

INDEPENDENT LIVING UNITS

Schedule of Service Fees and other Charges

20th March 2026



Fortnightly Service Fee		
Singles	Units and Cottages	\$286.13 / fortnight
Couples	Units and Cottages	\$432.40 / fortnight
Singles	Dale Lodge *	\$306.13 / fortnight
Couples	Dale Lodge *	\$452.40 / fortnight

Dale Lodge* Fortnightly service fees include gas hot water supply.

Resident Service Fees listed above are based on the person or couple living in the accommodation where the Unit Entry Contribution (UEC) applies.

Service fee rates are calculated on 25% of income. For the purpose of our fees 'income' is deemed to be the basic Australian pension plus GST and clean energy supplement but excluding pharmaceutical, utilities, telephone and indexed pension supplement and that amount is our services fee for that period current at the date of agreement signed by the resident. Fees will change in line with any pension rises. Service fees cover village operational costs.

Service fees do not cover resident utility costs for items such as; telephone, electricity and gas. Residents are required to maintain their own gardens.

Unit Entry Contribution (UEC) refund information schedules are available on request.

** Refer to the separate schedule for fortnightly Rental service fees for rental accommodation places.

<u>Other Fees:</u>	
Garages / lockup carports from	\$8.00 / fortnight
Carports	\$4.00 / fortnight
Sheds	\$3.00 / fortnight
Recreational Vehicle Parking	\$10.00 / fortnight

Please note:

- All fees and charges are subject to change.
- To ensure that you have current fees information, you may wish to ring the Administration office from time to time for an update.
- Service fees may attract rent assistance. All enquiries for rent assistance should be made with Centrelink or Veteran Affairs.

We welcome your enquiry, please contact The Village Office:
Dale Cottages (INC) 12 Coombe Avenue, Armadale WA 6112
Ph: 9497 3200 Fax: 9399 5394

Email: vm@dalecottages.org WEB: www.dalecottages.com.au

Your service fee is paid at least fortnightly in advance and covers the cost of the following:-



Administration Staff costs including but not limited to:

- Wages
- Superannuation
- Workers compensations premiums
- Staff ongoing costs; ie leave, sick and long service
- Staff training, development and safety

Property & Maintenance cost including but not limited to:

- Wages
- General maintenance, building materials, cleaning and chemicals
- Electrical maintenance – including hardwired smoke detector & 2 x RCD switches
- Plumbing maintenance
- Painting per painting complex schedule
- Equipment servicing, repairs, replacement and leasing
- Plant repair / replacement
- Insurances – property only, not including resident improvements
- Security Patrols each night
- Access to after hours emergency maintenance

Rates and Taxes costs including but not limited to:

- Gas - where communal cost are incurred
- Electricity – public lighting, CCTV and grounds electricity
- Water rates
- Water consumption
- Rubbish Rates

Note: at the date of this information Local Government Council rates do not apply

Administration Costs including but not limited to:

- Information Technology – IT – computers hardware / software & maintenance
- Communications – Phones / Fax / Couriers / post
- Stationery
- Advertising /promotions
- Vehicle costs
- Equipment – repair / replacement / leasing
- Professional fees including legal, accounting, audit, and consultants
- Professional memberships including Aged & Community Services WA, Chamber of Commerce and Industry
- Management resources *ie*; development/conferences/legislative requirements etc.
- Catering *ie*; functions for residents / meetings etc.
- Depreciation

This schedule represents the extent of current operating costs and as per agreement, all of the above plus any other amenity, which may be provided by the Board in consultation with residents.