



Catalyst  
Foundation

# Rental Housing



Retirement independent living units  
including housing co-operatives, associations  
and community houses

149 Currie Street, Adelaide SA 5000

GPO Box 1645, Adelaide SA 5001

Helpline: (08) 8168 8776

Country SA: 1800 636 368

[information@catalystfoundation.com.au](mailto:information@catalystfoundation.com.au)

[www.catalystfoundation.com.au](http://www.catalystfoundation.com.au)

## Disclaimer

The information collected for this publication has been carefully prepared from the data provided by the agencies listed. While we welcome advice on any deficiencies or errors we do not accept responsibility for them.

This publication is only intended to be a guide. All the details are subject to change. Rental charges may be increased at any time after the time of printing. To ensure that you have accurate up-to-date information on the accommodation listed, please contact the administration of any of the organisations or sites in which you may be interested.

Catalyst Foundation (including Seniors Informaion Service) is supported by the Australian Government Department of Health. Visit the website <https://agedcare.health.gov.au> for more information. Although funding for this publication has been provided by the Australian Government, the material contained herein does not necessarily represent the views or policies of the Australian Government.

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Note: POA means “price on application” and br “bedroom”







# Introduction

## About Catalyst Foundation

Catalyst Foundation (including Seniors Information Service) is an inclusive charitable and independent organisation seeking to improve the lives of all South Australians in the areas of ageing, disability, lifestyle, employment and learning.

We help South Australians access to information, services and support by explaining the range of services available for them and recognising the need for the service to be relevant to specific target groups. We provide information online, in print over the phone and face to face. We also assist clients with developing the skills to navigate the support system.

The range of information available at Catalyst Foundation includes:

- accommodation options, including independent living housing (rental and community housing retirement villages, residential parks, supported accommodation, housing with aged care on site)
- vacancies in rental units for seniors and retirement villages, in aged care facilities and supported residential facilities
- care and support options to help you remain at home
- respite care options
- healthy living & lifestyle choices
- rights and entitlements for older people and people with a disability
- a range of general information (concessions, wills, etc.)

In addition Catalyst Foundation provides regular information seminars, digital literacy program and access to an internet lounge.

If you would like to visit Catalyst Foundation in order to discuss your accommodation options it is advisable to make an appointment to ensure that a staff member is available to speak to you.

We are open from Monday to Friday 9am to 5pm and are located at:

149 Currie Street, Adelaide SA 5000

Help Line: (08) 8168 8776

SA Country Help Line: 1800 636 368

Fax (08) 8221 5697

Email: [information@catalystfoundation.com.au](mailto:information@catalystfoundation.com.au)

Website: [www.catalystfoundation.com.au](http://www.catalystfoundation.com.au)

## About this Guide

Rental independent living units (ILUs) are one of the retirement accommodation options available to older people. This publication provides a comprehensive list of rental ILUs for seniors in SA. Whenever possible it provides details on costs, the number of units on each site, unit types (number of bedrooms) and the services available. We aim to expand this directory to gradually include housing options for younger people with disability as well. However information on community housing including providers catering specifically for people with a disability can be found on the [sa.gov.au](http://sa.gov.au) website. Contact us for assistance if required.

Details regarding individual sites have been obtained from the respective organisations and we have endeavoured to ensure they were correct at the time of publication. Please also be aware that prices listed can change and it is essential that you verify them prior to making any decision.

Catalyst Foundation maintains a register of vacancies for various types of retirement or aged accommodation including rental ILUs. All vacancies are updated regularly and are available free of charge. Vacancy information is also available on the website: <http://saseniors.asn.au/housing>.

# Housing Options

## Community Housing and Low Cost Rental

### What is community housing?

Community housing provides long term housing, security and affordable rent for people on low incomes.

Community housing is not an emergency housing service. There is a single register for all community housing registrants.

Community housing providers are non-government, not-for-profit organisations operating under the Community Housing Providers (National Law) (South Australia) Act 2013. They are also subject to the Residential Tenancies Act 1995.

To be eligible people must meet:

- the government's eligibility criteria for all Community Housing; this includes residency, income, assets and needs tests
- the specific eligibility criteria of the individual housing provider in which you are interested.

Community housing organisations provide housing for people on low income. Some of them cater specifically for people with special housing needs such as disability, or who have experienced homelessness.

Many tenants require extensive support services to maintain independent housing. These are provided by partner government and community service agencies, not necessarily the community housing provider.

Each organisation manages its own tenant selection processes. Some may require tenancy supports to be in place before a referral is accepted.

A single form ('Registration of interest for public and community housing') can be used for Housing SA and community housing accommodation. The form is available from the [www.sa.gov.au](http://www.sa.gov.au) website. If you register your interest for both at the same time, Housing SA will be your primary contact for information on your registration.

It is also possible to register for community housing only. In this case you can nominate your preferred community housing provider, which will become your primary contact.

Before doing so it is recommended that you contact the provider to discuss your needs. They

may assist you with completing the form.

The website [www.sa.gov.au](http://www.sa.gov.au) features a list of community housing providers. Alternatively contact Housing SA on 131 299.

**Volunteer member-tenant managed community housing** (also called housing co-operatives) are run by a group of people with a common interest who work together to maintain and manage housing for their members.

Volunteer members perform landlord roles (e.g. tenancy, rent and maintenance) and business roles (e.g. administration, bookkeeping). Membership requires significant ongoing commitment, including attending meetings and actively participating in the management of the co-operative.

Each co-operative manages its own member and tenant selection processes. People interested in this housing type must complete the form 'Registration of Interest'. Contact the **Community Housing Council of SA** on 8362 1022 or visit its website to download the form. The completed registration of interest form should be posted to Housing SA Contact Centre, GPO Box 292, Adelaide SA 5001.

The **Community Housing Council of SA's** website also features further information on community housing - [www.chcsa.org.au](http://www.chcsa.org.au).

Community Housing is only one of a number of affordable housing options (see other options below). For more information about community housing ring Housing SA's Contact Centre on 131 299 or visit a Housing SA office.

### Low cost rental accommodation

Low cost rental accommodation is offered by not-for-profit and community organisations. They usually consist of one- and two-bedroom units and are specifically for older people who do not own their homes. A low rental is charged and an assets test may be required. These are generally governed by the Residential Tenancies Act 1995.

### Supported rental accommodation

**Community houses** offer low cost bed-sitter housing for people who would prefer to live in close proximity to other people and need limited services, such as meals.

### Housing SA

Housing SA is the South Australian government's

public housing authority. It provides public rental housing for low income households and people with special needs including a special housing program for Aboriginal people. There is usually a long waiting list, and a priority system applies. A large number of Housing SA houses have been transferred to community housing providers (See relevant section above).

**Housing SA** also provides financial assistance to eligible customers in the private rental market through Private Rental Assistance. Application forms are available from local offices and from [www.sa.gov.au](http://www.sa.gov.au)

If you apply for public housing with Housing SA the size of the property you will be offered depends on your household type. Services are accessible from any one of the metropolitan or country offices. To contact **Housing SA**, tel. 131 299 email [DCSIhousing@sa.gov.au](mailto:DCSIhousing@sa.gov.au) or visit one of its offices.

## Renting in residential parks

Some residential parks provide the option to rent a dwelling (e.g. caravan or cabin). A residential parking tenancy agreement should be in place. Further information can be provided by Consumer and Business Services, tel. 131 882 and Catalyst Foundation (formerly Seniors Information Service), including a list of parks in SA.

## Useful contacts

**Catalyst Foundation** provides information about housing options available to seniors, younger people with a disability and other vulnerable people. It offers this directory and a publicly available online database where subscribing housing organisations update their respective vacancies.

Our staff can also assist with accessing these resources and information from other sources. Contact us by telephone, fax, email, at [www.catalystfoundation.com.au](http://www.catalystfoundation.com.au), or visit our office.

**Assistance with Care and Housing** assists people aged 50 years and older to find secure, affordable housing and liaises with support services. The program also advocates on tenancy issues. A referral from My Aged Care (tel. 1800 200 422) is required for this service. Providers of this service include:

- **Hutt Street Centre**, tel. 8418 2500
- **Adelaide Day Centre for Homeless Persons** tel. 8232 0048
- **East (Resthaven Paradise)** tel. 8337 4371
- **West (UnitingCare Wesley Bowden)** tel. 8346 5249
- **North (City of Salisbury – Community Services – Housing Support Program)** tel. 8406 8227

- **South (Anglicare – Housing Support for Older People)** tel. 8186 8928, 0411 599 675
- **North, East and West (Anglicare SA Housing Support for Older People)** tel. 1800 317 009
- **Riverland (Resthaven Riverland Community Services)** tel. 8584 5866
- **Murray Bridge Hills and Fleurieu (Resthaven Murray Bridge, Hills and Fleurieu Community Services)** tel. 8531 2989; 1300 136 633
- **Limestone Coast (Resthaven Limestone Coast Community Services)** tel. 8762 4389
- **Port Pirie (Helping Hand Aged Care)** tel. 8638 3777
- **Port Lincoln (Australian Red Cross)** tel. 8683 0551
- **Ceduna (Centacare Catholic Family Services)** tel. 8625 3810

**Australian Red Cross – Private Rental Bureau** tel. 8100 4598 assists clients to search for housing and to understand the forms and processes in the private rental market. People in crisis or at risk of homelessness are given priority.

