



Catalyst
Foundation



Rental Independent Living Units Including Housing Co-operatives, Associations & Community Houses

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Country SA: 1800 636 368
information@catalystfoundation.com.au
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 Information Service) is supported by the Australian Government Department of Health. Visit the website <https://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:

1/47 Tynte Street, North Adelaide SA 5006

Help Line: (08) 8168 8776

SA Country Help Line: 1800 636 368

Fax (08) 8221 5697

Email: information@catalystfoundation.com.au

Website: 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 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 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 from subscribing housing providers is also available on the website www.catalystfoundation.com.au/housing.

Companion resources

See our fact sheets and checklists:

- Community Housing and Low Cost Rental
- Packing Up and Moving
- Staying longer in your home - Checklist

Depending on person's age, personal circumstances and means the some of the following resources may also be relevant:

- Community housing information at the website www.sa.gov.au, including registration process, forms and lists of community housing providers and of volunteer member-tenant managed community housing (also called housing co-operatives)
- The Housing Hub – www.thehousinghub.org.au
- Real estate websites such as www.realestate.com.au and www.domain.com.au
- National Rental Affordability Scheme information at <https://www.dss.gov.au/our-responsibilities/housing-support/programmes-services/national-rental-affordability-scheme> and the companion list of South Australian providers at <https://www.dss.gov.au/our-responsibilities/housing-support/programs-services/national-rental-affordability-scheme/nras-tenancy-managers#sa>

RENTAL INDEPENDENT LIVING UNITS

ABBEYFIELD SOCIETY DISTRICT OF BAROSSA INC.

See under new name **WIRRAMINNA CARE**

ACH GROUP

AKA: AGED CARE & HOUSING GROUP INC.
Contact: Real Estate Services
Phone: (08) 8159 3400
Email: housing@ach.org.au
Website: www.ach.org.au

Site Name: Breamore Street
Site Address: 30 Breamore Street, ELIZABETH NORTH 5113
Units: 2br - 5 units
3br - 2 units

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

Eligibility: means tested. Units located close to shops and transport with access to community bus. Wheelchair-accessible. Pets not allowed.

Site Name: Hewitt Avenue (War Widows Guild)
Site Address: 2 and 35 Hewitt Avenue, ROSE PARK 5067
Units: 1br - 21 units
2br - 2 units

35 Hewitt Avenue - 2 storey building with lift to upper level. Located close to public transport. War Widows with DVA gold card eligible.

2 Hewitt Avenue - ground floor units comprising of one bedroom and bedsit units. Located close to public transport. War Widows with DVA gold card eligible.

Special conditions apply. Pets not allowed.

Updated 12 April 2021

ADELAIDE BENEVOLENT SOCIETY

AKA: Adelaide Benevolent & Strangers' Friend Society Inc.
Contact: Property Coordinator
Address: 17 Morialta Street, ADELAIDE 5000
Phone: (08) 8231 5321
Email: office@adelaide.org.au
Website: www.adelaide.org.au

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

Site Name: Hampstead Gardens
Site Address: 23-40 Gosfield Crescent & The Parkway, HAMPSTEAD GARDENS 5086
Units: 1br - 46 units

RENTAL INDEPENDENT LIVING UNITS

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

Site Name: Noarlunga Downs
Site Address: Shearwater Place, NOARLUNGA DOWNS 5168
Units: 1br - 9 units
2br - 2 units

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.

Site Name: Salisbury Downs
Site Address: Spains Road, SALISBURY DOWNS 5108
Units: 1br and 2br - 25 units

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

Site Name: Smithfield (Fatchen Mews)
Site Address: Jane Street SMITHFIELD 5114
Units: 1br - 2 units
2br - 6 units
3br - 1 unit

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

Site Name: Somerton Park
Site Address: 88 Harding Street, SOMERTON PARK 5044
Units: 1br - 20 units

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

Site Name: Sturt - Darlington Sreet
Site Address: 22 Darlington Street, STURT 5047
Units: 1br - 9 units

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

Site Name: Sturt - Embert Street
Site Address: 7 Embert Street / 7-9 Franklin Street, STURT 5047
Units: 1br - 22 units

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 clothes lines. No smoking permitted. No pets allowed.

