautiful Hervey Bay

Hazelmere is a welcoming over 50s Hometown Australia community located between the Fraser Coast and Condor Lake. Ideal for laidback retirement living, there are also plenty of opportunities to get to know other homeowners through regular community activities. Hazelmere has a number of popular amenities, including the new addition of a fantastic new swimming pool. The community also has a bowling green, indoor bowls and a community centre equipped with a library, pool table and table tennis table. Hazelmere is also adding new homes to the community in 2023.

If you would more information about Hazelmere please contact Kaylene Gill on 07 2112 5930 or via email at: hazelmereales@hometownaustralia.com.au



Pool at Hazelmere community



Whale watching at Hervey Bay



Urangan Pier, Hervey Bay

Double the Expertise: Meet Beachfront's Community Managers

Mel and Jess Thornley are much-loved Community Managers at Hometown's Beachfront Community, living onsite with their two children, Caleb, 12, and Layla-Rae, 11. We chatted with Mel and Jess about their work with Hometown and their roles at Beachfront.

What do you enjoy most about your job?

We work well together and it's great being able to combine our skillsets. We love working for Hometown and we're grateful for the opportunity to live and work at Beachfront. We care about our community, and want it to be the best it possibly can be.

How did you and Jess meet?

We met in England while I was on a working holiday. Jess is from Manchester and had trained as a boilermaker and I was working as a legal secretary.

How did you start working in land lease communities?

My parents were managers at the Pines, Woolgoolga and Jess and I were interested in getting to know the industry, so I took on a position as a housekeeper/administration person and Jess was the community grounds person.

A year later we became Assistant Managers for Lorikeet and the Pines which were residential and holiday communities at the time. We then went on to work as Community Managers at Salamander Bay (now Sandy Shores in Port Stephens).

In 2019 we became the Community Managers at Beachfront. We worked with tourism, new and preloved home sales, and refurbishments. Eventually Jess became Community Project Manager overseeing the construction of 40 new homes.

Do you your kids enjoy living in the community?

Our kids have grown up in communities and with

our respective families not in the area, it's like we have multiple sets of grandparents, aunts, and uncles so we never feel isolated.

What are your interests outside of work?

We love spending time with our family, exploring new places - beaches, waterfalls etc. We enjoy overseas travel especially to Dubai, Las Vegas, Dahab and Florida. Our kids play Rugby League for Forster Tuncurry Hawks which keeps us busy on weekends. A few times a year we try to get to Sydney for footy (South Sydney) and BBL (Sydney Sixers) concerts or theatre. We also enjoy renovating and going to trivia nights at the local Tavern.

What are your career highlights so far?

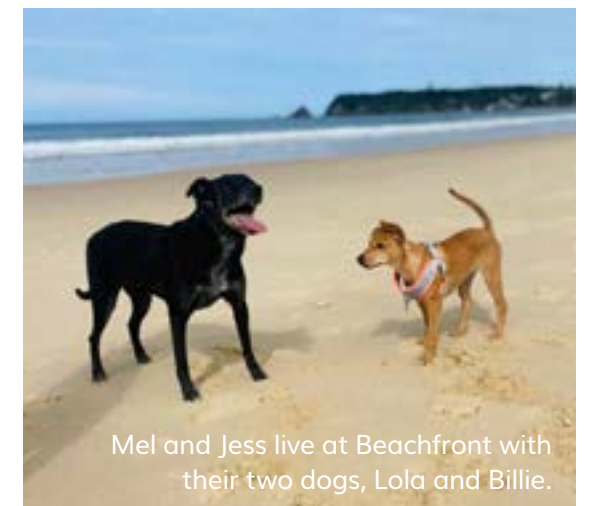
We get great satisfaction seeing the communities improve and transform. It's lovely meeting new homeowners and watching them form friendships, enjoy themselves and find joy in their life. Knowing we played a part in this important time, makes all the hard work worth it.