**Homelessness Gateway** provides help with accessing emergency accommodation and provides referral to specialist homelessness service for longer term support. Tel. 1800 003 308; 8202 582.

The South Australia Government's website contains information on housing including resources on rental accommodation – [www.sa.gov.au/topics/housing](http://www.sa.gov.au/topics/housing).

**Consumer and Business Services** – If a resident requires advice or further information about tenancy issues. Tel. 131 882; [www.cbs.sa.gov.au/wcm/rentingletting](http://www.cbs.sa.gov.au/wcm/rentingletting)

**South Australian Civil Administrative Tribunal (SACAT)** (taking the roles previously performed by the Residential Tenancies Tribunal) deals with housing disputes including those between private landlord and tenants, community housing and housing cooperative housing cases and decisions made by Housing SA. Tel. 1800 723 767, email: [sacat@sacat.sa.gov.au](mailto:sacat@sacat.sa.gov.au), [www.sacat.sa.gov.au](http://www.sacat.sa.gov.au)

**Tenants Information and Advocacy Service (TIAS)** is a free, state-wide and independent service providing information, advice and advocacy to help people on low income to sustain their tenancies in private rental, community housing or public housing (e.g. if face eviction).

The service is provided by SYC Ltd, tel. 1800 060 462, [www.syc.net.au/tias/](http://www.syc.net.au/tias/). Offices are located in Adelaide, Port Adelaide, Elizabeth and Christies Beach.

**Rental Independent Living Units**  
Please note: All prices are subject to change

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**ABBNEYFIELD SOCIETY DISTRICT OF BAROSSA INC.**

AKA: ABBNEYFIELD RETIREMENT VILLAGE  
Contact: Barbara Wieland, General Manager

Address: PO Box 446  
WILLIAMSTOWN 5351

Phone: (08) 8524 6396  
Fax: (08) 8524 6052  
Email: [administration@abbneyfield-barossa.org.au](mailto:administration@abbneyfield-barossa.org.au)  
Website: [www.abbneyfield-barossa.org.au](http://www.abbneyfield-barossa.org.au)

Site Name: **Abbneyfield Country Retirement Living**  
Site Address: 11 Memorial Drive  
WILLIAMSTOWN 5351

Units: 1br - 6 units - POA

Minimum age 55 years; no means test. Located close to main street, local amenities and senior citizens hall. Community shopping bus pick-up. Onsite residential care facility. Access to meal services, day respite services, recreational activities, doctor, physiotherapist, pharmacy and visiting podiatrist. 24-hr emergency call system available. Pets on approval. No wheelchair access.

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**ACH GROUP**

AKA: AGED CARE & HOUSING GROUP INC.  
Contact: Mary Bojko

Address: PO Box 646, Torrensville Plaza  
TORRENSVILLE 5031

Phone: (08) 8159 3489  
Fax: (08) 8159 3799  
Email: [housing@ach.org.au](mailto:housing@ach.org.au)  
Website: [www.ach.org.au](http://www.ach.org.au)

Units located in Elizabeth North, Rose Park and Payneham. Close to shops and public transport. No onsite parking. 24-hour emergency maintenance service provided. Small indoor pet allowed. Negotiated rental lease.

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Site Name: **Breamore Street**  
Site Address: 30 Breamore Street  
ELIZABETH NORTH 5113

Units: 2br - 5 units - \$358.94 / fortnight  
3br - 2 units - \$358.94 / fortnight

Eligibility: minimum 55 years of age; means tested. Units located close shops and transport; access to community bus. Garages and carports available. Small indoor pet allowed. Wheelchair-accessible.

Site Name: **Payneham Cottages**  
Site Address: 2 Nelson Street  
PAYNEHAM 5070

Units: 1br - 7 units - from \$322.00 / fortnight

Eligibility: minimum age 70 years; means tested. Units located close to shops and transport with access to community bus. Garages and carports available. Wheelchair-accessible. Pets not allowed.

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Site Name: **Hewitt Avenue (War Widows Guild)**  
Site Address: 35 Hewitt Avenue  
ROSE PARK 5067

Units: 1br - 21 units - \$322.00/fortnight  
2br - 2 units - POA

Two-storey building; lift to upper level. Suitable accommodation for older people. Located close to public transport. War widows with DVA gold card eligible. Pets not allowed.

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**ADELAIDE BENEVOLENT SOCIETY**

AKA: Adelaide Benevolent & Strangers' Friend Society Inc  
Contact: Property Coordinator

Address: 17 Morialta Street  
ADELAIDE 5000

Phone: (08) 8231 5321  
Fax: (08) 8231 5818  
Email: [office@adelaide.org.au](mailto:office@adelaide.org.au)  
Website: [www.adelaide.org.au](http://www.adelaide.org.au)

In addition to the sites listed in detail below, from July 2017 the Adelaide Bevolent Society will be in charge of housing sites previously managed by Wyatt Bevolent in Christie Downs, Christies Beach, Elizabeth East, Firle, Payneham and Victor Harbor.

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Site Name: **Hampstead Gardens**  
Site Address: 23-40 Gosfield Crescent & The Parkway  
HAMPSTEAD GARDENS 5086

Units: 1br - 46 units - POA

Entry is means tested. Units located close to shops and transport. Some units have rear gardens. Access to shared clotheslines and laundry. No smoking permitted. No pets allowed.

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Site Name: **Noarlunga Downs**  
Site Address: Shearwater Place  
NOARLUNGA DOWNS 5168



**Rental Independent Living Units**  
Please note: All prices are subject to change

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**ADELAIDE BENEVOLENT SOCIETY cont'd**

Units: 1br - 9 units - POA  
2br - 2 units - POA

Eligibility according to the National Rental Affordability Scheme (NRAS). Rental fee includes maintenance.

Units located close to shops and transport. No smoking permitted. No pets allowed.

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**Site Name:** Salisbury Downs  
**Site Address:** Spains Road  
SALISBURY DOWNS 5108

Units: 1br and 2br - 25 units - POA

Eligibility according to the National Rental Affordability Scheme. Units located close to shops. No smoking permitted. Pets on approval.

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**Site Name:** Smithfield (Fatchen Mews)  
**Site Address:** Jane Street  
SMITHFIELD 5114

Units: 1br - 2 units - POA  
2br - 6 units - POA  
3br - 1 unit - POA

Eligibility according to the National Rental Affordability Scheme. Units located close to shops. No smoking permitted. Pets on approval.

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**Site Name:** Somerton Park  
**Site Address:** 88 Harding Street  
SOMERTON PARK 5044

Units: 1br - 20 units - POA

Entry is means tested. Rental fee includes maintenance. Units located close to shops and transport. Some units have rear gardens. Access to shared clotheslines. No smoking permitted. No pets allowed.

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**Site Name:** Sturt - Darlington Sreet  
**Site Address:** 22 Darlington Street  
STURT 5047

Units: 1br - 9 units - POA

Entry is means tested. Rental fee includes maintenance. Units located close to shops and transport. Some units have rear gardens. Access to shared clotheslines. No smoking permitted. No pets allowed.

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**Site Name:** Sturt - Embert Street  
**Site Address:** 7 Embert Street / 7-9 Franklin Street  
STURT 5047

Units: 1br - 22 units - POA

Minimum age over 50 years. Entry is means tested. Rental fee includes maintenance. Units located close to shops and transport. Some units have rear gardens. Access to shared clotheslines. No smoking permitted. No pets allowed.

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**ADELAIDE HILLS COUNCIL**

**Contact:** Gaye Tulloch

**Address:** PO Box 44  
WOODSIDE 5244

**Phone:** (08) 8408 0400  
**Fax:** (08) 8389 7440  
**Email:** gtulloch@ahc.sa.gov.au  
**Website:** www.ahc.sa.gov.au

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**Site Name:** Lobethal Retirement Village  
**Site Address:** 3 Jeffrey Street  
LOBETHAL 5241

Units: 1br - 6 units from \$71 per week (Rent for joint venture)

Self-sufficient people aged 55 years and over, with priority to applicants with health, financial, family or social needs. Applicants must also be Housing SA eligible. Waiting list applies.

