

# Frequently Asked Questions



## What is a Stockland Halcyon Over-50s' Community?

Specifically designed to meet the needs of the over-50s, they are attractive, active, secure communities with recreational, social and sporting facilities that are for the exclusive use of residents, their family and friends. Stockland Halcyon Over-50s' Communities cater for a broad range of lifestyles and are fast becoming the preferred choice for Australia's young-at-heart over-50s.

## Is there a difference between a Stockland Halcyon Over-50s' Community and a land lease community?

No, they are simply two names that describe the same thing, with land lease community being the more generic term. When you move into one of these communities, you buy your new home outright, and pay a site fee to occupy the land on which the home is situated. This ongoing fee also gives you access to community facilities as well as community maintenance and management. That is why they are known as land lease communities.

## What is there to do in a Stockland Halcyon Over-50s' Community?

The Clubhouse is the hub of the community, offering indoor/outdoor entertainment options such as a gym, swimming pool, bowling green, pickleball courts, BBQs, kitchen, library, studios, billiards rooms and so much more. It's where you'll meet your neighbours, find out what's happening in the community and is there for you to enjoy as much as you choose. You can also invite your family and friends to the Clubhouse.

## Do I have to be retired to live in a Stockland Halcyon Over-50s' Community?

No! Whether you're working full-time, an 'empty-nester', a semi-retiree or simply looking for a fresh start, moving into one of these communities is the perfect next step for over-50s looking to downsize on housework and upsize on living among like-minded and similar-aged people.

## What does the site fee cover?

The site fee covers your access to, and the maintenance of, the Clubhouse and other common facilities; looking after shared green areas and your front verge; community security and more. The site fee also covers the Stockland Community Management team who look after the Clubhouse and other common facilities.

## How long is the site agreement for?

In Queensland, a homeowner is granted a perpetual right to occupy the site on which the home is situated and may assign their site occupancy right to the next owner upon sale or transfer of ownership of their home.

## What about strata fees?

There are no strata or body corporate fees to be paid. Just as there are no ongoing council rates to be paid.

## Can I apply for Commonwealth Rental Assistance to subsidise the cost of the site fees?

Yes – if you are eligible for Commonwealth Rental Assistance, this assistance will effectively subsidise the cost of the site fee payable by you. You can check your eligibility for Commonwealth Rental Assistance by contacting the Department of Veterans' Affairs or Centrelink.

## Is a Stockland Halcyon Over-50s' Community pet friendly?

We love our furry friends and they are most welcome, but it is worth checking the Community Guidelines regarding pets when planning your move.

## Is Stockland Halcyon Nirimba a gated community?

Yes, it is a secure, gated community that is part of the Aura residential community – but, of course, you're free to come and go as you please!

## Who looks after the community?

The Stockland Community Management team will look after all the facilities and amenities in the Clubhouse precinct, as well as all common gardens, verges, paths, roads, entry gates, etc.

## Can I 'lock'n'leave' my home?

Yes, your Community Manager will collect any parcels, so you can enjoy your trip in total peace of mind.

## Can I decorate my home?

Yes – it's yours! Any external modifications will need to be run past the Community Management team, but what you do inside is up to you.

## Are family and friends allowed to visit?

Of course they are – and when they see and enjoy all the facilities on offer in the community, they'll want to stay!

## Can I rent my home?

No. The permanent occupants of the Site are to be recorded on the Site Agreement and renting of homes is not permitted.

## Can I have visitors stay?

Yes. Short-term visitors, family and friends can stay with you in your home for up to two weeks in any six-month period.

## How many permanent occupants are allowed?

A maximum of two permanent occupants are permitted per home. Permanent occupants are to be recorded on the Site Agreement.

## What's included in the home purchase price?

Your turn-key home will be built with a high level of inclusions to make it easier to move right in. The price also includes all pathways, landscaped gardens to the front and back, and a clothesline.

## Who will build my new home?

Your new home will be built by one of Queensland's leading residential home builders. The experienced team at Stockland Halcyon Nirimba will work closely with the builder to deliver an architecturally-designed, low-maintenance home finished to a quality standard.

## What warranties come with my new home?

Your new home comes with a 6-month defect period and a 10-year structural warranty.

## Can I personalise my new home?

There are a number of façade options to suit your personal preference, a range of colour schemes prepared by our colour consultants and you can select from a list of fixed-price upgrade options like solar panels, kitchen appliances, different window furnishings and more. Our helpful sales team can help you choose a combination that is right for you.

## Who looks after my new home?

As the homeowner, you are responsible for any home maintenance that's necessary. We do ask that homeowners maintain the exterior of their home in keeping with community standards, in this way the community will look as wonderful in the future as the day you move in.

## Is there a Community Bus?

We are thrilled to be able to offer you a Community Bus and shared car for your use and enjoyment. The Community Bus seats up to 12 for group outings. The car can be booked to make a quick trip to the shops, for an appointment or to drop something off to someone.

## Is the community secure?

You will have the peace of mind of living in a gated community with multiple security measures. CCTV security cameras protect common areas and the front entry gates have licence plate recognition for automated resident access and extra monitoring of visitors driving in and out of Stockland Halcyon Nirimba.

## Can my family and friends use the Clubhouse and facilities?

Your family and friends can enjoy with you all the facilities and amenities the community offers. You can also book some of the community facilities and amenities to host a private function and invite your family and friends along to the party.

## What happens to rubbish and mail?

When you move into your new home, we will provide you with separate rubbish and recycling bins which will be collected by a waste service. Regular mail will be delivered by Australia Post to central mailboxes near the Clubhouse and parcels can be delivered straight to your home.

## How do I sell my home

If and when you choose to sell your home, you can select any estate agent of your choice. You can even sell the home yourself.

## Are there any costs in selling my home?

If you appoint an estate agent to sell your home, there will be a sales commission payable to the agent upon sale. Otherwise there are no exit or other departure fees. All capital gains realised on the sale of your home are yours to keep. Living in a Stockland Halcyon Over-50s' Community means that more money stays in your pocket.

## Do I have to pay any refurbishment costs?

There are no compulsory refurbishment charges imposed on you. It's your home, so you choose if you want to make any refurbishments before you put your home up for sale.

## Can I include my home in my will?

Yes, your home can form part of your estate assets. If they wish, the beneficiaries of your estate can sell the home at any time, with all capital gains on the home belonging to them.

## A Stockland Halcyon Over-50's Community vs. a generic retirement village

Stockland Halcyon Over-50's Community	Generic retirement village
You own your home and pay a weekly site fee.	You don't own your home – you buy the right to live in the Village, while paying maintenance and services fees and charges.
You keep 100% of any capital gain made on the sale of your home.	The Village operator may share some – or all – of the capital gain on the sale.
You don't have to pay stamp duty or entrance fees on the purchase, and there are no council rates to pay.	Depending on the operator, entrance fees may apply.
You don't have to pay an exit fee.	Exit fees apply and can be up to 50% of the purchase or sale price.

## About Stockland

Stockland is the largest diversified property group in Australia – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages.

Stockland has over 60 years' experience in creating communities across Australia and over 11,000 residents live in our retirement living communities. And, in 2021, Stockland also acquired Halcyon, fast-tracking our vision to create Australia's leading Over-50s' Community business.



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