We've had a couple of professional wins too as finalists in the 2018 CCIA Land Lease Community of the Year Awards for Salamander Bay and receiving the 2022 Hometown Australia Community of the Year Award.

We are so grateful to our support staff. They're dedicated, hardworking, respectful and we couldn't do any of this without them!



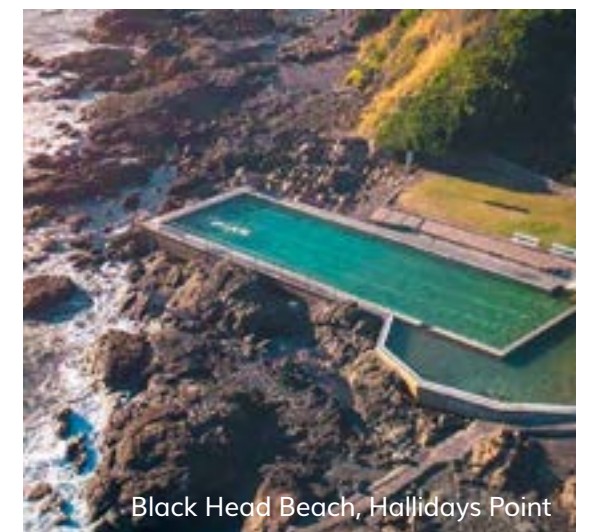
Mel and Jess Thornley, Community Managers at Beachfront



Mel and Jess live at Beachfront with their two dogs, Lola and Billie.



Resort-style amenities at Beachfront, Hallidays Point



Black Head Beach, Hallidays Point

Exciting Changes Ahead for Seachange

Hometown community, Seachange is situated in the historic town of Goolwa, an hour's drive from Adelaide on the beautiful Fleurieu Peninsula. Exciting plans are in store for enhancements to the community that will commence in 2023.



The name Goolwa means "elbow" in the local Ngarrindjeri language, reflecting the bend in the mighty Murray River around Hindmarsh Island.

Once a thriving river port, Goolwa has since become a popular holiday destination for South Australians drawn to the stunning natural beauty of the area.



Visitors are enamoured with its secluded beaches, wetlands, and rich Aboriginal history. The streets of Goolwa have beautiful old sandstone buildings from the 1850s and the visitor centre is a good place to learn about the history of its river port and the culture of the Ngarrindjeri people.

A popular way to explore the lower Murray River and experience living history is to take a one hour cruise on a 103 year old paddle steamer!

The Fleurieu Peninsula is also a favourite spot for food lovers who are keen to sample its fresh produce and visit their popular restaurants, wineries, distilleries and breweries.

Hometown Australia's Seachange community is only a short distance from Goolwa beach and the river.

Seachange has a well-established community of homeowners who enjoy joining in a range of exercise and craft classes as well the busy calendar of social events.

This vibrant community is looking forward to some exciting plans for enhancing the community. Commencing in 2023, Seachange will undergo significant changes, with the addition of a wellness centre that will include an indoor heated pool, modern gymnasium, pickle ball courts, bowling green, clubhouse linking to outdoor terraces, BBQ area and dog park.

Hometown is delighted to announce that onsite civil works are planned to start mid-year with communal facilities commencing towards the end of the year, pending approvals.

There are also a number of beautiful new homes planned for Seachange, which will provide more opportunities for new homeowners to join this welcoming community.

If you would like more information about Seachange, please contact Kerry Lange on 08 7082 5847 or via email at: SeachangeSales@hometownaustralia.com.au

We look forward to hearing from you.



Communities Celebrating Together

One of the great things about living in a Hometown community is the opportunity to meet with other homeowners and enjoy activities together. Summer was filled with joyful festivities across the Hometown communities - from Australia Day BBQ's to bowling competitions, and even a commitment ceremony! Here's a look at how some of Hometown Australia's communities spent their summer.



Australia Day at Nepean Shores

Decorated with gold tablecloths, Australian flags, and boxing kangaroos, the Nepean Shores clubhouse was the perfect setting for Australia Day celebrations. Residents competed in a series of Aussie-themed games including 'throw the thong', 'You're the Voice' and bowling. The celebration finished up with everyone joining in with a singalong.



