



## Villers Place

'Villers Place' Independent Living Units adjacent to Karingal Seymour in Villiers Street, Seymour, offer modern two bedroom units for residents to enjoy an independent, enriched quality of life, in their own home located close to shops, hospital and public transport.

Each unit is well designed with ceiling to floor windows to maximise the natural light and to complement the open planned style. Other features:

- Electric hot water & stove
- Air conditioner in lounge/dining
- Ducted gas heating throughout
- Ceiling fans in bedrooms
- Wall to wall carpets
- Built in wardrobes
- Vinyl or tiled flooring in kitchen, bathroom and laundry
- Fly screens to all windows
- Galley style kitchen
- Security screen front door
- Large shower with grab rails
- Clothes line to each unit
- Own private courtyard garden

Villers Place encourages tranquillity, set in landscaped gardens providing a lifestyle that is peaceful, safe and with a friendly community spirit.

**Car Parking.** All units have lockable roller door garages that allow internal entry directly to the Unit. There are also two places for visitor parking just inside the entrance of the complex.

**Contents Insurance.** It is the responsibility of the individual resident to provide their own insurance for their personal property.

**Pets.** Villers Place is pet friendly, however, prior written approval must be obtained to permit individual pets, to ensure their ongoing care and management does not negatively impact on the happiness and welfare of all residents.

**Public Transport.** The nearest public transport is located on the corner of Villiers and Bretonneux Streets.

**Rubbish.** Council wheelie bins are provided for each unit in an enclosed area just inside the front entrance and collected weekly.

### **FEES AND CHARGES**

**Maintenance Fees.** Maintenance fees are payable monthly in advance for the upkeep of Villiers Place and services. Current fees (2022) \$359.73/month (increases annually) and includes:

- All council and water rates
- External security lighting in common areas
- Garden and grounds maintenance in common areas
- Minor preventative building maintenance
- Maintenance to appliances included in the unit, e.g. stove, hot water

**Rules and Regulations.** Reasonable rules are in place to encourage and promote harmonious living for all residents. A **Dispute Resolution** procedure is also in place to resolve any issues.

**DVA / Centrelink.** Rent assistance may be available in some cases. Please contact relevant organisation to confirm.

### **CAPITAL ENTRY CONTRIBUTION**

Entry Contribution: Determined at time of entry (\$320,000 in 2022)

Deferred Management Fee is deducted from the entry contribution annually:

- First 5 years = 4% per annum
- Second 5 years = 3% per annum

Residual value fully refunded\* upon departure. \*less any applicable fees & charges.

'Villiers Place' is owned and operated by Seymour Elderly Citizens Hostel Inc. (T/A Karingal Seymour), and regulated under the Retirement Villages Act 1986 (Vic).