RENTAL INDEPENDENT LIVING UNITS

ANGLICARE SA HOUSING

Contact: Tenancy Officer
Address: 1/560 North East Rd, HOLDEN HILL 5088
Phone: 1800 688 000
Email: admin@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 suburbs below, and in the town of Kapunda

Brighton	Gilles Plains	Northfield
Burnside	Hawthorn	Panorama
Campbelltown	Kilburn	Salisbury
Elizabeth East	Kingswood	Seaford Rise
Elizabeth North	Mansfield Park	Semaphore
Elizabeth South	Mitchell Park	Woodville Gardens

Pets on approval in some sites/units.

BALAKLAVA MILL COURT HOMES

Contact: Jeff McCloy , CEO
Address: 7 Railway Terrace BALAKLAVA 5461
Phone: (08) 8862 1576
Email: admin@millert.com, jeffreym@millert.com
Website: www.millert.com

Site Name: Balaklava Mill Court
Site Address: 7 Railway Terrace BALAKLAVA 5461
Units: 1br - 15 units

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.

Updated 30th September 2019

BAROSSA VILLAGE INC.

Contact: Corporate and Retirement Services
Address: 14 Sholz Avenue / PO Box 531, NURIOOTPA 5355
Phone: (08) 8562 0300
Email: csreception@barossavillage.org
Website: www.barossavillage.org

Site Name: Barossa Village
Site Address: 1 Gawler Street, NURIOOTPA 5355
Units: 31 units

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.

RENTAL INDEPENDENT LIVING UNITS

BARUNGA VILLAGE

Contact: Business Manager
Address: 11 Edmund Street, PORT BROUGHTON 5522
Phone: (08) 8635 0500
Email: headoffice@barungavillage.com.au
Website: www.barungavillage.com.au

Site Name: Barunga Cottages
Site Address: 11 Edmund St, PORT BROUGHTON 5522
Units: 2br - 7 units

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

Updated 14 April 2021

BERRI COTTAGE HOMES

Contact: The Secretary
Address: PO Box 21, BERRI 5343
Phone: (08) 8582 4970
Email: admin@berricottagehomes.com.au
Website: <http://berricottagehomes.com.au/>

Site Name: Berri Cottage Homes
Site Address: 1 McGilton Road, BERRI 5343
Units: 1br - 12 units

Eligibility: 55 years and over who are retired or semi-retired. Units are located close to shops and community bus service. Access to medical and community care services. Activities organised by residents.

Updated 25 May 2020

BONEHAM AGED CARE SERVICES

Address: 82 Williams Rd, MILLICENT 5280
Phone: 8733 4331
Email: admin@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.

RENTAL INDEPENDENT LIVING UNITS

CHARLES STURT, CITY OF

Contact: Nadia Nuzzo
Address: PO BOX 1, WOODVILLE 5011
Phone: (08) 84081111
Email: nnuzzo@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

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

Updated 23 February 2022

CLAYTON CHURCH HOMES

Phone: (08) 8404 8204
Email: info@claytonhomes.com.au
Website: www.claytonhomes.com.au/retirement-living/

Units at all sites are available for rent or under a retirement village contract.

Site Name: Balhannah Retirement Village
Site Address: 13 Junction Road, BALHANNAH 5242
Units: 2-br - 7 units

Site Name: Crafers Retirement Village (War Memorial)
Site Address: 2 Station Road, CRAFTERS 5152
Units: 2-br - 6 units

Site Name: Gumeracha Retirement Village
Site Address: 5 Albert Street, GUMERACHA 5233
Units: 1-br - 14 units

Site Name: Lobethal Retirement Village
Site Address: 3 Jeffrey Street, LOBETHAL 5241
Units: 1-br - 14 units

Site Name: Woodside Retirement Village
Site Address: 11 Nairne Road, WOODSIDE 5244
Units: 1-br - 11 units
12-br - 5 units

COPPER COAST COUNCIL

Contact: Director of Community Services
Address: 51 Taylor Street, KADINA 5554
Phone: (08) 8828 1200
Email: info@coppercoast.sa.gov.au
Website: www.coppercoast.sa.gov.au

RENTAL INDEPENDENT LIVING UNITS

Site Name: McCauley Homes
Site Address: Military Road, MOONTA 5558
Units: 1br - 10 units - \$140 per week

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.

COTTAGE HOMES INC, THE

Contact: Cottage Homes Property Manager, Knight Frank Australia Pty Ltd
Address: GPO Box 167, ADELAIDE 5000
Phone: (08) 8233 5222
Email: admin@cottagehomes.org.au
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.