High Tea at Dune Rise

Homeowners and the team at Dune Rise welcomed the new year with the 2023 Dune Rise High Tea. Freshly made sandwiches, homemade slices and scones were served and accompanied by punch, tea and coffee. With around forty homeowners in attendance, the celebration was the perfect way to start the new year together as a community.



Meat Tasting at Newport

The Newport community was approached by The University of New England to participate in a meat tasting event which would help them in their research. In return UNE donated \$1,200 to the Newport and The Retreat social clubs. UNE arrived at the clubhouse with all of their cooking equipment and cooked the beef and lamb in a variety of ways. After sampling, each resident gave the dish a score and review.



Commitment Ceremony at Sunrise Community

"On Saturday 11th February we were delighted that Sunrise homeowners, Theresa and Lindsay, held their Commitment Ceremony in our community hall."

"We would like to thank Sunrise for allowing Lindsay and myself to have our Commitment service at the community hall. We had a wonderful day joining three generations of families together. It was a very emotional day for all as some families had not seen each other in years. Family and friends are very important to us, and we wanted to share this special day with everyone. We call this home now and that is why we chose to have our commitment at home."

Theresa & Lindsay



Black Friday Bowls at Sunrise Community

At Sunrise, bowling is the perfect way to bring the community together while enjoying the beautiful weather.

"As with all events presented by the Sunrise Bowlers Committee, our Black Friday Bowls event was open to all residents who wanted to have some fun and bring along a little competitive spirit. It was a great success, with the 24 participating bowlers having an enjoyable day."

Sunrise Bowlers Committee



Fundraising at Teraglin Lakeshore

When people work together, it's amazing what they can achieve.

15 years ago, John Smith, a homeowner at Teraglin Lakeshore, Chain Valley Bay, decided to raise funds for the Kids with Cancer Foundation by collecting, crushing and recycling cans. He also started a 'round Australia trek' where residents doing a daily walk would donate \$1 per kilometre to Kids with Cancer. Soon enough the whole community got involved, with the mindset that every dollar helps.

Four years ago, Woolworths installed a 'hole in the wall', where recycled cans and bottles would earn a

ten cent return. Once again the community worked together to place drink containers in specially marked recycle bins, and community members Arthur, Barry, Rob, Jim and Len take turns collecting the recycle bins and transporting them to the hole in the wall. Over the past 4 years they have recycled around 100,000 items. Each 10 cents received is donated to the Kids with Cancer Foundation with a lot of love and a sense of achievement.

The community at Teraglin are very proud of the inspiring efforts of these men – Arthur Hendrie, Barry Guy, Robert Rhodes, Jim Taylor and Len Ewins.



Fun on the Greens at Redlands



Living in a Hometown community provides many opportunities for residents to get together, socialise and enjoy time spent on common hobbies.

Homeowners shared their love of bowls as two Hometown communities gathered for a friendly game of bowls this February.

The Redlands community in Birkdale hosted Red Gum homeowners for six games of trebles. The result was an overall win to Redlands, who turned the tables on Red Gum after losing to them on their home green late last year!

It was a day that very nearly didn't happen after a couple of early morning showers. Play was delayed by half an hour, which the bowlers made good use of by enjoying morning tea in the hall and catching up. Once play got underway, the clouds cleared, and a cooling breeze came up.

Some very skillful bowling and improved play kept the audience happy and entertained.

The oldest bowler on the green was Lawrie Lightfoot, 92, from Red Gum, who played a very credible game, his first in almost 2 years. Interestingly, one of the youngest bowlers was Lyn Hassall from Redlands, who is Lawrie's daughter.

By the time play finished, everyone was ready for the delicious steak, salad and veggie lunch, followed by dessert. Lunch was made and served by Redlands volunteers Sue, Elaine, Annette, Linda, Ann and BBQ chef, Carl.