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**Site Name:** Gumeracha Retirement Village  
**Site Address:** 5 Albert Street  
GUMERACHA 5233

Units: 1br - 1 unit \$138 per week

Self-sufficient people aged 55 years and over, with priority to applicants with health, financial, family or social needs. Applicants must also be Housing SA eligible. Waiting list applies.

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**ANGLICARE SA HOUSING**

**Contact:** Rhonda O'Callaghan, Tenancy Officer

**Address:** 1/560 North East Rd  
HOLDEN HILL 5088

**Phone:** (08) 8186 8949  
**Email:** rocallaghan@anglicaresa.com.au  
**Website:** www.anglicaresa.com.au

Self-sufficient people on a low income aged 55 years and over. Younger person on a disability pension would be considered.

One- and two-bedroom units located throughout the metropolitan area (Brighton, Burnside, Campbelltown,

**Rental Independent Living Units**  
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**ANGLICARE SA HOUSING cont'd**

Elizabeth East, Elizabeth North, Elizabeth South, Gilles Plains, Hawthorn, Kilburn, Kingswood, Mansfield Park, Mitchell Park, Northfield, Panorama, Salisbury, Seaford Rise, Semaphore, Woodville Gardens), and in Kapunda.  
Pets on approval in some sites/units.

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**BALAKLAVA MILL COURT HOMES**

Contact: Graham Ackland

Address: 7 Railway Terrace  
BALAKLAVA 5461

Phone: (08) 8862 1576  
Fax: (08) 8862 1558  
Email: grahama@millcrt.com  
Website: www.millcrt.com

Site Name: Balaklava Mill Court  
Site Address: 7 Railway Terrace  
BALAKLAVA 5461

Units: 1br - 15 units - POA

Access to community-based services. Meals and community-based care services through Country Home Advocacy Project. Located close to shops, weekly bus service. Senior citizens hall onsite.

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**BAROSSA VILLAGE INC.**

Contact: Corporate and Retirement Services

Address: 14 Sholz Avenue / PO Box 531  
NURIOOTPA 5355

Phone: (08) 8562 0300  
Fax: (08) 8562 4680  
Email: csreception@barossavillage.org  
Website: www.barossavillage.org

Site Name: Barossa Village  
Site Address: 1 Gawler Street  
NURIOOTPA 5355

Units: 31 units - POA

Eligibility: minimum age 55 years; means test applies. Units located close to shops and transport with access to community bus. Garages and carports available. Long waiting list may apply.

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**BARUNGA VILLAGE**

Contact: Maureen Coffey

Address: 11 Edmund Street  
PORT BROUGHTON 5522

Phone: (08) 8635 0500  
Fax: (08) 8635 0501  
Email: admin@barungavillage.com.au  
Website: www.barungavillage.com.au

Site Name: Barunga Cottages  
Site Address: 11 Edmund St  
PORT BROUGHTON 5522

Units: 2br - 8 units from \$239.20 per fortnight

Eligibility: aged 55 years and over; means-test applies. Close to shops and public transport. Garage space, fenced private gardens, security features. Management and maintenance staffed weekdays. Visiting doctor. Residential aged care facility onsite.

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**BERRI COTTAGE HOMES**

Contact: Cynthia Harvey, Secretary

Address: PO Box 21  
BERRI 5343

Phone: (08) 8582 4970  
Fax: (08) 8582 4760  
Email: bchomes15@gmail.com

Site Name: Berri Cottage Homes  
Site Address: 1 McGilton Road  
BERRI 5343

Units: 1br - 12 units - POA

Located close to shops and community bus service. Access to medical and community care services. Activities organised by residents. Some rental units require Housing SA approval.

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**BLIND WELFARE ASSOCIATION**

Contact: Janet Palombo, L.J. Hooker - Glynde

Address: 516 Lower North East Road  
CAMPBELLTOWN 5074

Phone: (08) 8334 9222  
Fax: (08) 8337 2566  
Email: rentals@ljhglynde.com.au

Site Name: Gilles Plains  
Site Address: 1 Cameron Avenue  
GILLES PLAINS 5086

Units: 1br - 24 units - from \$185/week

Open to non-members as well; must be able to live independently. Close to shops and transport. Shared

**Rental Independent Living Units**  
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**BLIND WELFARE ASSOCIATION cont'd**

laundry facilities. No pets allowed except guide dog or companion animal as recommended by a doctor. Twelve units are on the ground floor and wheelchair accessible

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**BONEHAM AGED CARE SERVICES**

Contact: Jenny Norman

Address: 82 Williams Rd  
MILLICENT 5280

Phone: 8733 4331  
Fax: 8733 3363

Email: jenny@boneham.org  
Website: www.boneham.org

Site Name: The Boneham Cottage Homes  
Site Address: 82 Williams Rd  
MILLICENT 5280

Units: 1br - 22 units - \$130/week  
2br - 12 units - \$165/week

Aged care facility on site. Garage and storage. Private back gardens. Some wheelchair access. Maintenance weekdays. Access to Community services. Range of activities. Hairdresser. Close to shops. Security doors, windows, lighting. Small pets (birds, fish) allowed.

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**CHARLES STURT, CITY OF**

Contact: Ann Gordon

Address: PO BOX 1  
WOODVILLE 5011

Phone: (08) 8408 1268  
Fax: (08) 8408 1122  
Email: agordon@charlessturt.sa.gov.au  
Website: www.charlessturt.sa.gov.au

Site Name: Casuarina Lodge  
Site Address: 77 Todville Street  
WOODVILLE WEST 5011

Units: 1br - 25 units 25% of gross income / month

Close to shops and transport. Mix of 3 upstairs and 22 downstairs units. Wheelchair access. Carport and parking spaces available. Pets on approval.

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**COTTAGE HOMES INC, THE**

Contact: Terry Chamberlain, (Knight Frank Australia Pty Ltd)

Address: GPO Box 167  
ADELAIDE 5000

Phone: (08) 8233 5222  
Email: terry.chamberlain@au.knightfrank.com  
Website: www.cottagehome.org.au

Affordable accommodation for age pensioners. 128 units (mostly one-bedroom) situated at eight sites across the metropolitan area: Ascot Park, Findon, Glenelg North, Mitcham, Parkside, Prospect and Toorak Gardens. Close to shops and transport. All units have garden areas, some parking onsite. No pets allowed.

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**COWELL COTTAGES**

Contact: Robert Udy

Address: PO Box 260  
COWELL 5602

Phone: 0427 348 933  
Email: udyrob@gmail.com

Site Name: Cowell Cottages  
Site Address: Main Street  
COWELL 5602

Units: 1br - 10 units POA  
2br - 4 units POA  
3br - 1 unit POA

Units offer private gardens, wheelchair access, garages, security features, maintenance services. Access to recreational activities, visiting hairdresser, community-based care services. Located close to hospital and residential aged care facilities. Pets on approval.

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**CRAIGMORE CHRISTIAN CENTRE**

Contact: Sharon Bigwood, Village Manager

Address: 213 Yorktown Road  
CRAIGMORE 5114

Phone: (08) 8255 5668  
Email: yangala@craigmorechurch.org  
Website: www.craigmorechurch.org/affiliated-ministries/youngala

Site Name: Yangala Village  
Site Address: 14-18 Carinya Street  
CRAIGMORE 5114

Units: 2br - 19 units \$240 per week

Independent retirement living for people 55 years and over. Close to shops, doctors, dentist, chemist and transport. Some units offer wheelchair access, private fenced gardens, with some units having a garage or carports.

**Rental Independent Living Units**  
Please note: All prices are subject to change

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**CRAIGMORE CHRISTIAN CENTRE cont'd**

Maintenance staff available. No pets allowed.

Phone: (08) 8282 3444  
Fax: (08) 8282 3453  
Email: reception@dunbarhomesagedcare.com.au

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**DISTRICT COUNCIL OF ROBE**

Contact: Anne-Marie Peters, Admin Officer

Site Name: Elizabeth  
Site Address: 55 Goodman Road  
ELIZABETH SOUTH 5112

Address: P O Box 1  
ROBE 5276

Units: 1br - 17 units single -\$250.00 per fortnight; \$290.00 couple per fortnight

Phone: (08) 8768 2003  
Fax: (08) 8768 2432  
Email: anne-marie@robe.sa.gov.au  
Website: www.council.robe.sa.gov.au

Priority for those aged 55 and over receiving an income support payment (e.g. Age Pension, Disability Support Pension) and no longer working. Units offer some fenced back gardens, onsite parking and security features. Garden maintenance service. Pets on approval.

