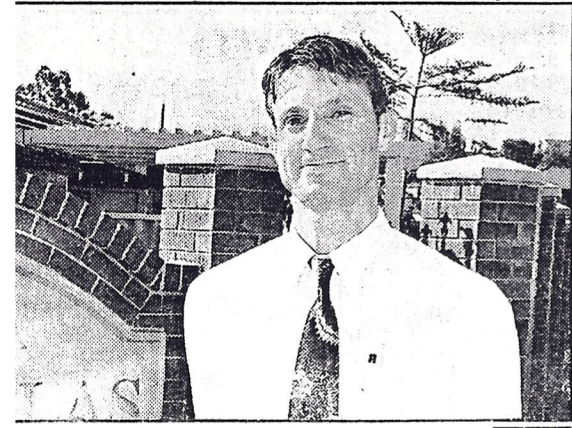
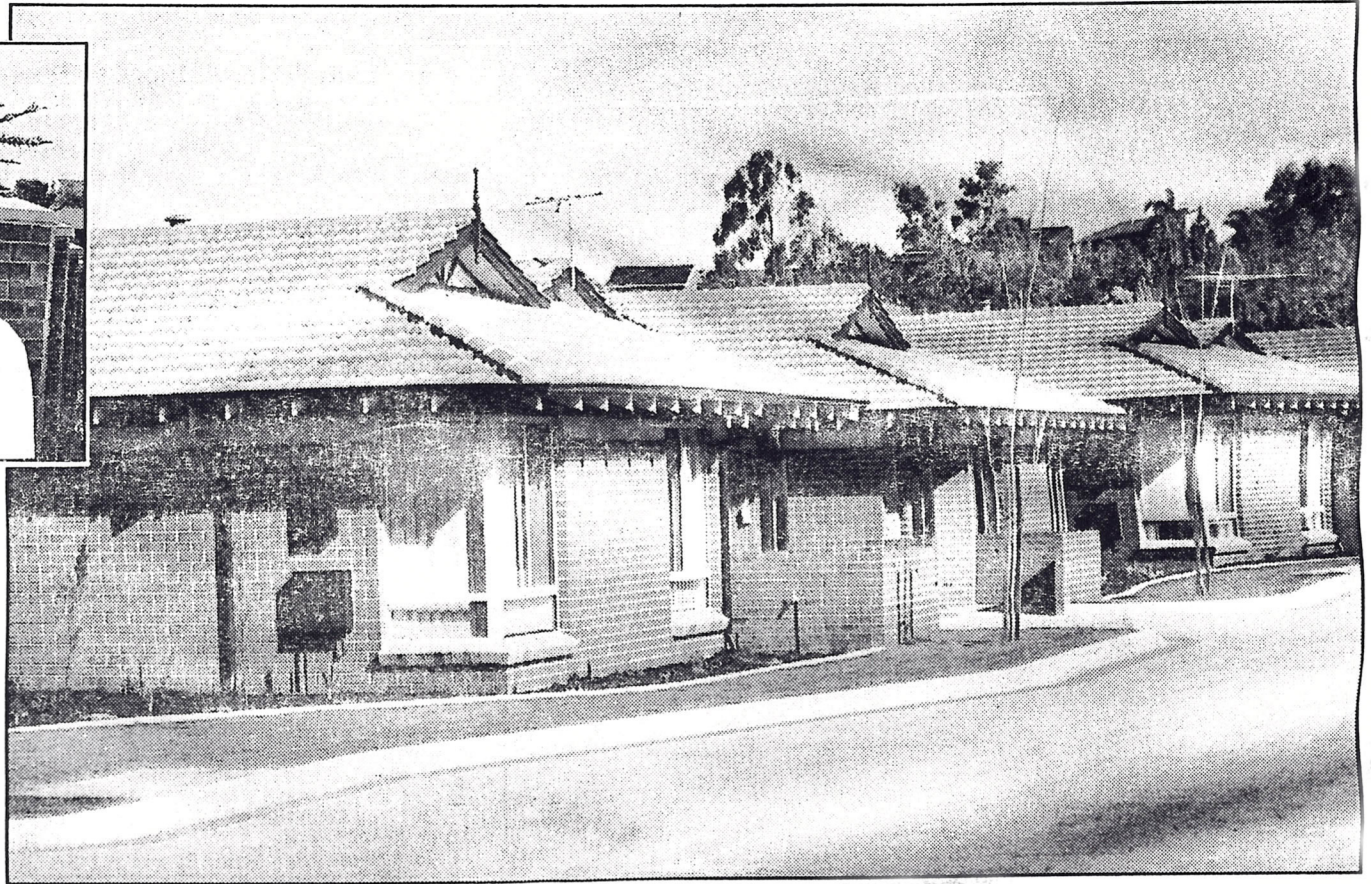


Retirement units offer variety



□ Architect John Kannis.



By CHARLES AMERY

RETIREMENT accommodation takes many forms and the 25,000 membership Australian Pensioners League of WA has an outstanding record of meeting the changing housing needs of those in the 55-plus age bracket.

In the metropolitan area and the country they have project developments aimed at meeting the requirements of those looking for retirement housing, taking into account capital availability, budgetary criteria, income and family considerations.

One of the most appealing and recent is the 24-unit village on the corner of Warwick Rd and Hessel Drv, Duncraig.

The units are two-bedroom, architecturally-designed quality homes with an in-going price of \$9,000.

This is the actual building cost of the unit and provides that very distinct option of moving into a quality planned and designed development for a once-only payment and the right of occupants to occupy them for the rest of their lives.

It is of course one of the many cost options in the overall marketplace which range through ownership and lease arrangements and other forms of financial planning.

The financial structuring of the units, sold through the non-profit making 80-branch WA Pensioners' League, provides for a once-only payment for the right to occupy for that lifetime or to a time when the occupier wants to terminate the tenancy.

There is an initial deposit of at least \$3000 and following this contribution, \$4500 will be deducted annually.

The League's pensioner villages take in popular areas such as Mandurah but it is in Duncraig that the recent development has created considerable interest with its Patricia Teague Villas.

Built by Amelia Homes, they had major input from Perth architect John Kannis.

He has created considerable individuality for the units within an overall complex in which the design sees wide driveways allowing easy access to the carports and places for visitors.

Complemented by the automatically reticulated landscaping and outside lighting, the area has an open-plan aspect which combines the sense of community with the balance of individual privacy.

Mr Kannis has used variety in the external appearance of the units which are set off by the clay roof tiles, gables and timber open eaves, the colors acting as a contrast.

While the homes are all two-bedroom, the floor plans vary and give a choice.

With carports and large handy store rooms to one side, the front doors to the units with the color tinted panels open directly into carpeted living rooms.

In the unit viewed there was a master bedroom to the side of the lounge/living room with built-in robes.

There is a meals section with space to relax and this is overseen by the kitchen, modern, well-designed and practical with ample cupboard space including pantry.

There is a second bedroom also with a robe recess and the bathroom includes shower, vanity and toilet. The laundry has plenty of space.

The outside areas vary, depending on unit location and provide fine places to eat or sit and relax either on lawns or patios.

John Kannis has been closely involved in projects where the accent has been on retirement style living and his design and planning has made sure the subtle differences in exterior appearances and interior layouts stay away from the copycat conformity of other developments.

Further details on the pensioner village units can be obtained through the Pensioners League of WA or Tsokos Real Estate.