The bowls committee organised cash prizes for best team effort, skippers/seconds and leads draws, and raffles. Days like this take co-operation, participation and goodwill, and both communities are lucky to have people in them willing to rise to the occasion.



Nativity scene at Valhalla community

Christmas Lights Competition

In December 2022, Hometown communities across Australia lit up the night sky with colourful and imaginative Christmas light displays to celebrate the festive season.

Communities were abuzz as homeowners and Community Managers planned their spectacular lights and decorations. By Christmas, the streets were alight with so many fantastic displays, it was difficult to select a winner!

At Sunrise, the community buggy was transformed into Santa's sleigh, complete with roo reindeers.

The Nepean Shores and Red Gum communities went all out with enthusiastic participation from their homeowners. Bridge Street Resort even had some junior judges on board to find their community winner.

In the end, our national resident winners were Kerian and Gillian from Cobb Haven, with Valhalla winning the best community Christmas Lights display. Well done everyone!



Participants of all ages enjoyed the festivities at Bridge St community



Pub Games: A New Hometown Competition

The eagerly anticipated Hometown Pub Games competition took place in February across our communities. Homeowners played pool, darts, trivia, or a combination of the three with winners presented with Hometown Pub Games medals. Some of the communities were keen to share their experiences with Pub Games:

Sunrise, Port Stephens, NSW

The Sunrise community was buzzing with activity with darts in the activity room, pool played in Sports bar and trivia in the community hall.

To create a pub theme there were pub nibbles (pretzels and nuts) and wine barrels hired for that rustic pub look. A raffle of meat trays and a coin toss was organised and at the end of the night \$508.50 was raised for the music group from the raffle alone! The homeowners had a wonderful time, and the music group were delighted with the donation they received.

Seachange, Goolwa, SA

Seachange homeowners chose to play an 8-ball pool competition for their Pub Games event. The games were very close and suspenseful. Having other homeowners pop by to cheer on the competitors made it even more fun.

The singles winner was Joe Lemmers and the doubles winners – Ben Sorensen and Ken Barrett.

The games were followed by a lovely afternoon tea. Everyone agreed that it was a really enjoyable event.

Nepean Shores, Penrith, NSW

"While Nepean Shores homeowners were fuelled up on Pub Squash and healthy competition, the Pub Games turned into an afternoon marathon of trivia, darts and a good old fashioned pub feed. Our teams battled it out for four and a half hours with music, darts, meat tray raffles and occasional singing and dancing. Why not!

We had 8 teams for trivia and the competition was tight. The teams moved through an

epic 8 rounds with 5 questions per round. Congratulations to winning team "the KarenZ" for taking out the medals for the trivia competition.





Special mention goes to our table of Rockers who dressed up in their favourite rock'n'roll gear for the occasion!

The ladies singles category had the largest turnout in the darts competition and our winner was Patricia! Harry won the men's singles and Harry and Pat won the mixed doubles.

Huge thanks to Michael who helped as referee in the dart room.

It was great to see everyone have a go. The feedback was awesome with everyone saying that they were happy to be part of the first Hometown pub games competition."



Banksia Waters

Kath Cross, Wendy Edwards, Jan Riley and Vicki Gordon battled it out playing Kelly Pool at Banksia Waters. There were a lot of ooohs and ahhs throughout the game and the winning medal went to Kath Cross.



The trivia morning was great fun with lots of laughs, cake and cups of tea.

After a close finish the victors were the 'Dim Wits' team who were anything but dim!

Members of the residents committee helped behind the scenes which was fabulous.



Fruity Hot Cross Scones

Looking for a Hot Cross Bun with a twist? These wonderfully warming scones will fill your home with the autumnal aroma of pumpkin and spice - perfect for sharing at the Easter table.