Site Name: Casuarina Lodge  
Site Address: Hateley Crescent  
ROBE 5276

Units: 1br - 5 units - \$130 per week  
2br - 2 units - \$160 per week

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**ECH**  
Contact: Reception

Close to town and local amenities. Community bus access. All unit have private court yards. No pets allowed.

Address: 174 Greenhill Road  
PARKSIDE 5063

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**DISTRICT COUNCIL OF THE COPPER COAST**

Contact: Director of Community Services

Phone: (08) 8407 5115  
Fax: (08) 8407 5130  
Email: retirement@ech.asn.au  
Website: www.ech.asn.au

Address: 51 Taylor Street  
KADINA 5554

Phone: (08) 8828 1200  
Fax: (08) 8821 2736  
Email: info@coppercoast.sa.gov.au  
Website: www.coppercoast.sa.gov.au

Offers affordable rental units for people aged 65 years and over, no pets, other conditions apply. Means-tested. Must be existing South Australian resident.

Site Name: McCauley Homes  
Site Address: Military Road  
MOONTA 5558

Predominantly one-bedroom units, some two-bedroom units, located throughout the Adelaide metropolitan area (Alberton, Black Forest, Brighton, Brooklyn Park, Burnside, Clarence Gardens, Collingswood, Croydon, Evandale, Findon, Fullarton, Glandore, Glenelg, Glenelg East, Glenelg, Glenelg North, Glenelg South, Goodwood, Henley Beach, Highgate, Hove, Kensington Gardens, Kurralta Park, Largs North, Leabrook, Lockleys, Marryatville, Mitcham, Modbury, Morphett Vale, Myrtle Bank, Nailsworth, Park Holme, Plympton, Prospect, Seaton, South Plympton, St Peters, Thebarton, Underdale, Unley, Walkerville, Woodville Gardens, Woodville North) and country (Ardrossan, Victor Harbor).

Units: 1br - 10 units - \$140 per week

Site are close to shops and public transport.

Eligibility: Priority given to self-sufficient people in receipt of the Age Pension with links to the district; applicants aged under 55 years in receipt of Disability Support Pension considered.

All units are wheelchair accessible. Maintenance by council staff. About half of the units have carports. Approximately 800 metres from shops. Close to senior citizens centre. Enclosed rear yard allows garden. Pets may be allowed; conditions apply.

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**ELDERCARE**

Contact: Retirement Living Sales Team

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**DUNBAR HOMES**

Contact: Stefan Ordish

Address: 247 Fullarton Rd  
Eastwood 5063

Address: 11 Mawson Road  
SALISBURY 5108

Phone: (08) 8291 1064  
Fax: 08 8291 1040  
Email: denise.smith@eldercare.net.au



**Rental Independent Living Units**  
Please note: All prices are subject to change

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**ELDERCARE cont'd**

Website: [www.eldercare.net.au](http://www.eldercare.net.au)

**Site Name:** Jubilee Cottages  
**Site Address:** 8 Fletcher Rd  
MOUNT BARKER 5251

**Units:** 1br - 8 units - POA

Eligibility: 60 years and over. Aged care facility on site.  
Close to shops and transport.  
Maximum one year lease at the moment.

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**EYRE PENINSULA OLD FOLKS HOME**

**Contact:** Dawn Suter, CEO

**Address:** 26 Flinders Highway  
PORT LINCOLN 5606

**Phone:** (08) 8682 1868

**Fax:** (08) 8683 3341

**Email:** [admin@epofh.com.au](mailto:admin@epofh.com.au)

**Website:** [www.epofh.com](http://www.epofh.com)

**Site Name:** Pioneer Village  
**Site Address:** 26 Flinders Highway  
PORT LINCOLN 5606

**Units:** 1br - 8 from \$160 - \$190 / fortnight

Close to shops and public transport. Units offer wheelchair access, security features, some carports available and weekly maintenance service. Residential aged care facility on site. Persons under 55 years on disability pension may be eligible. Pets on approval.

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**Site Name:** Brougham Village  
**Site Address:** 67 Oxford Terrace  
PORT LINCOLN 5606

**Units:** 1br - 8 units - \$160 - \$190 / fortnight

Close to shops and public transport. Units offer wheelchair access, security features, some carports available. and weekly maintenance service. Persons under 55 years on disability pension may be eligible. Pets on approval.

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**GILBERT VALLEY SENIOR CITIZENS HOMES (RIVERTON) INC.**

**Contact:** Lesley Smith

**Address:** 20 Masters Street  
RIVERTON 5412

**Phone:** (08) 8847 2307

**Email:** [lesley.smith@millcrt.com](mailto:lesley.smith@millcrt.com)

**Website:** <http://gilbertvalleyhomes.com.au>

**Site Name:** Saddleworth James Masters Seniors Citizens Homes

**Site Address:** Cnr Belvidere Road and Spur Street  
SADDLEWORTH 5413

**Units:** 2br - 6 units - Rent based on income

Eligibility: means test applies for prospective residents. Located close to medical services, library and community centre. Units feature air-conditioning and built in robes. Small front and rear gardens. Daily bus service to Adelaide. No pets allowed.

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**HELPING HAND AGED CARE INC.**

**Contact:** Housing Coordinator

**Address:** PO Box 66  
NORTH ADELAIDE 5006

**Phone:** (08) 8230 1785

**Fax:** (08) 8367 0061

**Email:** [housing@helpinghand.org.au](mailto:housing@helpinghand.org.au)

**Website:** [www.helpinghand.org.au](http://www.helpinghand.org.au)

**Site Name:** Barryne Village  
**Site Address:** 25 Sheoak Road  
BELAIR 5052

**Units:** 1br - 11 units - POA (entry contribution units and / or limited rental)

Eligibility: self-sufficient people aged 65 years and over. Located close to shops and transport. Access to community centre.

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**Site Name:** Port Pirie Retirement Village  
**Site Address:** Kingston Road  
PORT PRIRIE 5540

**Units:** 1br - 12 units - POA (entry contribution units and /or limited rental)

Eligibility: self-sufficient people aged 65 years and over. Located close to shops and transport. No pet policy.

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**HINDMARSH DIAMOND JUBILEE COTTAGE HOMES**

**Contact:** Tania Ware, Tenancy Officer, Westside Housing Association)

**Address:** 478 Port Road  
HINDMARSH WEST 5007

**Phone:** (08) 8155 6070

**Email:** [admin@wha.org.au](mailto:admin@wha.org.au)

**Website:** [www.wha.org.au](http://www.wha.org.au)

**Rental Independent Living Units**  
Please note: All prices are subject to change

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**HINDMARSH DIAMOND JUBILEE COTTAGE HOMES**  
cont'd

**Site Name:** Sam Johnson Court  
**Site Address:** 24 Blight Street  
RIDLEYTON 5008

**Units:** 1br - 19 units - from \$100 per week  
2br - 4 units - from \$190 per week

Eligibility: Must be in receipt of Age Pension or other income support payment. Priority will be given to applicants who have reached or are nearing Age Pension age, are in greatest financial need and have connections to the local community. Located close to shops and transport. Access to community bus and community-based care services. Some units have private clotheslines and carports. No pets allowed.

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**KALYRA COMMUNITIES**

**AKA:** James Brown Memorial Trust ; James and Jessie Brown Cottages  
**Contact:** Billy Braithwaite

**Address:** PO Box 196  
BLACKWOOD 5051

**Phone:** (08) 8278 5444, 0438 655 700  
**Fax:** (08) 8278 0306  
**Email:** bbraithwaite@kalyra.org.au  
**Website:** www.kalyra.org.au

**Site Name:** Campbelltown  
**Site Address:** 30 Wicks Avenue  
CAMPBELLTOWN 5074  
**Units:** 1br - 24 units - POA

Applicants must be recipients of Age Pension or Disability Support Pension. Units located close to shops, offering security features and some car parking onsite. No pets allowed.

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**Site Name:** Clovelly Park  
**Site Address:** 21 Ash Avenue  
CLOVELLY PARK 5042

**Units:** 1br - 12 units - POA

Applicants must be recipients of Age Pension or Disability Support Pension. Units located close to shops, offering security features and some car parking on site. No pets allowed.

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**Site Name:** Crafers  
**Site Address:** Fullgrave Drive  
CRAFERS 5152

**Units:** 1br - 16 units - POA

Applicants must be recipients of Age Pension or Disability Support Pension. Units located close to shops, offering security features and some car parking on site. No pets allowed.

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**Site Name:** Findon  
**Site Address:** 4 Winona Street  
FINDON 5023

**Units:** 1br - 7 units - POA

Applicants must be recipients of Age Pension or Disability Support Pension. Units located close to shops, offering security features and some car parking on site. No pets allowed.

