

# Life

by Hometown Australia



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## *The Best in Beachfront Living*

*Perfectly positioned in Halliday's Point, explore relaxed coastal living at its finest*

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## *A New Lease on Life*

*Whether you're retired, semi-retired or somewhere in between - discover the range of Hometown Australia communities designed to elevate the over 50s\* living experience*

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## *Time for the Things You Love*

*Learn how residents have been keeping busy across the communities*

# Joint Managing Directors Message



Kevin Tucker



Stuart Strong

**Welcome to the summer 2023/24 edition of *Life by Hometown Australia*. In the last edition for 2023, we introduce you to the newly acquired Kingfisher Gardens, explore Hometown Australia's commitment to delivering exceptional and affordable land lease communities and stay up to date with how residents have been keeping busy.**

In October, we were pleased to announce the recent acquisition of Kingfisher Gardens in Toowoomba, Queensland. Kingfisher Gardens is the second community within the Toowoomba region and expands the Queensland portfolio to 18 communities. Originally built in 2000, this well-established community has 118 existing sites, great amenities, and a thriving community. The acquisition complements Hometown Australia's commitment to the region by providing housing solutions for those over 50 with affordable, quality, and secure homes, along with providing a sense of belonging that comes with being part of a Hometown Australia community.

Over the past few months, we have seen wonderful progression across the portfolio of development projects. In this edition, we look forward to sharing insights into these projects designed to elevate the over 50s living experience. In an exciting step forward the construction of the resort style clubhouse at Glenfern is currently underway. The community clubhouse will include a 25m pool, bowling green, pickleball court,

sports bar, and a state-of-the-art gym. An aspect of the design that provides individuality to the community, is the location of the amenities being alongside each other making it a well connected and lively space for residents to enjoy. Residents at Jacaranda Grove recently welcomed the opening of the highly anticipated community clubhouse with Lorikeet set to welcome a new community clubhouse in time for Christmas celebrations.

In November, industry leaders came together to celebrate businesses and individuals recognised for exceptional innovation and best practice at the annual Caravan & Camping Industry Association NSW (CCIA) Awards of Excellence 2023. Hometown Australia is thrilled to share Leisel Dawson from Sunrise was awarded the Employee of the Year Land Lease Communities Award, along with Hometown Australia named as finalists across several prestigious awards. Congratulations to all award recipients for 2023!

Lastly, we would like to take this opportunity to wish residents a safe and happy holiday. We look forward to being part of your journey in 2024.

Kind regards,

*Kevin Tucker*      *Stuart Strong*

Kevin Tucker & Stuart Strong  
Joint Managing Directors





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**KINGFISHER  
GARDENS**

KEARNEYS SPRING

# Hometown Australia Introduces Kingfisher Gardens



**Hometown Australia is pleased to announce the recent acquisition of Kingfisher Gardens in Toowoomba, Queensland. Kingfisher Gardens is the second Hometown Australia community within the Toowoomba region and expands the Queensland portfolio to a total of 18 communities.**

Nestled within the extensive parkland you will find Kingfisher Gardens offering a peaceful lifestyle, affordable homes and the ease of convenience without the hustle and bustle. “The community offers residents peaceful places to enjoy the local wildlife as well as plenty of opportunities for socialising and meeting like-minded people,” said Anthony Mather, Community Manager. This friendly community has something for everyone. Start your day with a swim in the heated pool or a stretch in the gym, enjoy an



The community clubhouse and bowling green





afternoon stroll through the landscaped grounds or catch up with friends for a game of lawn bowls!

“We are looking forward to further engaging with residents with Hometown Australia’s yearly competitions calendar. Residents take such beautiful care of their gardens that we think the Spring Garden Competition will be a hit. There is also a resident craft group who we are sure will wow us with their submissions for the Art Competition,” said Anthony.

Meeting like-minded people and feeling a sense of community is easy with the clubhouse hosting card and board games, craft groups and more - there is always something happening at Kingfisher Gardens.

### **Laid back living for those with a sense of adventure**

Nature lovers will enjoy the location of Kingfisher Gardens which is set along extensive parklands home to many walking and biking trails. Adjacent to Kingfisher Gardens, you will find Lemway Avenue Park, home to the Toowoomba Live Steamers Miniature Railway, offering mini steam train rides and on the opposite side of the community there is access to major shopping outlets.

### **Discover the magic of Toowoomba**

Known as Queensland’s Garden City, Toowoomba is



One of the beautiful gardens in Toowoomba

home to over 150 gardens and the annual Carnival of Flowers. Surrounded by National Parks and lakes, the region is a nature lovers dream! Take in the country-style hospitality in this thriving food region and enjoy the produce and local markets. Conveniently located near local shops and essentials services and only a 90 minute drive from Brisbane, the community strikes the perfect balance of country living with access to modern amenities.

*To learn more about what life could look like visit [Kingfisher Gardens on the website.](#)*