Register interest online at the website above.

Updated 22 February 2021

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, and maintenance services. Access to recreational activities, visiting hairdresser, community-based care services. Located close to hospital and residential aged care facilities. Pets on approval.

CRAIGMORE CHRISTIAN CENTRE

Contact: Sharon Bigwood, Village Manager
Address: 213 Yorktown Road, CRAIGMORE 5114
Phone: (08) 8255 5668
Email: sharon@craigmorechurch.org
Website: www.craigmorechurch.org

Site Name: Yangala Village
Site Address: 14-18 Carinya Street, CRAIGMORE 5114
Units: 2br - 12 units

RENTAL INDEPENDENT LIVING UNITS

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. Maintenance staff available. No pets allowed.

Updated: 25 June 2020

DISTRICT COUNCIL OF ROBE

Contact: Admin Officer
Address: P O Box 1, ROBE 5276
Phone: (08) 8768 2003
Email: anne-marie@robe.sa.gov.au
Website: www.council.robe.sa.gov.au

Site Name: Casuarina Lodge
Site Address: Hateley Crescent, ROBE 5276
Units: 1br - 5 units - \$145 per week
2br - 2 units - POA

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

DUNBAR HOMES

Contact: Stefan Ordish
Address: 11 Mawson Road, SALISBURY 5108
Phone: (08) 8282 3444
Email: reception@dunbarhomesagedcare.com.au

Site Name: Elizabeth
Site Address: 55 Goodman Road, ELIZABETH SOUTH 5112
Units: 1br - 17 units single -\$250.00 per fortnight; \$290.00 couple per fortnight

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.

ECH

Contact: Reception
Address: 174 Greenhill Road, PARKSIDE 5063
Phone: (08) 8407 5115
Email: retirement@ech.asn.au
Website: www.ech.asn.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. Predominantly one-bedroom units, some two-bedroom units, located throughout the Adelaide metropolitan area:

Alberton	Clarence Gardens	Fullarton
Black Forest	Collingswood	Glandore
Brighton	Croydon	Glenelg
Brooklyn Park	Evandale	Glenelg East
Burnside	Findon	Glenelg

RENTAL INDEPENDENT LIVING UNITS

Glenelg North	Lockleys	Seaton
Glenelg South	Marryatville	South Plympton
Goodwood	Mitcham	St Peters
Henley Beach	Modbury	Thebarton
Highgate	Morphett Vale	Underdale
Hove	Myrtle Bank	Unley
Kensington Gardens	Nailsworth	Walkerville
Kurralta Park	Park Holme	Woodville Gardens
Largs North	Plympton	Woodville North
Leabrook	Prospect	

Country sites at Ardrossan and Victor Harbor

Sites are close to shops and public transport.

EYRE PENINSULA OLD FOLKS HOME

Contact: Dawn Suter, CEO
Address: 26 Flinders Highway, PORT LINCOLN 5606
Phone: (08) 8682 1868
Email: admin@epofh.com.au
Website: 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.

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 Weekly maintenance service. Persons under 55 years on disability pension may be eligible. Pets on approval.

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
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.

RENTAL INDEPENDENT LIVING UNITS

GREEK ORTHODOX COMMUNITY OF SOUTH AUSTRALIA

Address: 288 Franklin Street, ADELAIDE SA 5000
Phone: (08) 8231 4307
Website: www.gocsacommunitycare.com.au

Site Address: At rear of 89 Hawker Street, RIDLEYTON 5008 and surrounding areas

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

Priority given to older 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. No pets. Residential aged care facility adjacent.

Updated 18 November 2021

HELPING HAND AGED CARE INC.

Contact: Housing Coordinator
Address: PO Box 66, NORTH ADELAIDE 5006
Phone: (08) 8230 1785
Email: housing@helpinghand.org.au
Website: www.helpinghand.org.au

Site Name: Barryne Village
Site Address: 25 Sheoak Road, BELAIR 5052
Units: 1br - 11 units (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.

Site Name: Port Pirie Retirement Village
Site Address: Kingston Road, PORT PIRIE 5540
Units: 1br - 12 units (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.