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**Site Name:** Mansfield Park  
**Site Address:** 18 Chapman Road  
MANSFIELD PARK 5012

**Units:** 1br - 20 units - POA  
Applicants must be recipients of Age Pension or Disability Support Pension. Units located close to shops, offering security features and some car parking on site. No pets allowed.

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**KINGSTON RETIREMENT VILLAGE**

**Contact:** Linda Kennett

**Address:** Unit 12/14 South Terrace  
KINGSTON SE 5275

**Phone:** (08) 8767 3392; 0435 654 330  
**Fax:** (08) 8767 3392  
**Email:** krv@exemail.com.au

**Site Name:** Kingston Retirement Village  
**Site Address:** Unit 12/14 South Terrace  
KINGSTON SE 5275

**Units:** 1br - 6 units - \$286 per fortnight  
2br - 11 units - \$336 per fortnight

Self-sufficient persons aged 55 years and over. Located in a seaside township close to shops. Units offer security features, private gardens, garages and storage. Access to activities held at the recreation centre. No pets allowed.

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**LAMEROO HOMES FOR THE AGED**

**Contact:** Kathryn Leslie

**Address:** 1A Vardon Terrace  
LAMEROO 5302

**Phone:** (08) 8576 4600 (with District Hospital)

# Rental Independent Living Units

Please note: All prices are subject to change

## LAMEROO HOMES FOR THE AGED cont'd

Fax: (08) 8576 3204

**Site Name:** Austin Village  
**Site Address:** Needs Road  
LAMEROO 5302

**Units:** 1br - 6 units - POA  
2br - 4 units - POA

Applicants must be recipients of the Age Pension or Disability Support Pension or have eligible younger disabled dependant. Units offer security features and carports. Access to community based care services. Pets on approval

### LIFE CARE

**AKA:** LIFE CARE (CHURCHES OF CHRIST)  
**Contact:** Enquiry Team

**Address:** 263 Melbourne Street  
NORTH ADELAIDE 5006

**Phone:** 1800 555 990  
**Fax:** (08) 8239 9899  
**Email:** [enquire@lifecare.org.au](mailto:enquire@lifecare.org.au)  
**Website:** [www.lifecare.org.au](http://www.lifecare.org.au)

**Site Name:** Glenrose Court Strata Units  
**Site Address:** 1 Gilles Road  
GLEN OSMOND 5064

**Units:** 2br - 6 units \$637 - \$714 per fortnight

Close to shopping and transport. Units offer carports, private fenced gardens, 24 hour emergency call system. Access to community hall and activities. Access to community bus, hairdresser and residents committee. Residential aged care facility onsite. Pets on approval.

**Site Name:** Glenrose Court  
**Site Address:** 1A Gilles Road  
GLEN OSMOND 5064

**Units:** 1br - 5 cottages- \$260.00 per fortnight  
2br - 1 cottage - \$286.00 per fortnight

Minimum entry age is 55 years. Units located close to shops and transport. Wheelchair access. Pets on approval.

**Site Name:** Reynella Village  
**Site Address:** 278 Old South Road  
REYNELLA 5161

**Units:** 1br - 7 units - \$1,394 per month

Rental serviced apartments. Fee covers electricity, council & water rates, 3 meals per day, maintenance.

**Site Name:** Parkrose Village  
**Site Address:** 34 Norman Terrace  
EVERARD PARK 5035

**Units:** 1br - 24 units \$389 - \$486 / fortnight  
b/sitter - 7 units - \$332 / fortnight

Minimum entry age is 55 years. Located close to shops and transport. Wheelchair access. Pets on approval.

### LONGRIDGE AGED CARE

**AKA:** Naracoorte Homes for the Aged  
**Contact:** Elizabeth Broadstock, Executive Officer / Director of Care

**Address:** 900 Attiwill Street  
NARACOORTE 5271

**Phone:** (08) 8762 1340  
**Fax:** (08) 8762 1359  
**Email:** [longridge@longridge.org.au](mailto:longridge@longridge.org.au)

**Site Name:** Longridge Aged Care  
**Site Address:** 900 Attiwill Street  
NARACOORTE 5271

**Units:** 2br - 14 units POA  
1 br - 17 units

Units offer wheelchair access, garage space, security features, maintenance service weekdays. Access to community bus and community-based care services. Village provides a limited range of social activities and bus outings. Visiting hairdresser. Residents meetings. Residential aged care facilities onsite. Pets on approval.

### NORTHERN YORKE PENINSULA HOMES

**Contact:** Chris Venning, Merv Baker

**Address:** Box 256  
KADINA 5554  
**Phone:** (08) 8821 3597; (08) 8821 3916  
**Fax:** N/A  
**Email:** [rbcv@bigpond.net.au](mailto:rbcv@bigpond.net.au)

**Site Name:** Wontama  
**Site Address:** 42 East Terrace  
KADINA 5554

**Units:** 1br - 7 \$95.00 per week

Eligibility people 55 years and over. Units offer wheelchair

**Rental Independent Living Units**  
Please note: All prices are subject to change

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**NORTHERN YORKE PENINSULA HOMES cont'd**

access, security features, private fenced gardens, garages, carports and caravan storage. Maintenance staff available. Community Hall with activities organised by residents. No pets allowed.

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**NORWOOD AGED COTTAGE HOMES**

Information removed due to long waiting list.

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**PARADISE RETIREMENT LIVING**

**AKA:** formerly known as Falcon Lodge  
**Contact:** Sonja Williams

**Address:** 695 Lower North East Rd  
PARADISE 5075

**Phone:** (08) 8337 6238; 8347 1966  
**Fax:** (08) 8165 0318  
**Email:** sonja@paradiseretvil.com.au

**Site Name:** Paradise Retirement Living  
**Site Address:** 695 Lower North East Road  
PARADISE 5075

**Units:** b/sitter - 34 units POA

Centrelink rent assistance may be available to eligible residents. All utilities are included in tariff. Fully furnished (if required) ensuite, air conditioning, access to laundry area, tumble dryers, library, TV room, meeting areas for visitors, landscaped gardens, some undercover parking available.

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**RESTHAVEN**

**Contact:** Jeannie Peace

**Address:** PO Box 327  
UNLEY 5061

**Phone:** (08) 8370 3756  
**Fax:** (08) 8373 9121  
**Email:** independentliving@resthaven.asn.au  
**Website:** www.resthaven.asn.au

**Site Name:** Marion  
**Site Address:** 12 Township Road  
MARION 5043

**Units:** 1br - 13 units - \$208.88 per fortnight  
2br - 6 units - \$208.88 per fortnight

Housing SA approval is required. Minimum entry age 60 years. Located close to shops and transport. Some wheelchair access. Private clotheslines. Community facilities. Aged care facilities onsite. No pets allowed.

**RIDLEYTON GREEK HOMES FOR THE AGED**

**Contact:** Luisa Stenta

**Address:** 282 Waymouth Street  
ADELAIDE SA 5000

**Phone:** (08) 7088 0500  
**Email:** luisa@gocsacommunitycare.com.au  
**Website:** www.gocsa.org.au

**Site Name:** Ridleyton Greek Homes for the Aged  
**Site Address:** At rear of 89 Hawker Street  
RIDLEYTON 5008

**Units:** 1br - 23 units - 25% Age Pension  
2br - 43 units - 25% Age Pension

Priority given to members of the Greek community. Must be registered with Housing SA. Means test applies. Located close to shops and transport. Units offer fenced private gardens, security features. Maintenance provided (tenant to pay for utilities). Access to management staff weekdays. Pets on approval. Residential aged care facility adjacent.

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**RIVERVIEW LUTHERAN REST HOME INC**

**Contact:** Kathleen Goldsack

**Address:** 5 Luther Road  
LOXTON SA 5333

**Phone:** (08) 8584 7370  
**Fax:** (08) 8584 5200  
**Email:** ceo@riverviewresthome.com.au  
**Website:** www.riverviewresthome.com.au

**Site Name:** Riverview  
**Site Address:** 5 Luther Road  
LOXTON SA 5333

**Units:** 1br - 10 units - POA  
2br - 2 units - POA

Eligibility 65 years and over. Sixty-bed aged care facility on site. Wheelchair access. Daily maintenance. Some of the units have car parks. Close to shops. Access to community services and activities / extra services available at additional cost. No pets are allowed.

