

INDEPENDENT LIVING UNITS

Schedule of Rental Service Fees and other Charges

from 20th March 2026



Rentals - Dale Cottages allocates a small number of rental units and cottages in 1 or 2 bed options. Applicants are asked to submit a financial declaration. The Rental Security Bond – is equal to two fortnights rent and is payable in lieu of the Unit Entry Contribution. Rental security Bonds are registered by Dale Cottages and held in a Trust Account by Dale Cottages Inc..

Fortnightly Service Fee for Rentals From 30/06/2025		1 Bed	2 Bed
Singles	Units and Cottages	\$386.13/fortnight	N/A
Couples	Units and Cottages	\$436.13/fortnight	N/A
Singles	Dale Lodge *	\$406.13/fortnight	\$456.13/fortnight
Couples	Dale Lodge *	\$456.13/fortnight	\$506.13/fortnight

(subject to change)

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

Resident rental service fees listed above are based on the person or couple living in the accommodation and number of bedrooms. Rental service fee rates are calculated on 25% of income (plus an additional \$100.00 per fortnight rental levy for 1 bed places & \$150.00 per fortnight rental levy for 2 bed places in lieu of the base Unit Entry Contribution being \$115,000). For the purpose of our fees 'income' is deemed to be the basic Australian pension excluding pharmaceutical, utilities, telephone and indexed pension supplement 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) amounts and refund information are available on request

<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 contact the Village 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 Veterans Affairs.

All other enquires should be directed to:

The Village Office
Dale Cottages (INC)
12 Coombe Avenue,
ARMADALE WA 6112

Email: vm@dalecottages.org

WEB: www.dalecottages.com.au

Ph: 9399 5393

Fax: 9399 5394

Your rental 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, 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.