**GLENFERN**

THRUMSTER

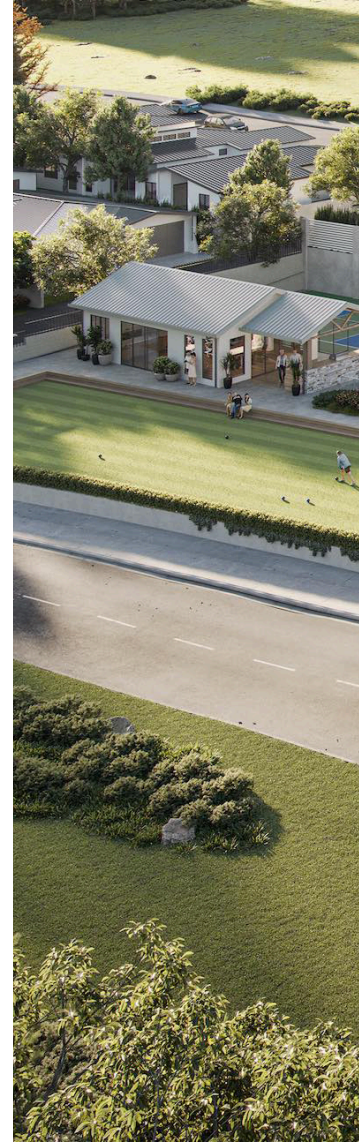
# Glenfern Clubhouse Takes Shape

**Glenfern is transforming into a resort oasis designed to elevate the over 50s living experience with construction under way of homes and the highly anticipated clubhouse.**

Glenfern will be home to resort style amenities including the community clubhouse, 25m pool, bowling green, pickleball court, sports bar, and a state-of-the-art gym and wellness centre.

“Glenfern’s sports and recreational facilities have been designed to integrate with the community’s surrounding bushland, whilst uniquely designed in a way to bring residents together,” said Geoff Dearden, Hometown Australia Development Manager.

The main clubhouse will be a warm and inviting gathering place for residents, including indoor and outdoor seating areas, a fireplace, library, and café inspired area for residents to enjoy. Importantly, the individual components of Glenfern’s communal facilities are located alongside each other, making them well connected and lively spaces. “At Glenfern we are building a clubhouse that is the heart of the community. Here you’ll be in the gym with views of the pool, or you’ll be in the sports bar where you can see and talk to people playing bowls or using the pickleball court,” concluded Mr Dearden.



Glenfern is perfectly positioned in Thrumster, a 10-minute drive from Port Macquarie and will include 151 homes where residents will enjoy a welcoming ambiance, a host of exceptional amenities, and convenient access to all that the glorious mid-north coast has to offer.

To learn more about Glenfern [visit our website.](#)









# Hometown Australia Award Winners at CCIA Awards 2023

On Thursday, 16 November industry leaders came together in a stunning evening to acknowledge the unwavering commitment of individuals and organisations at the annual CCIA Industry Awards of Excellence held at Crown Barangaroo in Sydney.



Congratulations to Leisel Dawson  
from Sunrise

In the second year in a row, Hometown Australia received nominations across several prestigious awards. This year we are thrilled to share Leisel Dawson from the Sunrise community was awarded the Employee of the Year, Land Lease Community Award for 2023.

Leisel has been recognised for her hard work, dedication, and passion after stepping into the role of Community Manager in 2022. Leisel has established a great rapport, created genuine relationships with residents and has the ability to bring people together. Leisel effectively implemented Hometown Australia's yearly calendar of events and was a key contributor to the successful delivery of the Hometown Australia State of Origin Bowling Competition.

The three-month long competition is held across New South Wales and Queensland with the Grand Final Event Day held at Sunrise. Hometown Australia support residents in living an active and social lifestyle where they are able to meet like-minded people and feel a sense of community. Leisel and the Sunrise





team achieved this at the State of Origin Grand Final Day hosted at the community creating a day filled with comradery, laughs, and new friendships. Congratulations Leisel!

The CCIA Awards of Excellence are presented by the NSW Caravan, Camping, Manufactured Housing and Land Lease Living industry and are awarded to businesses and individuals that have been recognised for exceptional innovation and best practice.

In addition, Hometown Australia were also named as finalists across the below categories:

**NSW Land Lease Community of the Year Finalist**  
Beachfront

**NSW Land Lease Community Engagement Award**  
Hometown Australia collectively

**Outstanding Contribution by a Young Achiever, Land Lease Community**  
Vanessa Higgs (Amorim)

**Employee of the Year, Land Lease Community**  
Lauren Toussaint

A huge congratulations to Leisel Dawson and Hometown Australia's finalists and thank you to the CCIA for recognising the hard work and contribution to those within the industry.







JACARANDA  
GROVE  
GRAFTON

# Poolside Views from Jacaranda Grove's New Clubhouse



**The Jacaranda Grove community recently welcomed the launch of the brand new community clubhouse with over 100 residents coming together to celebrate!**

“Our residents are excited to have such a beautiful clubhouse and pool. The clubhouse has many great spaces to be able to hold functions with ease making it a great opportunity for residents to form new

friendships and create a sense of belonging within the community,” said Melissa Booker, Community Manager.

## **A peak inside the clubhouse**

The clubhouse has been designed to become the heart of the community with plenty of spaces for residents to enjoy including an outdoor pool double the size of the previous, alfresco area with poolside views, and



Residents can enjoy the new pool in time for summer





resident use kitchen. The country-style clubhouse has been designed with a warm ambience featuring floor to ceiling windows and quality finishings. Residents can enjoy their morning coffee in one of the alfresco areas with views of the pool, relax in one of the lounge areas with a book, or meet up with neighbours for a sundowner drink at the bar.

### Discover the charm of Jacaranda Grove

Fittingly named, Jacaranda Grove is a well-established community offering those over 50 a relaxed country lifestyle without comprising on space, quality, and convenience. The community hosts an array of amenities including the newly launched clubhouse, swimming pool, BBQ area, and boat and caravan storage. There is always something to do, with a busy social calendar making it easy to make new friends and feel a sense of community.

Homes have been designed specifically for the ease of over 50s living, offering both preloved and new homes. With a choice of low maintenance homes, Jacaranda Grove is the perfect community for those looking to travel knowing they are able to lock and leave their home in a safe and secure community.

### Exploring Grafton

Perfectly located in the heart of the north-coast of New South Wales is the charming rural city of Grafton.