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**RSL CARE SA**

**Contact:** Michelle Davies

**Address:** 55 Ferguson Avenue  
MYRTLE BANK 5064

**Phone:** (08) 8379 2600  
**Fax:** (08) 8338 2577



**Rental Independent Living Units**  
Please note: All prices are subject to change

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**RSL CARE SA cont'd**

Email: warvets@rslcaresa.com.au  
Website: http://rslcaresa.com.au/

**Site Name:** Angle Park  
**Site Address:** 18a Trafford St  
ANGLE PARK 5010

**Units:** 1br – 5 units – POA  
3 br – 2 units – POA

Priority is given to self-sufficient ex-service personnel, or their widows, widowers and dependants in needy circumstances. Health and financial factors are taken into consideration. Units located close to shops and transport. Security features. Some maintenance support available.

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**Site Name:** Darby & Joan Cottages – Campbelltown  
**Site Address:** 15 Cedar Avenue & Albion Tce  
CAMPBELLTOWN 5074

**Units:** 1br – 16 units – POA

Priority is given to self sufficient ex-service personnel, or their widows, widowers and dependants in needy circumstances. Health and financial factors are taken into consideration. Units located close to shops and transport. Security features. Some maintenance support available. Some parking onsite. No pets allowed.

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**Site Name:** Darby & Joan Cottages – Wallaroo  
**Site Address:** 1 Irwine Street  
WALLAROO 5556

**Units:** 1br – 8 units – POA

Priority is given to self sufficient ex-service personnel, or their widows, widowers and dependants in needy circumstances. Health and financial factors are taken into consideration. Units located close to shops and transport. Security features. Some maintenance support available. Some parking onsite. No pets allowed.

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**Site Name:** Warmington Square  
**Site Address:** 11a Elizabeth Street  
WALLAROO 5556

**Units:** 2br – 7 units – POA

Priority is given to self sufficient ex-service personnel, or their widows, widowers and dependants in needy circumstances. Health and financial factors are taken into consideration. Units located close to shops and transport. Security features. Some maintenance support available. Some parking onsite. No pets allowed.

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**SADDLEWORTH JAMES MASTERS SENIOR CITIZENS HOMES**

**Contact:** Suzanne Shephard and Beverly deVries

**Address:** PO Box 19  
SADDLEWORTH 5413

**Phone:** (08) 8847 4149  
**Fax:** (08) 8847 4317  
**Email:** jamesmasterssc@bigpond.com

**Site Name:** Saddleworth James Masters Seniors Citizens Homes

**Site Address:** Cnr Belvidere Road and Spur Street  
SADDLEWORTH 5413

**Units:** 1br – 3 units – 25% of total fortnightly income  
2br – 12 units – 25% of total fortnightly income

The Village is run by a committee of volunteers. Eligibility: Aged, Veterans and Disability Pensioners. Located close to medical services, Library and community centre. Units offer Air-conditioning and built in robes. Small front and rear gardens. Daily bus service to Adelaide. No pets allowed.

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**SOUTHERN CROSS CARE**

**Contact:** Meredith Dale

**Address:** Head Office: Level 1, 151 Greenhill Road, PARKSIDE 5063  
PO Box 155, GLEN OSMOND SA 5064

**Phone:** 1800 180 781  
**Fax:** (08) 8172 0144  
**Email:** enquiry@southernxc.com.au  
**Website:** www.southerncrosscare.com.au

**Site Name:** Southern Cross Care – Mount Gambier  
**Site Address:** 5 Holder Street  
MOUNT GAMBIER 5290

**Units:** 1br – POA

Applicants over 55 years. Means tested entry. Site located close to shops and transport. Wheelchair access, down stairs and upstairs units offer shared clotheslines and garden areas. Some carports available onsite. No pets allowed.

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**ST ANDREWS COTTAGE HOMES INC.**

**Contact:** Margaret Roberts

**Address:** PO Box 727  
STRATHALBYN 5255

**Rental Independent Living Units**  
Please note: All prices are subject to change

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**ST ANDREWS COTTAGE HOMES INC. cont'd**

Phone: (08) 8379 5526  
Email: meroberts@adam.com.au

**Site Name:** St Andrews Cottage Homes  
**Site Address:** Russell Street  
STRATHALBYN 5255

**Units:** 1br - 9units - POA  
2br - 2 units - POA

Means-tested entry. Close to shops and transport. Some garaging onsite. Adjacent to hospital. No pets allowed.

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**ST BASIL'S HOMES**

**Contact:** Anne Stidiford  
**Address:** 10 Morton Road  
CHRISTIE DOWNS 5164

Phone: (08) 7424 0950  
Fax: (08) 8326 0035  
Email: avadmin@stbasils.com.au

**Site Name:** Aegean Village  
**Site Address:** 10 Morton Road  
CHRISTIE DOWNS 5164

**Units:** 1br - 19 units - POA. Bond required  
2br - 5 units - POA. Bond required

Close to shops, transport and local hospital. Eligibility: age pensioners. Means tested entry. Units offer security features, small enclosed garden, shared clothesline. Maintenance service. Parking space onsite. Access to community-based care services. High and low aged care facility on site. Pets on approval.

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**Site Name:** St Basil's Homes  
**Site Address:** 19 Marilyn Avenue  
CHRISTIE DOWNS 5164

**Units:** 1br - 17 units - POA. Bond required  
2br - 7 units - POA. Bond required

Close to shops, transport and local hospital. Eligibility: age pensioners. Means tested entry. Units offer security features, small enclosed garden, shared clothesline. Maintenance service. Parking space onsite. Access to community-based care services. Aged care facility on site. Pets on approval.

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**ST MATTHEWS HOMES**

**Contact:** Grant Simpson, Manager

**Address:** PO Box 315  
KENSINGTON PARK 5068

Phone: (08) 8364 1847  
Fax: (08) 8364 1847  
Email: s.m.h.1@bigpond.net.au  
Website: http://stmatthewshomes.com.au

**Site Name:** Wilson Court  
**Site Address:** 63-65 Bridge Street  
KENSINGTON PARK 5068

**Units:** 1br - 10 units - POA

Minimum age 65 years. Means tested entry. Located close to shops and public transport and community bus. Units offer security features and private clotheslines. Access to community hall and activities. Access to community-based care services. Management on-site. Maintenance included. Pets on approval. Garage/car parking.

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**TANUNDA LUTHERAN HOMES**

**Contact:** Carolyn Redden, Independent Living Coordinator

**Address:** 27 Bridge Street  
TANUNDA 50352  
Phone: (08) 8563 7709  
Fax: (08) 8563 3744  
Email: ilu@tlhome.com.au  
Website: www.tlhome.com.au.au

**Site Name:** TLH Lifestyle Choices, Tanunda Lutheran Homes

**Site Address:** 27 Bridge Street  
TANUNDA 5352

**Units:** 1br - 11 units - \$145 per week  
2br - 2 units \$184 per week

Eligibility: 55 years and over. Five of the one-bedroom units are specifically for seniors with low means. A bond is required and kept at the Residential Tenancies Branch. Close to shops and transport. Meals available. Pets on approval. Aged care facility on site.

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**TATIARA RETIREMENT VILLAGE**

**Contact:** Yvonne Sargeant

**Address:** PO Box 310  
BORDERTOWN 5268

Phone: (08) 8752 0257  
Fax: (08) 8752 0257  
Email: tatiara7@bigpond.com

**Site Name:** Tatiara Retirement Village

**Rental Independent Living Units**  
Please note: All prices are subject to change

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**TATIARA RETIREMENT VILLAGE cont'd**

Site Address: 68 Park Terrace  
BORDERTOWN 5268

Units: 1br - 6 units - POA

Applicants age over 55 eligible. Located close to shops and hospital. Access to local community bus service. Units offer security features; garage or carport. Community activities nearby. Video/book library in admin centre. Access to community-based care services. maintenance and gardening service. Caged pet bird allowed.

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**UNITING SA**

AKA: formerly UnitingCare Wesley Port  
Adelaide

Contact: Margaret Richards

Address: PO Box 3032  
PORT ADELAIDE 5015

Phone: (08) 8449 7085  
Fax: (08) 8242 2990  
Email: mrichards@unitingsa.com.au  
Website: https://unitingsa.com.au

Site Name: Wesley Court  
Site Address: 90 Russell Street  
ROSEWATER 5013

Units: 1br - POA

Self-sufficient people in receipt of an Age Pension.

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**WC RIGBY COTTAGE HOMES**

Contact: Tracy, Property Manager with Scarce  
Real Estate

Address: 457 Greenhill Road  
TUSMORE 5065

Phone: (08) 8332 1488

Fax: (08) 8364 1560  
Email: rentals2@scarce.com.au

Site Name: Fullham Gardens

Site Address: 509 Tapleys Hill Road  
FULHAM GARDENS 5024

Units: 1br - 10 units - 21% of total income

Applicants must be Age Pension recipients. Site located close to shops and transport. Access to community bus and community-based care services. Units offer security

features and onsite parking. Maintenance service. No pets allowed.