KALYRA COMMUNITIES

AKA: James Brown Memorial Trust, trading as Kalyra Communities

Contact: Sonja Lal, Affordable Housing Officer
Address: 2 Kalyra Road, Belair
Phone: (08) 8278 5444; 0438 655 700
Email: slal@kalyra.org.au; belairreception@kalyra.org.au
Website: www.kalyra.org.au/affordable-housing

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

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.

RENTAL INDEPENDENT LIVING UNITS

Site Name: Clovelly Park NRAS
Site Address: 21 Ash Avenue, CLOVELLY PARK 5042
Units: 1br - 12 units

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.

Site Name: Crafers
Site Address: Fullgrave Drive, CRAFERS 5152
Units: 1br - 16 units

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. Rental increase is based on pension rate increase.

Site Name: Findon NRAS
Site Address: 4 Winona Street, FINDON 5023
Units: 1br - 7 units

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.

Site Name: Mansfield Park
Site Address: 18 Chapman Road, MANSFIELD PARK 5012
Units: 1br - 20 units

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.

Updated 29 June 2020

KINGSTON RETIREMENT VILLAGE

Contact: Linda Kennett
Address: Unit 12/14 South Terrace, KINGSTON SE 5275
Phone: (08) 8767 3392; 0435 654 330
Email: krv@exemail.com.au

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.

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

Site Name: Austin Village
Site Address: Needs Road, LAMEROO 5302
Units: 1br - 6 units
2br - 4 units

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

Contact: Enquiry Team
Address: 263 Melbourne Street, NORTH ADELAIDE 5006
Phone: 1800 555 990
Email: enquire@lifecare.org.au
Website: 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 - POA

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

Site Name: Parkrose Village
Site Address: 34 Norman Terrace, EVERARD PARK 5035
Units: 1br - 24 units \$389 - \$486 / fortnight b/sitter - 7 units

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: Executive Officer/ Director of Care
Address: 900 Attiwill Street, NARACOORTE 5271
Phone: (08) 8762 1340
Email: longridge@longridge.org.au

RENTAL INDEPENDENT LIVING UNITS

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
Email: rbcv@bigpond.net.au

Site Name: Wontama
Site Address: 42 East Terrace, KADINA 5554
Units: 1br - 7 POA

Eligibility people 55 years and over. Units offer wheelchair access, security features, private fenced gardens, garages, carports and caravan storage. Maintenance staff available. Community Hall with activities organised by residents. No pets allowed.

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
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.

RESTHAVEN

Contact: Jeannie Peace
Address: PO Box 327, UNLEY 5061
Phone: (08) 8370 3756
Email: independentliving@resthaven.asn.au
Website: www.resthaven.asn.au

Site Name: Marion
Site Address: 12 Township Road, MARION 5043
Units: 1br - 13 units
2br - 6 units

RENTAL INDEPENDENT LIVING UNITS

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.

RIVERVIEW LUTHERAN REST HOME INC

Contact: Nicolle Jachmann, CEO
Address: 5 Luther Road, LOXTON SA 5333
Phone: (08) 8584 7370
Email: enquiries@riverviewresthome.com.au
Website: www.riverviewresthome.com.au

Site Name: Riverview
Site Address: 5 Luther Road. LOXTON SA 5333
Units: 1br - 10 units
2br - 2 units

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.

Updated 03 October 2019

RSL CARE SA

AKA: Andrew Russell Veteran Living (ARVL Affordable Housing)
Address: 55 Ferguson Avenue, MYRTLE BANK 5064
Phone: (08) 8379 2600
Email: warvets@rslcaresa.com.au
Website: <http://rslcaresa.com.au/>

All sites: 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.

Site Name: Angle Park
Site Address: 18a Trafford St, ANGLE PARK 5010
Units: 1br - 5 units
3 br - 2 units

Site Name: Darby & Joan Cottages - Campbelltown
Site Address: 15 Cedar Avenue & Albion Tce, CAMPBELLTOWN 5074
Units: 1br - 16 units - POA

Site Name: Darby & Joan Cottages - Wallaroo
Site Address: 1 Irwine Street, WALLAROO 5556
Units: 1br - 8 units - POA

Site Name: Warmington Square
Site Address: 11a Elizabeth Street, WALLAROO 5556
Units: 2br - 7 units

RENTAL INDEPENDENT LIVING UNITS

ST BASIL'S HOMES

Address: 10 Morton Road, CHRISTIE DOWNS 5164
Phone: (08) 7424 0950
Email: avadmin@stbasils.com.au

Site Name: Aegean Village
Site Address: 10 Morton Road, CHRISTIE DOWNS 5164
Units: 1br - 19 units, bond required
2br - 5 units, bond required

Close to shops, transport and local hospital. Eligibility: Pension recipients. 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.

