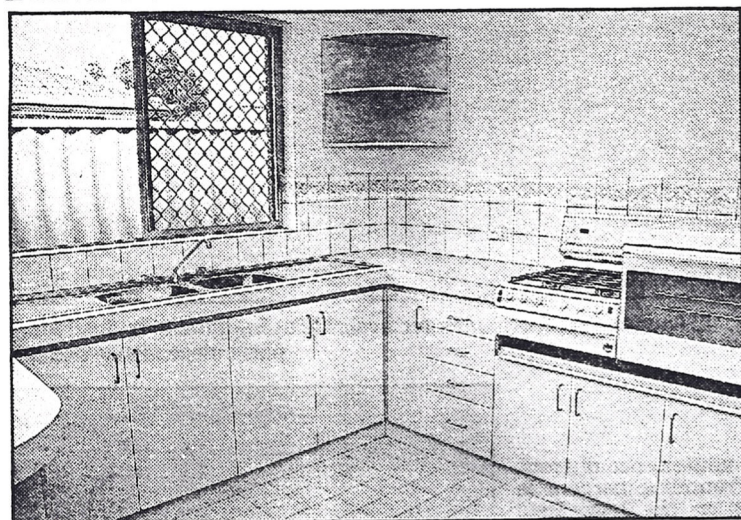


□ The retirement units in Rivervale have a colonial flavor from the outside with quality finishing inside. The units displayed are the de luxe design.



□ The gas hotplates and oven specially installed at waist height for aged persons.

THE Australian Pensioners League of WA and Homeswest are offering an innovative opportunity to aged persons to participate in a 12-unit retirement village on the corner of Francisco St, Surrey and Gladstone roads in Rivervale.

All units have two bedrooms but what makes the price vary on each is the size of the home, the inclusion of a carport, extent of the back yard, plus street frontage.

The ingoing price for each unit will be the actual building cost with prices as high as \$75,000 for the de luxe model (street frontage and greatest space) and as low as \$55,000 for the smaller homes that have no street views.

This will be a once-only payment for the right to occupy the unit until the death of the occupier or until the occupier chooses to terminate the tenancy.

A fixed amount will be deducted annually from the ini-

tial contribution. 12 months after the nominated date of occupancy. Again, the amounts differ according to the size of the home.

Prices are as low as \$3700 for the smallest units rising to \$5000 for the bigger homes.

On the death of the occupant, any balance of funds will be paid into their estate.

In addition to the ingoing contribution is a weekly fee of \$32 to cover outside maintenance, lawn mowing, minor repairs and shire rates.

The agreement also allows the occupant to leave at any time. Following the required notice to the League and the reoccupation of the unit, the balance of monies available will be paid to the outgoing occupant.

The right to terminate an occupancy will only apply to the occupier. The League will have no similar rights.

This scheme offers new quality units to all aged persons who have the initial funds perhaps

Comfort and thought put into unit development

from the sale of their home which has become too big and difficult to maintain.

Each of the 12 units (one is already sold) has a generous combined lounge and dining area plus television, telephone and gas points.

The well-designed kitchen boasts considerable cupboard and bench space. The gas hotplates and oven have been designed especially for aged persons with installation being at waist height.

The main bedroom has a built-in robe with sliding doors plus a telephone connection. Only the second bedroom in the de luxe units has built-in robes.

The bathroom has the normal shower, toilet and vanity but with essential features such as non-slip tiles and rails. The adjoining laundry has good bench and cupboard space plus access to the outside.

Designs vary according to the size of the unit. The smaller homes tend to have less spacious bathrooms that blend with the laundry in terms of a

combined vanity and sink.

Additional features such as painting, skirting boards, wooden sills, a skylight in the laundry, security screens plus insulation add the finishing touch.

The outdoor area has a pergola with paving plus a washing line. The brick wall that surrounds the outer units has been protected with anti-graffiti material ensuring any paint will come off easily.

These units may well be a worthy investment for some aged persons but it is important that the conditions are carefully examined.

Overall the colonial style homes are well made but the design in the less expensive units could have been better. Specifically, the kitchen and bathroom were considerably smaller and the bathroom vanity was next to the laundry sink.

The units are open today for inspection between 3.30pm to 5pm. For more information contact Con Tsokos of Tsokos Real Estate, Subiaco.