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Site Name: Ingle Farm  
Site Address: 9 Apra Crescent  
INGLE FARM 5098

Units: 1br - 13 21% of total income

Applicants must be Age Pension recipients. Site located close to shops and transport. Access to community bus and community-based care services. Units offer security features and onsite parking. Maintenance service. No pets allowed.

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**WAR WIDOWS GUILD**

Refer ACH Group, as that organisation manages the site in Rose Park.

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**WIRREANDA COTTAGES**

Contact: Colleen Shute

Address: PO Box 90  
HAWKER 5434

Phone: (08) 8648 4192 or (08) 8648 4007  
Fax: (08) 8648 4169  
Email: eagle.hill@bigpond.com.au

Site Name: Wirreanda Cottages Inc  
Site Address: Cradock Rd.  
HAWKER 5434

Units: 2br - 4 POA

Applicants over 55 years. Younger people on a Disability Pension considered. Situated close to shops and hospital. Access to community based-care services (meals/nursing care) provided through the hospital's outreach program, fees apply. Units offer private back gardens, carports and wheelchair access. Pets on approval.

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**WYATT BENEVOLENT**

Units being transferred to Adelaide Benevolent Society from July 2017 (see relevant entry).

## COMMUNITY HOUSING

### Housing Associations and Housing Co-operatives

Community housing provides secure, low cost rental housing for low income families and individuals and people with special needs (e.g. those who have experienced homelessness, the aged, people with a disability, survivors of domestic violence, people from non-English speaking backgrounds). It can encompass shared houses, single houses or units.

There are two types of Community Housing:

Housing Associations

Housing Co-operatives (AKA volunteer member-tenant managed community housing)

Housing Associations are particularly well placed to house people with special needs because they have the flexibility to provide appropriate housing and, where possible, support. Housing Associations have a management structure, which brings people together with expertise in housing and expertise in working with the particular needs group being targeted.

Housing Co-operatives are tenant-managed. As managers, tenants' skills are developed through unpaid work in the co-op. Members work together to buy, build, maintain and manage their housing.

There are two stages to eligibility for community housing:

- Meeting government base eligibility criteria for community housing
- and/or
- Meeting specific eligibility criteria of the individual community housing organisation for which you have applied

You can register for community housing through the organisation that you have identified as your preferred a provider or through Housing SA.

Contact your preferred house provider(s) to obtain further information. Most or all places require application in writing and when doing this you need to include some details about yourself and your housing needs.

Further information and application forms can be found at [www.sa.gov.au/topics/housing/public-and-community-housing](http://www.sa.gov.au/topics/housing/public-and-community-housing).

Generally, rent is based on the TOTAL household income. That is, all the income that is earned from individuals in one property. This may be calculated at the percentage of approximately 25%.

More detailed information is available from:

Community Housing Council of SA Inc

283 -285 Payneham Road

ROYSTON PARK SA 5070

Phone: 8362 1022

Fax: 8362 1944

Website: <http://chcsa.org.au> (includes the option to send a web enquiry)



# Community Housing

Please note: All prices are subject to change

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## FREDERIC OZANAM HOUSING ASSOCIATION IN SA

Contact: Mary Redshaw, Tenancy Officer

Address: 202 Franklin Street  
ADELAIDE 5000

Phone: (08) 8112 8787  
Fax: (08) 8112 8797  
Email: foha@svdpsa.org.au  
Website: [www.vinnies.org.au/page/Find\\_Help/SA/Housing/Frederic\\_Ozanam\\_Housing\\_Association/](http://www.vinnies.org.au/page/Find_Help/SA/Housing/Frederic_Ozanam_Housing_Association/)

Around 250 properties located throughout the metropolitan area, with the majority in the south. Includes 1-, 2- and 3 bedroom units. Rent is 25% - 30% of income plus Commonwealth Rent Assistance. Applicants must fill out a Registration of Interest Form. Applicants are required to pass a Needs Eligibility Test. Registrants must show that they cannot stay where they are in the short or medium term and do not have any other appropriate option to move into. Sites are wheelchair-accessible. All site are close to transport; some are also close to shops. Pets on approval.

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## HELPING HAND HOUSING INC.

Contact: Housing Coordinator

Address: PO Box 66  
NORTH ADELAIDE 5006

Phone: (08) 8230 1785  
Fax: (08) 8367 0061  
Email: [housing@helpinghand.org.au](mailto:housing@helpinghand.org.au)  
Website: [www.helpinghand.org.au](http://www.helpinghand.org.au)

Site Name: Aged Community Housing  
Site Address: Middleton and Caldecott Streets  
PORT PIRIE 5540

Units: 2br - 14 units - POA

Special application process applies. Age and income assessed. Located close to shops and transport. Access to community centre. No pet policy. Waiting list only.

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Site Name: Melrose Park Aged Homelessness Village  
Site Address: MELROSE PARK 5039

Units: 1br - 18 units - POA  
2br - 6 units - POA

Special application process applies. Age, income and eligibility assessed. Rental units for aged homeless people. Tenants must also be eligible for and accept a support package from the Department for Communities and Social

Inclusion. No pets policy.

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## MID-MURRAY HOMES FOR THE AGED

Contact: Glen Cooper/Wendy Gowling

Address: 14 Adelaide Road  
MANNUM 5238

Phone: (08) 8569 1749  
Fax: (08) 8569 2707  
Email: [finance@aminya.net.au](mailto:finance@aminya.net.au);  
[ceo@aminya.net.au](mailto:ceo@aminya.net.au)  
Website: [www.aminya.org.au](http://www.aminya.org.au)

Site Name: Aminya Village  
Site Address: 14 Adelaide Road  
MANNUM 5238

Units: 1br - 16 - 20% - 30% of income

Applicants must be a resident in South Australia and be over 55 years. The applicant must not own or part own a residential property. Applicants must meet a state government prescribed income test and an assets test. The units are close to the main street, medical services and Hospital. Tenants may be eligible for a number of community care packages including domiciliary care and cleaning services, meals on wheels. The units have well maintained easy care gardens. Wheelchair access. Maintenance - buildings & minor repairs. Car parking. Close to shop. Garden area. Aged care facility on site. Access to community services and activities / extra services available at additional cost.

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Site Name: Blanchetown  
Site Address: Onslow Street  
BLANCHETOWN 5357

Units: 1br - 2 - 20% - 30% of income

Applicants must be a resident in South Australia and be over 55 years. The applicant must not own or part own a residential property. Applicants must meet a state government prescribed income test and an assets test. Tenants may be eligible for a number of community care packages including domiciliary care and cleaning services, meals on wheels. The units have easy care gardens. Wheelchair access. Garage / car parking. Private garden. Access to community services and activities / extra services available at additional cost.

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## NORTHERN SUBURBS HOUSING COMMUNITY

Contact: Housing Officer

Address: 472 Regency Road  
PROSPECT 5082

# Community Housing

Please note: All prices are subject to change

## NORTHERN SUBURBS HOUSING COMMUNITY cont'd

Phone: (08) 8344 9011  
Fax: (08) 8269 4027  
Email: info@nshc.com.au  
Website: www.nshc.com.au

Site Name: NORTHERN SUBURBS HOUSING CO-OP  
Site Address: 472 Regency Road  
PROSPECT 5082

Units: 1br - 78 units 2- 5% total gross income  
2br - 66 units - 25% total gross income

Eligibility: Government eligibility criteria for public and community housing plus Northern Suburbs' own eligibility criteria. Need to be a Community Housing registrant, predominantly aged 65 and over. The Association is a registered tier 3 community housing provider under the National Regulatory System for Community Housing. Properties located close to shops and transport, and community facilities. All units are ground floor. Some fenced rear gardens and car parking onsite. Pets on approval.

## RIVERSGATE HOUSING ASSOCIATION

Contact: Colleen Andrew

Address: PO Box 80  
WAIKERIE 5330

Phone: (08) 8541 3137  
Fax: (08) 8541 3142  
Website: www.warrawee.org.au/assisted-accommodation

Units: 1br - 1 \$210.00 per fortnight  
2br - 4 \$220.00 per fortnight

Various sites in the Waikerie area. Contact Riversgate Housing Association for further information.

## UNITY HOUSING COMPANY

Contact: Yvonne Harris and Karen Rawlings

Address: 179b Philip Highway, PO Box 1195  
ELIZABETH VALE 5112

Phone: (08) 8287 8600  
Fax: (08) 8287 6155  
Email: y.harris@unityhousing.org.au  
Website: www.unityhousing.org.au

Site Name: Fairfield Road Site  
Site Address: 70 Fairfield Road  
ELIZABETH GROVE 5112

Units: 1br - 9 25% of income  
2br - 2 25% of income

Low cost, long term rental accommodation for financially disadvantaged people over 55 yrs of age.

## SALVATION ARMY HOUSING

AKA: RED SHIELD HOUSING ASSOCIATION  
(former name)  
Contact: Kerry Gray, State Manager

Address: PO Box 68  
GREENACRES 5086

Phone: (08) 8368 6800  
Fax: (08) 8266 7455  
Email: kerry.gray@aus.salvationarmy.org  
Website: www.salvationarmy.org.au/SAH

Eligibility: Aged people on low income. Must be referred by a recognised support agency, which is resourced to provide extended personal support.

Site Name: Eden Court  
Site Address: 19 Palm Court  
PARAFIELD GARDENS 5107

Units: 1br - 13 units - 25% gross income  
2br - 4 units - 25% gross income

Site Name: Mount Gambier  
Site Address: Gordon Street  
MOUNT GAMBIER 5290

Units: 2br - 4 units - 25% income + levies

## SYP COMMUNITY HOUSING ASSOCIATION

Contact: Marion Gemmel

Address: 50 Main St  
MINLATON, SA 5575

Phone: (08) 8853 2726  
Email: sypcha@minlaton.com.au

Site Name: Ardrossan  
Site Address: 19 - 24/28 Oval Tce  
ARDROSSAN 5571  
Units: 2br - 6 POA

Means tested entry. Self-sufficient people 55 years and over who, due to ill health or low income require affordable accommodation.

Site Name: Minlaton  
Site Address: 11 South Tce  
SYP COMMUNITY HOUSING ASSOCIATION cont'd

## Community Housing

Please note: All prices are subject to change

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Units: 1 br - 12 POA  
2 br - 6 POA

Means-tested entry. Self sufficient people 55 years and over who, due to ill health or low income require affordable accommodation.

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**Site Name:** Warooka  
**Site Address:** 12 Oval Ave  
WAROOKA 5577

Units: 1 br - 4

Means-tested entry. Self sufficient people 55 years and over who, due to ill health or low income require affordable accommodation.

**Site Name:** Yorketown  
**Site Address:** 11 - 6 Daniel Court  
YORKETOWN 5576

Units: 2 br - 6

Means-tested entry. Self-sufficient people 55 years and over who, due to ill health or low income require affordable accommodation.

## COMMUNITY HOUSES

Community houses are purpose-built or modified larger homes which offer bedsitter accommodation in a supportive environment for people who have limited financial means. Residents are encouraged to continue their social contacts and friendships outside of the house just as they would in their own home.

The advantages of this type of accommodation are: company in the home with the knowledge that someone is nearby should there be a medical emergency, provision of meals and continuation of outside interests.

The entry criteria vary, with some having no entry premium and others requesting a fee. Residents pay between 70% – 85% of their pension plus Rent Assistance. The housekeeper is usually responsible for the shopping, preparing the main meals and cleaning the common areas. The residents are responsible for cleaning their own rooms and preparing their own breakfast. Community services such as those funded through the Commonwealth Home Support Programs and through the national Disability Insurance Scheme may be available subject to eligibility.

Community houses are not a style of housing which suits everyone, so it is advisable to look carefully at this option and be aware of both the advantages and disadvantages of living with other people. It is suggested that prospective residents discuss the option of community houses with family, friends or support worker.

It is important that prospective residents become aware of the services that are provided as part of the financial arrangements agrees upon. Community houses are NOT the same as living in an aged care facility and no nursing care is provided as part of the rental. If possible talk to residents and find out what services and facilities are located near the house, e.g., transport, shopping, community groups and medical facilities.

The prospective resident should also be aware of the entry fee requirements, weekly fees and refund arrangements on departure from the house.

Other questions to ask are:

- Is it possible to bring some of your own furniture?
- What are the residents' rights and responsibilities?



## Community Houses

Please note: All prices are subject to change

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### ABBEYFIELD MT GAMBIER

**Contact:** Sandra Lavender, Secretary

**Address:** PO Box 2631  
Mount Gambier 5290

**Phone:** (08) 8725 8158 (enquiries)  
(08) 8725 1718 (house)

**Email:** patpom@internode.on.net

**Site Name:** Francis Street

**Site Address:** 15 Francis St  
MOUNT GAMBIER 5290

**Units:** b/sitter - 10 70% of pension plus  
Commonwealth Rent Assistance

Primarily for older people and people with a mild disability. Specific entry criteria applies. Rent includes breakfast and two meals per day. Live-in housekeeper providing meals and light domestic duties. Wheelchair-accessible. Pets on approval. Respite / short term stay also available.

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### NORTHERN SUBURBS HOUSING COMMUNITY INC.

**Contact:** Housing Officer

**Address:** 472 Regency Road  
PROSPECT 5082

**Phone:** (08) 8344 9011

**Fax:** 8269 4027

**Email:** info@nshc.com.au

**Website:** www.nshc.com.au

**Site Name:** Heritage Court

**Site Address:** 11-15 Heritage Court  
OAKDEN 5086

**Units:** 22 bedsitters - Fee is approximately  
80% of gross pension including Rent  
Assistance.

Eligibility: Government eligibility criteria for public and community housing plus Northern Suburbs' own eligibility criteria. Need to be a Community Housing registrant, predominantly aged 65 and over. The Association is a registered tier 3 community housing provider under the National Regulatory System for Community Housing. There are two residential blocks, each block has 11 bed-sit rooms and a visitor's lounge. There is a communal dining room, shared laundry and activities hall. Fee includes breakfast provisions provided, prepared lunch and evening meals 7 days a week, all electricity, gas and water usage, 24/7 monitored pendant, as well as staff on site 7 days per week (times vary). There is no upfront or maintenance fees payable to reside at Heritage Court.

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### ECH

**Contact:** Reception

**Address:** 174 Greenhill Road  
PARKSIDE 5063

**Phone:** (08) 8407 5115

**Fax:** (08) 8407 5130

**Email:** retirement@ech.asn.au

**Website:** www.ech.asn.au

**Site Name:** Crichton Court

**Site Address:** 166 Cudmore Terrace  
HENLEY BEACH 5022

**Units:** 1br - 20 85% of aged pension plus 85%  
of rent assistance and bond required

Semi-independent accommodation. Main meals provided daily in communal dining room at lunch time, and a light evening meal provided to residents in their unit. Weekly cleaning service. Linen provided and laundered weekly. Independent Living Services work with residents to assist them to maintain their well being and independence through appropriate referrals to community services.

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### RIVERSGATE HOUSING ASSOCIATION

**Contact:** Colleen Andrew

**Address:** P.O. Box 80  
WAIKERIE 5330

**Phone:** (08) 8541 3137

**Fax:** (08) 8541 3142

**Website:** www.warrawee.org.au/assisted-  
accommodation

**Site Name:** Waikerie

**Site Address:** 9 - 11 West Road  
WAIKERIE 5330

**Units:** b/sitter - 13 POA

Community Houses - 2 houses 13 supported individual rooms. Personal services including meals, cleaning and laundry service provided. Houses offer security features. Each house can accommodate a varying number of people. Community facilities available.

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### Other housing options that may be of suitable for you:

Besides the options featured in this directory there are other housing alternatives that may be suitable and affordable depending on your needs and circumstances.

If you have some savings and wish to secure a retirement housing unit, **entry contribution retirement villages** may be an option. They are usually provided by not-for-profit organisations and operate under the Retirement Villages Act. There are entry contribution units throughout the metropolitan area and in many country towns.

Some **residential parks** cater specifically for people over 50 years of age and rent sites for those who own a relocatable house. Some are 'mixed use', not age-specific and may rent a cabin or unit. They are located in the outer Adelaide metropolitan area, Fleurieu, Eyre and Yorke Peninsulas, Murray Bridge and the Riverland.

The **National Rental Affordability Scheme (NRAS)** provides incentives to housing providers offering rental houses below the market price. There are NRAS houses and units throughout the metropolitan area and in several country towns.

Contact us on **(08) 8168 8776** or [information@catalystfoundation.com.au](mailto:information@catalystfoundation.com.au) for further information on any of the above and /or other accommodation options.

My Notes:

[illegible]





Helpline: (08) 8168 8776

Country SA: 1800 636 368

149 Currie Street, Adelaide SA 5000

GPO Box 1645, Adelaide SA 5001

[www.catalystfoundation.com.au](http://www.catalystfoundation.com.au)

[information@catalystfoundation.com.au](mailto:information@catalystfoundation.com.au)