Cooking time: 20 minutes

Serves 16 – 1 scone per serve

Ingredients

- $\frac{3}{4}$ cup mashed Jap pumpkin
- $\frac{1}{2}$ cup fat-reduced milk
- 1 egg
- 2 tablespoons olive oil
- 2 teaspoons honey
- 2 cups wholemeal self-raising flour
- 1 cup self-raising flour
- 2 teaspoons mixed spice
- $\frac{3}{4}$ cup chopped dates
- $\frac{1}{3}$ cup sultanas
- $\frac{1}{4}$ cup currants
- 100g ricotta and $\frac{1}{4}$ cup honey, to serve

Cross Topping:

- $\frac{1}{4}$ cup plain flour
- 2 tablespoon cold water

Glaze:

- 2 teaspoons honey

Method

1. Whisk pumpkin, milk, egg, oil and honey in a large jug.
2. Sift flours and spice, return husks remaining in sieve to the bowl. Add dates, sultanas and currants. Make well in centre. Add pumpkin mixture. Stir with a round-bladed knife to form a dough.
3. Turn dough onto a lightly floured surface. Knead until mixture comes together. Lightly flour hands, pat out dough until $2\frac{1}{2}$ cm thick. Cut into rounds using 5.5 cm cutter, making 16 scones. Place on a lightly greased baking tray.
4. Cross topping. Form a

thick paste with flour and 2 tablespoons water. Spoon paste into a snaplock sandwich bag. Squeeze mixture into one corner of bag. Snip bag corner and pipe crosses over scones.

5. Bake. 190c oven (fan-forced) for 18-20 minutes, or until scones are evenly browned.

6. Glaze. Heat honey in microwave on high for 10 seconds, until hot. Brush over scones.

7. Serve. Split warm scones in half, lightly spread with ricotta and drizzle with a little honey.

8. Freeze individual scones up to 1 month in a freezer bag.

9. Heat from frozen. Microwave individual scones for about 20 seconds or heat in 160C oven (fan-forced) for 10-15 minutes wrapped in foil.

Recipe inspired by the Heart Foundation.

Four Beautiful Homes For Sale in NSW



Riverside - Evans Head, NSW

Riverside Hometown community is surrounded by National Parks, stunning coastline, peaceful gardens and connected to the centre of town by a scenic walking track.

The Wallaby

This home offers a modern kitchen and living spaces that flow seamlessly to an outdoor entertaining terrace. There are two generous bedrooms, complete with built-in robes, and an additional multi-purpose room that can also be used as a study.

Features

- Spacious entertainment deck
- Undercover carport
- Multi-purpose room
- Internal separate laundry
- Ceiling fans & A/C



Newport - Port Macquarie, NSW

Spread across 20 lush acres in Port Macquarie, Newport is a welcoming community with first-rate facilities, a range of activities and nature on your doorstep. Life at Newport gives you more.

Sassafras

You'll love coming home to the Sassafras with its open plan living area effortlessly flowing to the large rear deck through column-less corner sliding doors. The Sassafras' sitting room at the front of the home also functions as a media room or study - the choice is yours.

Features

- Outdoor entertainment deck
- Master with ensuite and WIR
- Fully landscaped front
- Lock-up garage
- Ceiling fans & A/C



Lorikeet - Arrawarra, NSW

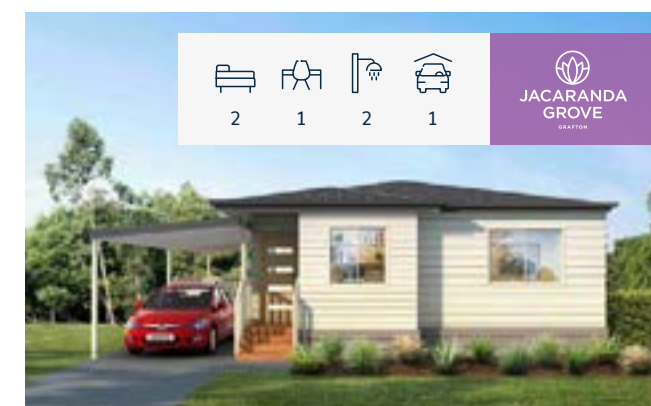
Bordered by natural bushland and with direct access to 7km's of unspoilt beach, Lorikeet is a vibrant over 50's community where you can enjoy peaceful spaces for relaxing or socialising with neighbouring friends.