Rich in history stemming back to 1849, Grafton can be characterised by its wide streets adorned by the famous purple Jacaranda trees, elegant Victorian buildings, lush parks, civic beauty, and prime location on the banks of the Clarence River. It is no surprise why residents at Jacaranda Grove call this beautiful place home.

To learn more about Jacaranda Grove [visit our website.](#)



Grafton's famous Jacaranda trees





LORIKEET

ARRAWARRA

# A New Clubhouse in Time for Christmas at Lorikeet

**Residents at the Lorikeet community are excited to celebrate the launch of the new community clubhouse just in time for Christmas!**

“Residents have been excitedly awaiting for the opening of the clubhouse and with finishing touches taking place we will be opening the doors shortly. We are very excited to be hosting the community Christmas Party for residents, as the first event to take place in the new clubhouse,” said Sally Vassallo, Community Manager.

Residents will be able to enjoy the stylish new community clubhouse complete with amenities

such as an outdoor pool, entertainment area with a resident café and BBQ facilities, indoor dining areas to enjoy social activities, and a new gym. Residents can indulge in a sundowner drink on the pool deck, work on their fitness in the gym, or catch up with friends for a game of cards in one of the indoor spaces.

“This is going to be a great area for residents to get together with plenty of opportunities to socialise! Planning is already underway for activities to take







place in the clubhouse such as Pilates, Zumba, Tai Chi, card nights, bingo and more," concluded Sally.

Located in Arrawarra, the community is surrounded by natural bushland with direct access to 7kms of unspoilt beach on the north coast of NSW. The vibrant over 50s community is ideal for downsizers looking to live at a relaxed pace, whilst having the opportunity to live an active lifestyle and meet like-minded people.

Lorikeet has easy access to essential amenities at Coffs Harbour and Grafton, such as shopping, dining, and healthcare services. Know you're only a direct flight away from Sydney and Melbourne from the nearby Coffs Harbour Airport.

To learn more visit [Lorikeet on the website](#).







**BEACHFRONT**  
HALLIDAYS POINT

# Discover the Best in Beachfront Living



**Located in the peaceful seaside haven of Halliday's Point on the mid-north coast of NSW, you will find the Beachfront community.**

There are many reasons why those over the age of 50 look to transition into retirement-style living, even if they're not retired. Hometown Australia's communities are designed for the optimal over 50s living experience offering prime locations, resort-style amenities, and affordable low maintenance homes. Perfectly positioned next to the award-winning Black Head Beach in Halliday's Point, it is no wonder there is a growing number of downsizers and retirees choosing Beachfront as home and enjoying the relaxed lifestyle.

## **Relaxed Coastal Living**

Not to be mistaken as a holiday resort! Beachfront is teeming with amenities including a swimming pool, tennis court, vegetable garden, outdoor BBQ area, and clubhouse. Imagine starting your day with a coffee on your deck, followed by a walk along the award-winning Black Head Beach. Keep active by swimming laps in the pool or grab your racket for a game of tennis. As the sun starts to set, enjoy

sundowner drinks with friends in the community Ocean Room. With a buzzing social calendar, this friendly community provides many opportunities to make new friends of the same cohort who share a similar interest.

## **Location: Paradise**

Beachfront is surrounded by the natural beauty of the Manning Valley region on the north coast of NSW. A stone throw away from award-winning beaches, popular walking trails and endless water-based activities, there is always something to do in or around the community.

## **Thinking of Making the Move?**

Is it time to start thinking about transitioning into a retirement-style living? Hear from residents at Beachfront about why they love living in the community:





*"What we love most about living at Beachfront are the fantastic people and the wonderful location. There are always plenty of fun to be had and get togethers in the community Ocean Room. We enjoy the laughter and meeting people in our age group. Happy twilight years to us!"*

**Mick and Glenda, Beachfront residents**



*"We love everything! The beach, our neighbours (who are freaking awesome!), the fact that it is dog friendly, and it being in our dream location. We are retired and 'somewhere in between' so the Beachfront Community is what we had been dreaming of. We love, love, love it!"*

**Fran and Tony, Beachfront residents**

For further information visit [Beachfront on the website](#)





**ORIANNA**

SANDSTONE POINT

# Enjoy Low Maintenance Living at Orianna

There are many benefits to downsizing and moving to a land lease living community. Enjoy resort-style amenities, a home designed specifically for over 50s living, stay socially connected, and have the opportunity to live in some of Australia's most sought-after locations without the hefty price tag. These are just some of the reasons why residents call Orianna home.

Orianna boasts an array of amenities, modern home designs and access to pristine beaches in the dreamy location of Moreton Bay in Queensland. Be greeted by the ocean breeze in the morning, surround yourself with nature and enjoy being part of a secure community at Orianna. Let's take a look inside Orianna and discover how many residents are enjoying low maintenance living.

## Spend Time Doing What You Love

Gone are the days of spending your Saturday cleaning the pool, now are the days to enjoy relaxing by the pool! With modern amenities at your fingertips, you can enjoy daily swims in the heated pool, meet your neighbours for a social game of lawn bowls, or catch up with friends for a sundowner drink at the clubhouse.



Gone are the days of cleaning the pool,  
now you can relax by the pool





Keep physically active with the convenience of the community gym, relax with a book from the library, stay social by catching up with your neighbours in the clubhouse, try your luck in the games room or organise a BBQ with family and friends at the outdoor alfresco.

### **Stylish and Contemporary Living**

Residents enjoy an independent and socially active lifestyle, whilst experiencing the benefits of living in a home designed for those over 50. Homes at Orianna have been designed for optimal living with designs including spacious outdoor entertainment areas, open planned living and dining, and entertainer's kitchen.

