

## Rental accommodation offering support with daily living



Some people would like to live in rental accommodation in a supported environment. It is important to note that the Residential Tenancies Act would cover the rental arrangements but not the provision of support services. You should have a clear understanding about what legislation governs the agreement signed and what services will be provided with the fees you are asked to pay. It is also important to have clear written information about whether any services can be suspended with no cost for you (for example, if you have a period of absence from the village due to health, family or social reasons).

Consumer and Business Services (CBS) publish the fact sheet Lifestyle Villages, which contains information that is applicable to this housing type - [www.cbs.sa.gov.au/](http://www.cbs.sa.gov.au/). CBS may also be able to assist with further information about rental housing offering assisted living – tel. 131 882.

This type of accommodation is not subsidised by the Government. However, residents may be eligible for Rent Assistance from the Australian Government if they are recipients of income support payment, such as the Age Pension or Disability Support Pension. They may also be eligible for assistance from Housing SA to pay the bond.

If you are receiving or are likely to receive home support and care services subsidised by the Australian Government, consider the options and costs to make sure your accommodation and lifestyle choice is sustainable in the long term.

This is a quick reference list. No endorsement from Catalyst Foundation (including Seniors Information Services) is to be implied.

### **AUSCARE RETIREMENT**

**Ashley Court** - 96-100 Bowker Street, Warradale

Tel.: 8132 0232 (sales and general enquiries)

<https://auscareretirement.com.au/village-locations/ashley-court/>

- Eligibility 55 years and over and retired
- Serviced bedsitter apartments for rent when available (usually offered under a Retirement Village contract)
- Respite when available
- Regular housekeeping, meals in the dining room and utilities included in rent
- Optional social activities
- Hairdressing and podiatry services at an additional cost

Updated with information provided by the organisation - October 2023

### **BELLARA VILLAGE**

98 Newton Road Campbelltown

Tel. 8336 1101

For information pack email [sales@bellaravillage.com.au](mailto:sales@bellaravillage.com.au) or by call 0427 532 202

<http://bellaravillage.com.au/>

- Eligibility: 55 years and over; NDIS participants with a managed plan welcome.
- Supported living (low care) in either a studio apartment (with fitted robe, storage, kitchenette and ensuite), or a 2-room apartment with double bedroom and larger lounge / dining area, fitted robes, storage, kitchenette and ensuite). The site also includes independent living units.
- Rent from \$475.00/week for singles, from \$750.00/week for couples. Rent includes bills, three daily meals and use of the facility. Optional extra services available at additional cost (e.g. laundry, cleaning).
- Three meals a day and afternoon tea in the lounge. Packed lunches available on request.
- Medication management / registered nurse / visiting GP
- Emergency call bell in all units, apartments and common rooms
- Games room with computers, wi-fi and Netflix available to residents. Residents can arrange their own pay TV and Internet connection to their room.
- Village manager on site Monday to Friday. Care staff on duty 24/7 including a passive overnight shift from 9-00pm to 7am.
- No pets allowed in Supported Care Apartments.

Updated with information provided by the organisation - October 2023

### **COMMUNITY HOUSING LTD – HERITAGE COURT**

11-15 Heritage Court, Oakden

Tel. 8210 0200 (SA office)

Email [infos@chl.org.au](mailto:infos@chl.org.au)

<https://chl.org.au/about/where-we-work/south-australia/>

Semi-independent living accommodation for those 55 and over, on a Disability Support or Aged pension.

Two residential blocks; each block has 11 bed-sit rooms and a lounge; street parking for motor vehicle; secure off-street gopher parking and charging area. Communal laundry (rostered) available for use (housekeeper can assist with heavy laundry) and activities hall.

Each resident has their own private room with ensuite bathroom, air conditioner, floor covering and intercom phone. Residents provide their own furniture.

Fees: \$680.00/fortnight - also includes:

- provisions for tenants to prepare their own breakfast, prepared lunch and evening meals 7 days a week, served in the communal dining room
- all maintenance, gardening and utility bills,
- 24/7 monitored emergency pendant alarm

Information updated October 2023

### **ECH CRICHTON COURT**

166 Cudmore Terrace, Henley Beach

Tel. ECH Retirement Housing Team 1300 275 324

[https://www.ech.asn.au/retirement-villages-adelaide/crichton\\_court/](https://www.ech.asn.au/retirement-villages-adelaide/crichton_court/)

- Eligibility 65 years and older and retired
- Nineteen units
- Residential tenancy bond and 2 weeks rent in advance
- No pets
- Communal dining facilities for main luncheon meal 7 days a week
- Provisions for breakfast and light evening meal
- Communal laundry facilities for personal laundry
- Weekly linen exchange provided
- Basic domestic assistance is provided
- ECH can arrange to link residents with My Aged Care for extra support with home care packages
- Tissues, toilet paper, electricity are included in rent
- Residents are responsible for their own telephone, internet and contents insurance

Information updated with information from the organisation's website October 2023

### **EUREKA CARE COMMUNITIES**

Call the national office on 1800 356 818 or individual sites below

Information for all sites retrieved from provider's website 6 November 2023 with some details confirmed by village managers as noted

#### **Christie Downs**

12 Swinton Close, Christie Downs

Tel. 8326 7655

[www.eurekavillages.com.au/village/eureka-care-communities-christie-downs/](http://www.eurekavillages.com.au/village/eureka-care-communities-christie-downs/)

- One-bedroom unfurnished units suitable for singles or couples
- Meals prepared on site
- Chemist script pick-up and delivery service
- On-site village managers from 7am to 5pm
- Entertainment and activities
- Excludes utilities such as telephone, electricity and internet.