Site 90

This beautiful home is designed to create a sense of privacy whilst offering the best of indoor/outdoor living. The modern open plan kitchen / living spaces with raked ceilings flow seamlessly to a covered outdoor entertaining deck for you to enjoy all year round.

Features

- Entertainment deck
- Undercover carport
- Master with ensuite and WIR
- Internal separate laundry
- Ceiling fans & A/C



Jacaranda Grove - Grafton, NSW

At Jacaranda Grove, you have the freedom to organise your day, your way. Enjoy a relaxing time by the pool, or host a BBQ for your friends and family – either on your deck or in the landscaped community areas.

Shearwater

The Shearwater is a stylish home perfect for those looking to downsize without compromising on quality. The design has a welcoming ambience with the open plan kitchen, dining, and living area flowing onto the large outdoor deck.

Features

- Stylish kitchen
- Large separate laundry room
- Ceiling fans & A/C
- Undercover carport
- Low maintenance



Walk, Swim, Dance Competition

Across Hometown Australia's communities, homeowners are taking part in a healthy and active lifestyle by attempting to take the same number of steps as it takes to travel around the world - 40,075 kilometers!

Last year we held our Walk, Swim, Dance Across Australia competition for the first time. It was a popular competition sparking a bit of healthy rivalry between the community teams. Our winners of the 2022 competition were the Sunrise Walking Group and the Grevillea Gallopers.

We noticed that the community teams walked many more steps than we expected, so to make things interesting, this year's competition is the Walk, Swim, Dance across the World!

Kicking off on the 1st of March, each community will nominate their exercise of choice, with the aim to create as many steps as possible.

We look forward to receiving the updated steps tally to see which teams will take out the 2023 Walk, Swim, Dance across the World award.

**WALK
SWIM
DANCE** **ACROSS**  **THE WORLD**

**Competition commences
1 March, 2023**

PRIZES

- | | |
|--------------|---|
| \$300 | First Place
The team who is awarded first place will receive \$300 for their community social fund. |
| \$200 | Second Place
The team who is awarded second place will receive \$200 to the community social fund. |

At Hometown Australia we strive to provide home owners with a secure and inspiring lifestyle.

We're experts in creating lifestyle communities for the over 50s*. Our communities are vibrant, affordable and teeming with sought-after amenities. Over 10,000 Australians call a Hometown Land Lease community home.

You'll find our communities throughout Australia, with each location close to essential amenities and services and handpicked for its natural surroundings or urban vibe. Our Land Lease communities provide true value for money, without the high entry and exit fees often associated with other retirement living options.

Choose from quality homes, built new or pre-loved, carefully designed to suit your needs and your budget. Our active, amenity-rich communities are waiting to welcome you into an exciting new way of living.



No stamp duty

There is no stamp duty payable on the purchase of your home, saving you thousands of dollars to spend on the lifestyle you deserve. This can be a real boost to your budget, considering the Property Council of Australia suggests you can spend up to \$75,000 in stamp duty and other costs downsizing your home.



No council rates

As a Hometown Land Lease homeowner, you won't have to pay council fees unlike most 'retirement villages' who pass on council rates to homeowners.



Retain capital gains

When you sell your home with Hometown Australia, you, or your family, keep 100% of capital gains as cash profit. In many other retirement choices, it's likely within the scope of your agreement that the village will share in any capital gains garnered from the sale of your home.



No exit fees

When you sell your home, you won't pay any exit fees, unlike 'retirement villages' where you can be charged exit fees or 'deferred management fees' accrued over time. This is great for your budget.



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Referee's Details

Referee's Name: _____

Phone: _____

Email: _____

Address: _____

*Hometown Australia has a range of communities for over 50's and over 55's.

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