With stylish contemporary living in mind, homes can include a spacious master bedroom complete with walk-in robes and ensuite bathroom and a second bedroom with separate bathroom perfect for hosting guests. Designs include low maintenance

landscaped gardens, so you can spend more time doing the things you love!

### **Become a Savvy Downsizer**

Imagine being able to move to a resort-like over 50s community in one of Australia's most desirable coastal holiday locations, but pay only half the price of homes found in the same area. This is the opportunity being taken by many savvy downsizers, who are relocating to Hometown Australia community in some of Australia's enviable coastal locations by using the Land Lease Living Model. The model makes it possible to access fantastic lifestyle-rich areas such as Moreton Bay, without the exorbitant price tag that can come with other homes in the region. The Land Lease Living Model means residents own the dwelling and long-term lease the land on which it stands.

*To learn more about Orianna and the land lease living model, please visit [the website](#).*





# What's Happening Around the Communities



## R U OK? Day

In September, Hometown Australia supported R U OK? Day with a spread of morning teas, BBQs and luncheons. Residents came together in support of the initiative to check in on one another as neighbours and friends to ask R U OK? Let's take a look at how some of Hometown Australia's communities and residents supported R U OK? Day 2023.

### Seachange, SA

Seachange residents came together in a sea of yellow to enjoy a sausage sizzle in support of R U OK? Day. "R U OK? Day was a great success at our community and it was wonderful to see so many residents come out to support the initiative. It was a great opportunity to catch up with everyone and touch base," said Kerry Lange, Community Manager.







## Melbourne Cup

The glitz and glam of Melbourne Cup was seen across many Hometown communities with race day luncheons, fashion parades and best dressed competition sweeping across the communities. Here is a look into how residents celebrated!

### Orianna, QLD

Melbourne Cup celebrations were in full swing at Orianna with over 60 residents coming together to enjoy the race day! Residents were treated to a day of fun hosted by the newly formed Community Social Activities Group, an experienced sweepstakes team and suitably dressed EMCEE. The day started with champagne on entry followed by a beautiful lunch, sweepstakes, and Fashions on the Field which saw both ladies and gentlemen parade their chic outfits!

### Seachange, SA

Residents at Seachange enjoyed a beautiful long lunch in celebration of the race that stops the nation. The day was filled with games including a Melbourne Cup quiz, sweep stakes, and of course, lots of laughter. "The event was organised by a few of the residents here in the community. It was an amazing effort and a day filled with good company and laughter," said Fiona Madaras, Community Manager.

### Greenwattle, QLD

Dressed to the 10s, residents at Greenwattle came together for the annual Melbourne Cup luncheon held in the community clubhouse. Over 100 residents celebrated watching the big race with lunch, sweepstakes, and fashions on the field. "A great time had by all," said Stephen Burroughs, Community Manager.





### Tailormade Fashion for Red Gum Residents

Residents at Red Gum were treated to a fashion parade by Margot Mott. Margot travels around Australia every year presenting a fashion parade with over 170 styles from her label 'That's Me the Label', helping ladies with their individual style and fitting. 'That's Me the Label' is manufactured locally on the Gold Coast with fabrics sourced from around the world. Garments are tailor made for retirees who look for that comfortable product that works for the many shapes of women.



### Residents Support Local at Sunrise

In October, residents at Sunrise were treated to a Mini Expo featuring over 32 local businesses and over 200 residents attending. Hosted by Sunrise management, residents enjoyed learning about local businesses including YOUtopia, Wellbeing, Linked Care, Rural Fire Services, Life Wave, and On the Road 65Plus. Whilst this was a free event for both residents and exhibitors, many of the exhibitors kindly made donations towards the lucky door prizes, first aid kits, wellness packs, and much more.



### Green Thumbs at Snappy Gums

Residents at Snappy Gums have been working hard to create a community garden for all to enjoy. "The community garden is a huge success and an amazing transformation, all thanks to the hard work of the residents. The garden has turned into a lovely meeting place for the residents where they can enjoy the company of others, along with the lovely produce from the garden," said Joanne Howe, Community Manager.



### Community Spirits Flying High at Orianna

Community spirit is high at Orianna after a recent Gala Auction held at the community centre, where residents came together to raise funds with a sizable donation made to the local food bank on Bribie Island. Organised by the Homeowner Association Committee, guests were treated to a fashion parade with residents volunteering as models, sashaying down the runway showcasing local boutiques. An incredible auction was held with 39 items auctioneered all for a great cause!





# Registrations Now Open

## Christmas Lights Competition

*Light Up the Night Sky*

We welcome all residents to join in the festive fun by decorating your home and gardens in the Christmas spirit. If you would like to get behind your community, speak with your community manager to discuss creating something special for the chance to win the National Best Community Display.

Hometown Australia look forward to seeing residents light up the night sky throughout December!

### How to Enter

Enter your home or community display by submitting your registration form to your community manager.

The competition closes on Friday, 15 December 2023 with winners announced shortly after.



**Do you have Facebook?**

Be sure to follow Hometown Australia!



### CATEGORIES & PRIZES

**\$100**

#### Community Finalist Best Resident Christmas Lights Display

Each community will select Best Resident Christmas Lights Display, with finalists being entered into the National Competition and awarded \$100.

**\$200**

#### Winner of the National Competition, Best Resident Christmas Lights Display

Each community finalist will be entered into the National Competition with the overall winner awarded \$200.

**\$300**

#### Winner of National Best Community Display

One lucky community will be awarded the National Best Community Display and will receive \$300 to the community social fund.





# Hello Spring: Garden Competition 2023

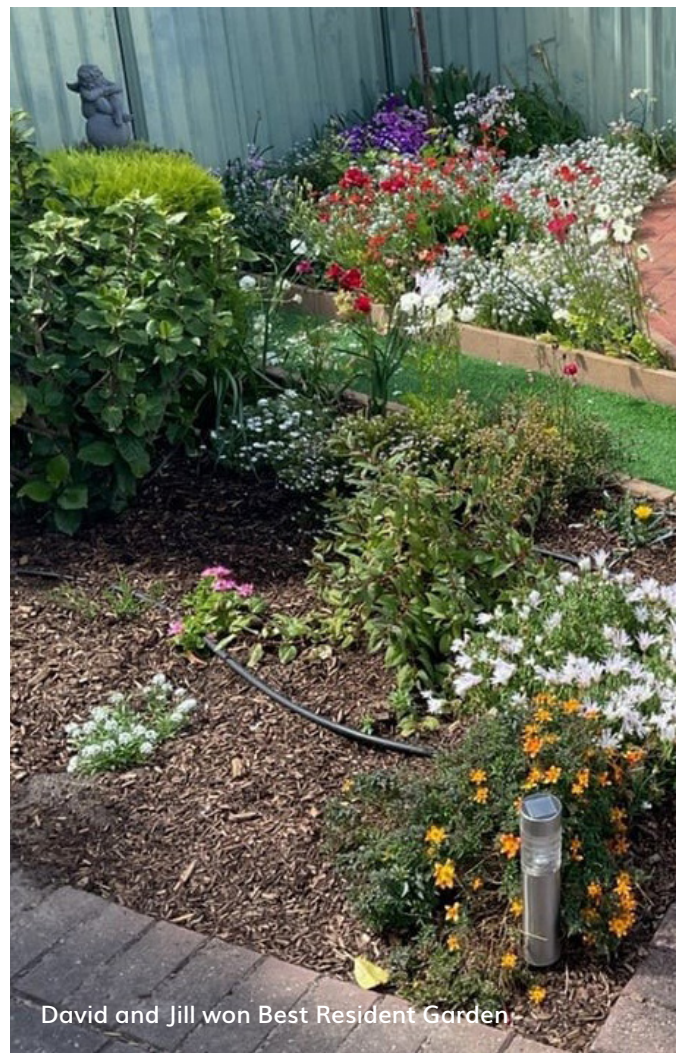
## Congratulations: Spring Garden Competition Winners Announced

From sustainable vegetable gardens, perfectly colour blocked annuals, DIY arbours draped in greenery to beautifully pruned roses - Hometown Australia residents showcased their creativity to take the title of National Best Resident Garden and National Best Community Garden in the annual Hometown Australia Spring Garden Competition.

Across 55 communities, residents have been busy tending to their gardens and joining on the fun. After much deliberation Hometown Australia are pleased to announce the winners. Please join us in congratulating the award recipients!

### National Best Resident Garden

Congratulations David and Jill from the Rosetta Community in South Australia. David and Jill started their garden from scratch and over the year they have created a charming and colourful haven enjoyed by all. "We like a bright, colourful, cheerful garden to share with other residents to brighten up their lives a bit. It gives us a lot of pleasure every year," said David and Jill. The colour blocking of flowers in the garden bed add a layer of depth and character. Great job!



David and Jill won Best Resident Garden.

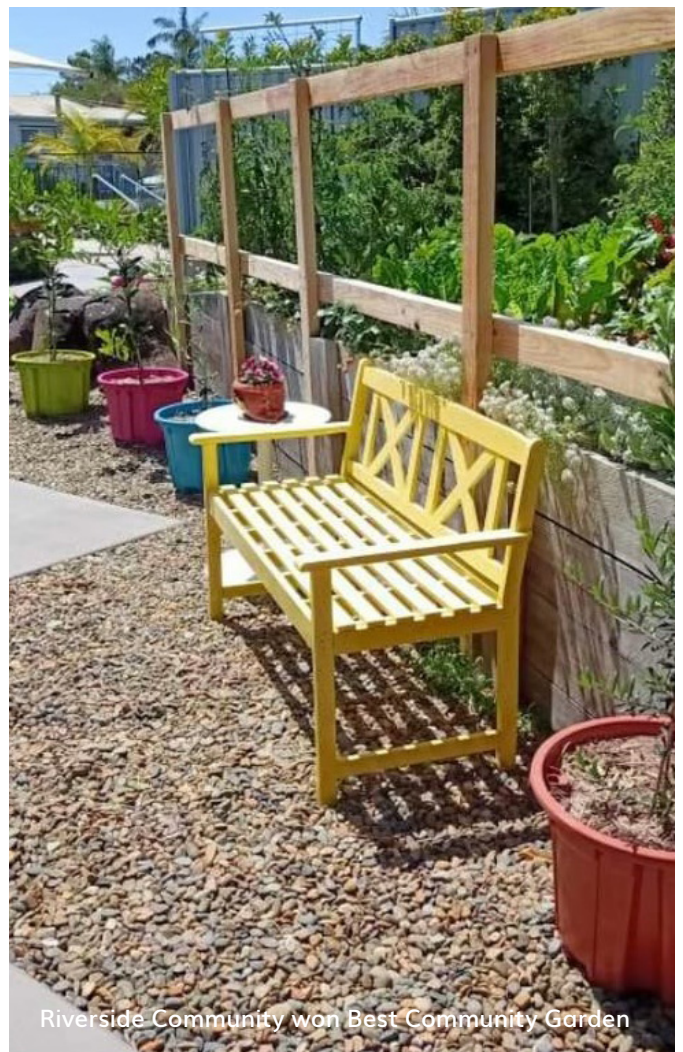




### Best Community Garden

Congratulations to the Riverside Community in New South Wales! Over the past six months a small group of residents at Riverside came together to establish a community vegetable garden. Once a garden near closure it has now flourished into an incredible vegetable garden for all to enjoy, thanks to the hard work of this group of residents. The garden is complete with benches making it the perfect spot for residents to catch up. Well done!

Congratulations to all of the individual Best Resident Gardens within their respective communities and thank you to all residents who took the time to tend to their gardens. Hometown Australia look forward to presenting the Spring Garden Competition to residents in 2024.



Riverside Community won Best Community Garden





SUNRISE

PORT STEPHENS

# A Little Ray of Sunrise

Whilst the sun shines over the Sunrise community on the coast of Port Stephens, a hard-working group of residents have been shining their light helping those less fortunate within the local community giving back as the Little Ray of Sunrise group.

The Little Ray of Sunrise group recently held a drive to support the local church's annual initiative, Gifts of Hope. "Gifts of Hope collects gifts that are then delivered to families in our community who have had a particularly tough year, bringing hope and joy in the season of Christmas," said Lynne Nicholls, founding member of the Little Ray of Sunrise group.

Over two days, members of the A Little Ray of Sunrise group gathered their contributions, which included creations that members had worked on throughout the year, to the community ready for sorting. "After three days of sorting into age groups

and packing into gift bags, an afternoon tea was held at the Sunrise community centre where Pastor Chris Klum from the local church, Hope UC, accepted the donations on behalf of Gifts of Hope. Hope UC has the infrastructure and community contacts in the Port Stephens, Hunter, and Central Coast areas to ensure that our donations make it to those in need," said Lynne.

Little Ray of Sunrise was first created in December 2022 as a few friends who had an idea to give back to the local community and has since grown into a group with over 80 members.







*“The group was created with two aims in mind, firstly to collect for those in need throughout the entire year and secondly, to provide a platform for likeminded community members to get together to share their knowledge, skills and ideas to create items for the cause, and to socialise whilst they are at it,” said Lynne.*

The group also contribute to Hope in a Suitcase, an organisation who provide children entering foster or out-of-home care with a suitcase of essential items to call their own.

“Earlier this year, our group rallied to put together two suitcases for newborns and answered the call for a provision of suitcases and duffel bags for children in the 10- to 12-year-old range. Hope in a Suitcase helps to send a message of hope and gives the children a sense that they are worthy and are cared for by the community,” concluded Lynne.

*To learn more about Sunrise, please [visit our website](#).*





# Hear from Hometown Australia Residents

There are many reasons why those over the age of 50 look to transition into retirement-style living, even if they're not retired. Hometown Australia's communities are designed for the optimal over 50s living experience offering prime locations, resort-style amenities, and affordable low maintenance homes. Stay physically and socially active and find a sense community.



“

I love my life! I have made so many life-long friends, I am involved in so many wonderful activities and really do feel a tremendous amount of support. I would recommend this community to anyone looking to make the move.

**Joan, resident at Redbank Palms, Redbank, QLD**



“

My husband Dave and I moved into Red Gum in January 2022 and believe it is the best thing we have ever done. After purchasing our delightful home we were immediately made to feel welcome. My husband joined the bowls club and with the help of new friends is learning and loving the game, we love Wednesday night happy hour at the clubhouse and have got to know so many of our neighbours with lots of laughs. There always seems to be something happening! We love the lifestyle here and feel relaxed, safe, and very happy.

**Christine, resident at Red Gum,  
Coombabah, QLD**





“

We have been living at Rosetta for four years now and really love it here. We are very active in community life, busier than ever! We have made some wonderful friends and very safe living here. It is an absolute pleasure to walk around the community, talk to friends and admire the beautiful gardens and walkways that people have made their own.

**Bev, resident at Rosetta, Victor Harbor, SA**



“

We moved to Ironbark three years ago and have never regretted it for one moment. Over the years we have met and made many friends in the community who are always there if we need a helping hand. We highly recommend Ironbark to anyone who is looking to move.

**Grant and Cathy, residents at Ironbark, Aspley, QLD**



“

We have made many new friends since moving to the community in 2019. We like the feeling of being safe, knowing we can approach management with ease and enjoy the many activities held within the community such as the Friday catch ups which is filled with good people and laughs!”

**Alan and Vola, residents at Banksia Waters, Tweed Heads West, NSW**





# A New Lease on Life

Making the decision to move from your family home and start your next chapter can be an emotional time, and with many living options to explore the experience can be overwhelming. Let's explore what life could look like living at a Hometown Australia community.

## Live More!

Whether you're downsizing, retiring, semi-retired or looking for a lifestyle change, Hometown Australia provides land lease communities that are designed to elevate the over 50s\* living experience by offering communities that are vibrant, affordable, secure, and teeming with amenities. Enjoy independent living, meet like-minded people, and stay physically and social active. Being part of a land lease community, you experience a sense of community and security with neighbours sharing similar lifestyle aspirations.

One of the many reasons those over 50 enjoy living in a community is the access to the amenities which

could include a pool, bowling green, tennis court, gyms & wellness centre, and clubhouse to name a few. Whilst others enjoy the opportunity to live in a world class holiday destination without the hefty price tag.

## Finding Your Dream Home

Hometown Australia offers both pre-loved homes and innovatively designed homes for those over the age of 50 with the average home prices starting below the median house price in most locations. Hometown Australia firmly believes that whilst you may be downsizing this shouldn't mean compromising on quality with new homes designed for low maintenance, flexible, and easy living.

## The Benefits of Land Lease



No stamp duty



No council rates



Retain capital gains



No exit fees





### What are the Financial Benefits of a Land Lease Community?

There are financial benefits of living in a Hometown Australia community that are different to living in a retirement village due to the Land Lease Living model.

The financial benefits of Land Lease Living include:

- No stamp duty payable
- No council rates
- No deferred management fees that can be part of moving into, or out of, a retirement village
- You may be eligible to claim Commonwealth Rental Assistance
- You also retain 100% of your capital gains as a cash profit when you sell your home. In many retirement living options, your agreement may force you to share your capital gains with the retirement village management or in some cases the manager may receive all your capital gain on sale. Living in a Hometown Australia Land Lease Living community means that more money stays in your pocket.

### Understanding the Land Lease Living Model

Hometown Australia's communities can also be referred to as land lease communities. This means residents own the dwelling and have a long-term lease over the land on which it stands. Hometown Australia offers both resort and boutique style communities, providing true value for money, without the high entry and exit fees often associated with other retirement living options.

*To learn more about Land Lease Living and to explore the many Hometown Australia communities [visit the website.](#)*

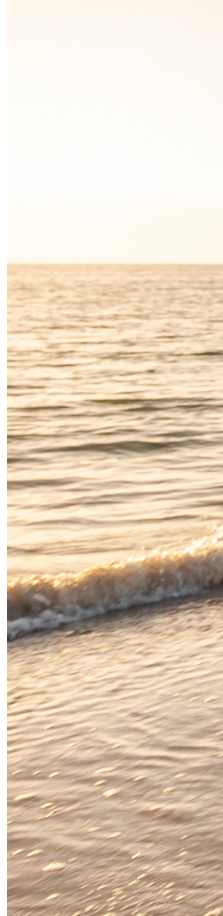






# Make Every Day A Holiday

Looking for a dose of the sun and sea? Hometown Australia offer communities at some of Australia's most sought after beach locations. Discover your dream home today.



**BEACHFRONT**  
HALLIDAYS POINT



## Beachfront – Halliday's Point, NSW

Fittingly named, Beachfront is perfectly positioned next door to the award-winning Black Head beach in Halliday's Point on the coast of NSW.

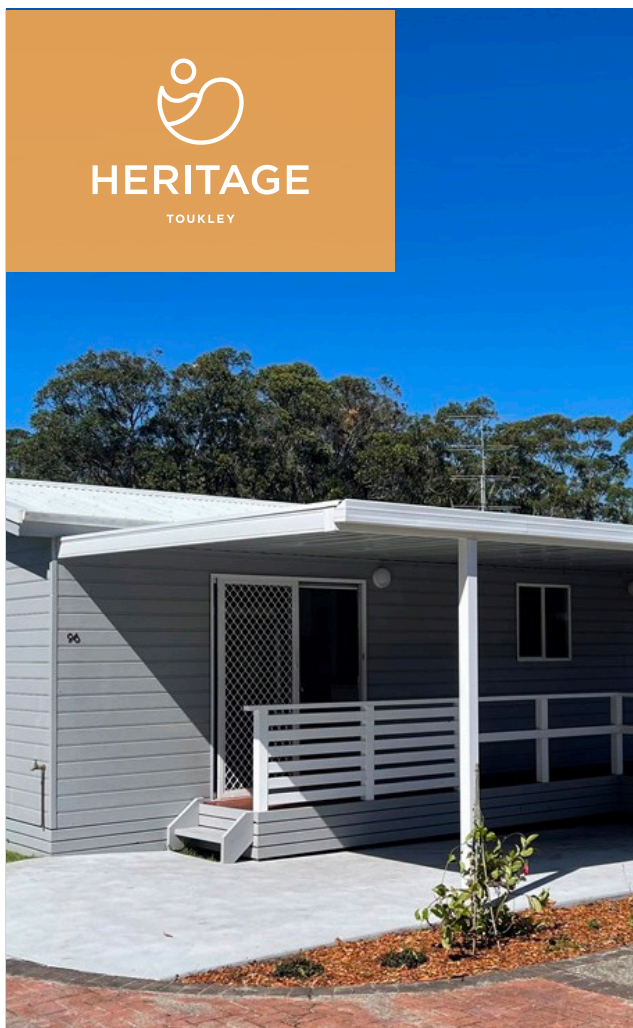
### Features

- Both bedrooms with built-in robes
- Large kitchen with stainless-steel quality appliances
- Separate internal laundry room
- Low maintenance landscaped garden and garden shed



[View home](#)





### Heritage - Toukley, NSW

A hidden gem on the beautiful Central Coast. Heritage is a stone throw away from the shore of Tuggerah Lake.

#### Features

- Master bedroom with built-in robe
- Second bedroom
- Open plan living, dining and kitchen
- Covered carport