#### **Elizabeth Vale**

19-23 Wayford Street, Elizabeth Vale

Tel. 8281 6575

[www.eurekavillages.com.au/village/eureka-care-communities-elizabeth-vale/](http://www.eurekavillages.com.au/village/eureka-care-communities-elizabeth-vale/)

- One-bedroom unfurnished units suitable for singles or couples
- Meals included in rental agreement
- Chemist script pick-up and delivery service
- On-site doctor and hairdresser – by appointment (fees set by practitioner)
- On-site village managers during office hours
- Entertainment and activities

- Excludes utilities such as telephone, electricity and internet.
  - Pets allowed (onsite gated dog park within the complex).
- Information confirmed 28 February 2024

**Mount Gambier**

1-3 Gilmore Close, Cnr Penola Road, Mount Gambier  
Tel. 8725 1794

[www.eurekavillages.com.au/village/eureka-villages-mount-gambier/](http://www.eurekavillages.com.au/village/eureka-villages-mount-gambier/)

- One-bedroom units with private ensuite, kitchenette, security screens on all doors and windows and built-in safety features
- Village Manager
- Regular entertainment and activities
- Unit is supplied with a refrigerator and microwave
- Pets on approval
- Water is included in the rental price
- Excludes utilities such as telephone, electricity and internet.

**Myall Place Whyalla**

2-4 Anesbury St, Whyalla Norrie  
8645 2469

<https://www.eurekavillages.com.au/village/eureka-myall-place-whyalla/>

- One-bedroom unfurnished units for singles or couples
- Meal prepared on site
- Chemist script pick-up and delivery service
- On-site hairdresser – by appointment (fees set by practitioner)
- On-site village managers
- Entertainment and activities
- Excludes utilities such as telephone, electricity and internet.

**Onkaparinga**

44 Main South Road, Hackham  
8326 8724

<https://www.eurekavillages.com.au/village/eureka-care-communities-onkaparinga/>

- One-bedroom unfurnished units
- Chemist script pick-up and delivery service
- On-site hairdresser – by appointment (fees set by practitioner)
- On-site village managers
- Entertainment and activities
- Excludes utilities such as telephone, electricity and internet.
- Pets allowed

Information confirmed 28 February 2024

### **EVANSTON LIFESTYLE VILLAGE**

4 Britha Avenue, Evanston

Tel.: 8523 4957

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

- Meals provided to residents. No cooking facilities within the units other than with the use of a microwave, kettle or toaster
- Individual courtyard with clothesline
- Small pet allowed
- Provision for a personal laundry if desired or free use of communal laundry facilities
- Utilities (telephone, electricity and Internet) to be connected and paid for by the resident
- Fresh bed linen and towels provided weekly
- Management of all units, including property maintenance
- On-site doctor and hairdresser – by appointment (fees set by practitioner)

Information retrieved from the organisation's website October 2023

### **PARADISE RETIREMENT VILLAGE**

695 Lower North East Road, Paradise

Tel.: 8337 6238

<http://www.paradiseretirementvillage.com.au/>

- Eligibility 55 years and over and retired
- Serviced units - 1 bedroom or studio
- Respite available
- Weekly cleaning and linen service, meals, utilities included in rent
- Small pets negotiable
- Social activities
- Visiting health professionals

Information updated August 2021

### **RIVERBANK VILLAGE**

37 McLaren St, Mount Barker SA 5251

Tel. (08) 8391 0449

<https://riverbankvillage.com.au/>

- Eligibility 55 years and over
- Smaller single units, and larger units with double bedroom) with personal courtyard. Units include bedroom with built-in wardrobe, lounge, bathroom and private courtyard.
- Meals are provided as part of the weekly rental. Breakfast supplied for residents to have in their unit. Dinner prepared on site and served in take away containers for residents to consume in their unit. Lunch served in the communal dining room.
- Residents pay their own electricity and telephone connection and costs.
- Rent for the single unit \$1,054/fortnight
- Weekly linen service
- Manager on site 24/7
- Pets on approval

Information updated 31 October 2023

**WARNER CLOSE RETIREMENT LIVING**

18 Warner Road, Murray Bridge

Tel. Murray Mallee Aged Care Group 8532 2255

<https://warnercloseretirementliving.com.au/>

- Eligibility 55 years and over
- Closed gated community with 50 one-bedroom units (smaller single units, and larger units with double bedroom) with personal courtyard
- Rent from \$942/fortnight (single), \$1,243/ fortnight (couple). One-off non-refundable cleaning fee \$400.
- Meals, weekly linen service, emergency pendant included in the agreement.
- Communal dining at lunch. Provisions provided for breakfast and evening meal.
- Residents responsible for cleaning the unit
- Residents responsible for electricity, telephone and internet
- Manager on site 24/7
- Pets on approval

Information updated 31 October 2023

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