Site Name: St Basil's Homes
Site Address: 19 Marilyn Avenue, CHRISTIE DOWNS 5164
Units: 1br - 17 units, bond required
2br - 7 units, bond required

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

Updated: 23 November 2021

ST MATTHEWS HOMES

Contact: Grant Simpson, Manager
Address: PO Box 315, KENSINGTON PARK 5068
Phone: (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 - 9 units

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.

Updated: 25 June 2020

TANUNDA LUTHERAN HOMES

Contact: Carolyn Redden, Independent Living Coordinator
Address: 27 Bridge Street, TANUNDA 50352
Phone: (08) 8563 7709
Email: ilu@tlhome.com.au
Website: www.tlhome.com.au

Name: TLH Lifestyle Choices, Tanunda Lutheran Homes
Site Address: 27 Bridge Street, TANUNDA 5352

RENTAL INDEPENDENT LIVING UNITS

Units: 1br - 11 units
2br - 2 units

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.

TATIARA RETIREMENT VILLAGE

Contact: Yvonne Sargeant
Address: PO Box 310, BORDERTOWN 5268
Phone: (08) 8752 0257
Email: tatiara7@bigpond.com

Site Name: Tatiara Retirement Village
Site Address: 68 Park Terrace, BORDERTOWN 5268
Units: 1br - 6 units

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.

UNITINGSA

AKA: UnitingCare Wesley Port Adelaide (former name)
Contact: Margaret Richards
Address: PO Box 3032, PORT ADELAIDE 5015
Phone: (08) 8449 7085
Email: mrichards@unitingsa.com.au
Website: <https://unitingsa.com.au>

Site Name: Wesley Court
Site Address: 90 Russell Street, ROSEWATER 5013
Units: 1br

Self-sufficient people in receipt of an Age Pension.

WC RIGBY COTTAGE HOMES

Contact: Property Manager with Scarce Real Estate
Address: 457 Greenhill Road. TUSMORE 5065
Phone: (08) 8332 1488
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. Rental Independent Living Units.

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.

Site Name: Ingle Farm
Site Address: 9 Apara Crescent, INGLE FARM 5098

RENTAL INDEPENDENT LIVING UNITS

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.

WESTSIDE HOUSING COMPANY (incorporating Hindmarsh Diamond Jubilee Cottage Homes)

Contact: Manager Housing Services
Address: 478 Port Road, HINDMARSH WEST 5007
Phone: (08) 8155 6070
Email: admin@westsidehousing.org.au
Website: www.westsidehousing.org.au

Site Name: Sam Johnson Court
Site Address: 24 Blight Street, RIDLEYTON 5008
Units: 1br - 19 units
2br - 4 units

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.

WIRRAMINNA CARE

AKA: ABBEYFIELD SOCIETY DISTRICT OF BAROSSA INC. (former name)
Contact: General Manager
Address: PO Box 446m WILLIAMSTOWN 5351
Phone: (08) 8524 6396
Email: admin@wirraminna.com.au
Website: <https://wirraminnacare.com.au/>

Site Name: Wirraminna Retirement Cottages
Site Address: 11 Memorial Drive, WILLIAMSTOWN 5351
Units: 1br - 6 units

Minimum age 55 years; no means test. Not wheelchair-accessible. 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.

WIRREANDA COTTAGES INC.

Address: PO Box 90, HAWKER 5434
Phone: (08) 8648 4192 or (08) 8648 4007
Email: wirreanda@hawkersa.info

Site Name: Wirreanda Cottages
Site Address: Cradock Rd., HAWKER 5434
Units: 2br - 4 POA

RENTAL INDEPENDENT LIVING UNITS

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.

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.

Community Housing

There are two types of organisations and arrangements:

Community Housing Providers (previously called Housing Associations)

Volunteer Member-Tenant Managed Organisations (previously called Housing Co-operatives)

Community Housing Providers provide housing for specific disadvantaged groups in the community. They tend to be 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.

