

INTRODUCTION TO BUYING IN LILLIFIELD COMMUNITY

Lillifield is a multiple occupancy community and is 'company title' with share sales subject to Lillifield/company approval and conditions. As a result you are not buying freehold land, but shares in the company and you get nominally (as the sites are not officially surveyed) 5 acres of the land for your exclusive use to build and live on. Any infrastructure or buildings on your 5 acres is your property, but the land itself always remains part of the Lillifield company which is collectively owned by all shareholders. Consequently, there are certain procedures that need to be followed whenever someone is interested in either selling or buying a share. Without going into every detail, this is a brief overview of Lillifield and the sales process.

Lillifield has 38 house sites and is approximately 400 acres of 'Land for Wildlife', therefore strictly no dogs or cats are permitted. Lillifield has communal assets including communal land and dams, community centre, tractor shed, tractors and machinery and roads that are funded by an Annual Service Fee (ASF). ASF is kept to a minimum through shareholder voluntary work throughout the year and we have a number of committees who organise the various tasks involved with maintaining a rural property. The company treasurer, secretary and director are also volunteers. Lillifield has its own Landcare group that supports bush regeneration and koala corridors and has been supporting by various grants over the years.

Whether you have found a share for sale through a real estate agent, on the website or just by word of mouth, the first thing to do is to meet the seller and the Lillifield Sales Team, if you are dealing with an estate agent they will introduce you, then together you can have a look at the site, ask questions and get a feel for the community.

If you decide that you would like to become part of Lillifield, you will be given a Buyer's Information Sheet outlining the process to get the ball rolling. You will be invited to attend the first of two community 'general meetings' to be introduced as a potential buyer. One of the most important procedures is for you to meet the people on Lillifield as you will be sharing the same 'home' and perhaps working together in committees. Most shareholders are keen to invite potential buyers for a cuppa and chat, it enables you to get a feeling of whether or not you would like to join Lillifield and likewise those already here get the opportunity to meet you. This 'orientation' has always been a policy here and as well as meeting individual shareholders sometimes a social gathering is organised. It can also be a good idea to try and get involved in any activity that may be being undertaken at the time e.g. Landcare working bees, socials, etc. so that you get another opportunity to become familiar with the demands of living on a large piece of land and to engage in the social aspect.

When you are ready to proceed, the seller/Lillifield Sales Team will start the legal paper work. Once the initial paperwork is complete, at a subsequent community meeting the official proposal to approve the transfer of the seller's share is put to the community and then the legalities can be completed for the transfer of the share.

The procedure takes around 3 months as the "meet the folk" and the paperwork need to be completed carefully to ensure everyone is happy and everything is legal. Company title requires certain legal procedures to be undertaken to safeguard all concerned so patience is an aspect of buying into Lillifield.

In all, community living asks for certain responsibility on all sides, and it is a very rewarding experience to participate together to make our collective home a beautiful and inspiring place in which to live and have fun together.

If you are interested please contact the seller or the estate agent, or if not available, one of the Lillifield Sales Team: Tina 02 6689 7413 mobile 0457 903 957 or Dutchie 0497 565 407