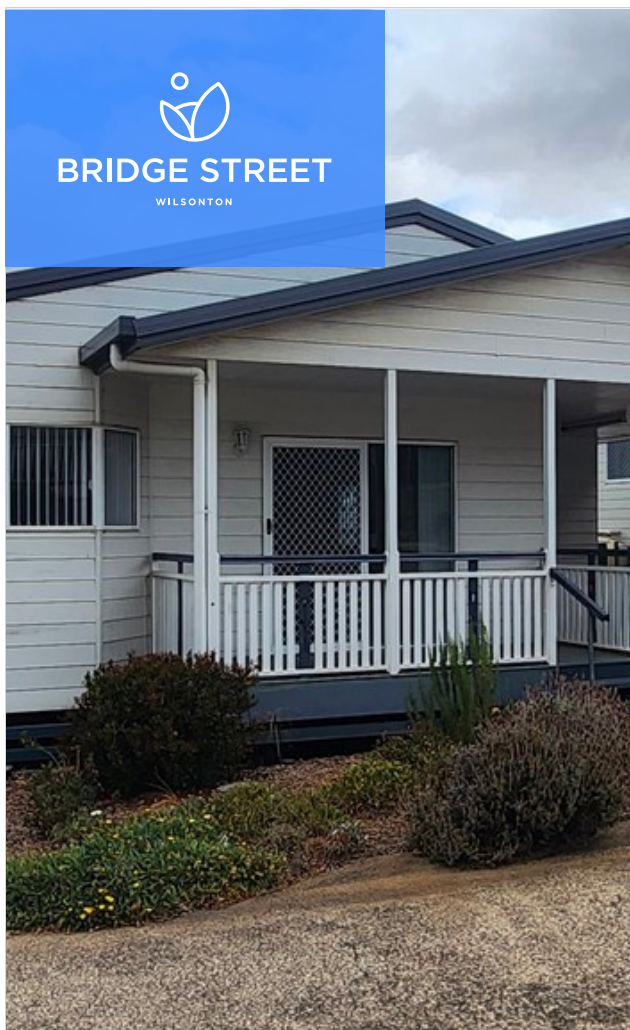
 [View home](#)





# A Life of Leisure with a Dose of Adventure

Enjoy a country lifestyle, soak up the surrounding nature and stay active by embracing the outdoors!



## Bridge Street - Toowoomba, QLD

Surrounded by National Parks and lakes, Bridge Street is the perfect community for nature lovers with the convenience of Brisbane being a 90-minute drive away.

### Features

- Open plan living, dining and kitchen
- Spacious master bedroom with built-in robe
- Front deck
- Single carport

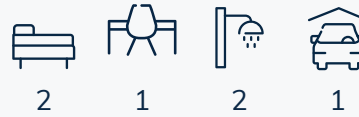


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JACARANDA  
GROVE  
GRAFTON



## Jacaranda Grove – Grafton, NSW

Jacaranda Grove is a well-established community offering those over 50 a relaxed country lifestyle in the charming rural city of Grafton.

### Features

- Spacious master bedroom complete with a built-in robe and direct access to the bathroom
- Second bedroom with built-in robe and additional multi-purpose room
- Interior opens onto large outdoor deck



[View home](#)







# Additional Support Announced for Government Rent Assistance Subsidy

**In September 2023, the Australia Government announced changes to the Government Rent Assistance Subsidy increasing the maximum rate for Rent Assistance by 15 percent, with a predicted 1 million households with Rent Assistance set to benefit from the rate increase.**

Rent Assistance subsidies may be available through Centrelink to individuals who require financial assistance due to low income and rent in the private market.

## **Updated Weekly Rental Subsidy Benefits**

Rent Assistance is designed to help pay for rent and fees on your principal home and may apply to people living in caravans, boats, mobile, or manufactured homes. All cases may vary in terms of eligibility. Whilst living in a Hometown Australia Community home you may be eligible for Rental Assistance which will subsidise the site rental you pay to live in the community. Whilst the site rent will vary by community the subsidy is determined by two factors: the rent you pay and the individuals eligibility with Centrelink.

## **What are the Financial Benefits of Living in a Land Lease Community?**

One of the main questions asked is “what is the

difference between living in a land lease community verse a retirement village?” One of the main differences are the financial benefits of living in a Hometown Australia community compared to a retirement village, due to the Land Lease Living model.

The financial benefits of Land Lease Living include:

- No stamp duty payable
- No council rates
- No deferred management fees that can be part of moving into, or out of, a retirement village
- You may be eligible to claim Commonwealth Rental Assistance
- You also retain 100% of your capital gains as a cash profit when you sell your home. In many retirement living options, your agreement may force you to share your capital gains with the retirement village management or in some cases the manager may receive all your capital gain on sale. Living in a Hometown Australia Land Lease Living community means that more money stays in your pocket.







### Understanding Land Lease Living

Hometown Australia's communities can also be referred to as land lease living communities. This means residents own the dwelling and have a long-term lease over the land on which it stands. Hometown Australia offers both resort and boutique style communities, providing true value for money, without the high entry and exit fees often associated with other retirement living options.

*\*Please Note: The below is a guide only. Hometown Australia strongly recommend residents make their own enquiries as each individuals circumstances and eligibility are different.*

Current Benefit	Weekly Rental		Weekly Subsidy
	Min.	Max.	
If you are:			
Single	\$71.70	\$194.90	\$92.40
Couple	\$116.20	\$232.20	\$87.00
Single, sharing	\$71.70	\$153.84	\$61.60



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

**We're experts in creating communities that elevate the over 50s\* living experience. 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

We believe you should get 100% of your capital gain as a cash profit when you sell your home. In many other retirement living options, your agreement may force you to share your capital gains with the community manager. Living in a Hometown Land Lease Living community means that more money stays in your pocket.



## Retain capital gains

In many other living 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. With Hometown Australia, you, or your family, keep 100% of capital gains as cash profit.



## 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.





REFER A FRIEND  
**\$500**  
EFTPOS GIFTCARD

Start referring now  
for your chance  
to receive a \$500  
EFTPOS gift card\*

Refer a friend or family member who is not in our database, fill out your details and return your completed form to your nearest sales consultant.

If they successfully purchase a **new or pre loved home** you will be rewarded with an EFTPOS gift card valued up to \$500\*.

[www.hometownaustralia.com.au](http://www.hometownaustralia.com.au)

**Your Details**

Referrer Name:-----

Phone:-----

Email:-----

Address:-----  
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**Referee's Details**

Referee's Name:-----

Phone:-----

Email:-----

Address:-----  
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