Volunteer Member-Tenant Managed Organisations - As managers, tenants' develop their skills unpaid work in the co-op. Members work together to buy, build, maintain and manage their 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%.

There are two stages to eligibility for community housing:

Meeting government base eligibility criteria for community housing

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, a comprehensive list of community housing providers and application forms can be found at www.sa.gov.au/topics/housing/public-and-community-housing.

More detailed information is available from:

Community Housing Council of SA Inc

283 -285 Payneham Road, ROYSTON PARK SA 5070

Phone: 8362 1022

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

COMMUNITY HOUSING

COMMUNITY HOUSING LTD (incorporating former NORTHERN SUBURBS HOUSING COMMUNITY)

Address: 270B Main North Road, PROSPECT 5082
Phone: 1300 245 468
Email: infos@chl.org.au
Website: <https://chl.org.au>

Site Name: NORTHERN SUBURBS HOUSING CO-OP
Site Address: Various PROSPECT and ENFIELD
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 in the Prospect and Enfield areas, close to shops and transport, and community facilities. All units are ground floor. Some fenced rear gardens and car parking onsite. Pets on approval.

FREDERIC OZANAM HOUSING ASSOCIATION IN SA

Contact: Mary Redshaw, Tenancy Officer
Address: 202 Franklin Street, ADELAIDE 5000
Phone: (08) 8112 8787
Email: foha@svdpsa.org.au
Website: <https://www.vinnies.org.au/findhelp/view/148>

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 sites are close to transport; some are also close to shops. Pets on approval.

MID-MURRAY HOMES FOR THE AGED

Address: 14 Adelaide Road, MANNUM 5238
Phone: (08) 8569 1749
Email: finance@aminya.net.au; ceo@aminya.net.au
Website: 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

COMMUNITY HOUSING

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.

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.

RIVERSGATE HOUSING ASSOCIATION

Address: PO Box 80, WAIKERIE 5330
Phone: (08) 8541 3137
Website: www.warrawee.org.au/assisted-accommodation
Units: 1br - 1 POA
2br - 4 POA

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

UNITY HOUSING COMPANY

Address: 179b Philip Highway, PO Box 1195, ELIZABETH VALE 5112
Phone: (08) 8287 8600
Email: north@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.

Site Name: Port Pirie
Site Address: Middleton and Caldecott Streets, PORT PIRIE 5540
Units: 2br - 14 units

Special application process applies. Age and income assessment. Located close to shops and transport. Access to community centre.

Site Name: St Andrews Cottage Homes
Site Address: Russell Street, STRATHALBYN 5255
Units: 1br - 9units
2br - 2 units

Means-tested entry. Close to shops and transport. Some garaging onsite. Adjacent to hospital.

COMMUNITY HOUSING

SALVATION ARMY HOUSING

AKA: RED SHIELD HOUSING ASSOCIATION
Address: PO Box 68, GREENACRES 5086
Phone: (08) 8368 6800
Email: rsh.admin@aus.salvationarmy.org
Website: www.salvationarmy.org.au

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

Eligibility for all sites: means tested entry. Self-sufficient people 55 years and over who, due to ill health or low income require affordable accommodation.

Site Name: Ardrossan

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

Site Name: Minlaton

Site Address: 11 South Tce
Units: 1 br - 12 POA
2 br - 6 POA

Site Name: Yorketown

Site Address: 11 - 6 Daniel Court, YORKETOWN 5576
Units: 2 br - 6

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

ABBEYFIELD MT GAMBIER

Address: PO Box 2631, Mount Gambier 5290
Phone: (08) 8725 8158 (enquiries)
(8) 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.

COMMUNITY HOUSING LTD (incorporating NORTHERN SUBURBS HOUSING COMMUNITY INC.)

Address: 270B Main North Road, PROSPECT 5082
Phone: 1300 245 468
Email: infos@chl.org.au
Website: <http://chl.org.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.

ECH

Contact: Reception
Address: 174 Greenhill Road. PARKSIDE 5063
Phone: (08) 8407 5115
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

COMMUNITY HOUSES

residents to assist them to maintain their wellbeing and independence through appropriate referrals to community services.

RIVERSGATE HOUSING ASSOCIATION

Address: P.O. Box 80, WAIKERIE 5330
Phone: (08) 8541 3137
Website: www.warrawee.org.au/assisted-accommodation

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.

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 for further information on any of the above and /or other accommodation options.

My Notes:
