

GENERAL INFORMATION: EVERGREEN COURT UNITS

Thank you for your inquiry regarding admission to one of the Units operated by the Balwyn Welfare Association.

Admission to any of our units is determined by policies set by the Board of Management. Each application is considered on an individual basis at the time a vacancy occurs and assessed on the relative need of the applicant at the time. Therefore admission is not based on how long a person has been waiting.

Accommodation is based on payment of an Entry Contribution and ongoing weekly maintenance fees. At present the Entry Contribution is \$33,000 with a weekly rent of \$85.00.

With respect to all Entry Contributions, \$6,600 is absorbed by the Association per year. The resident may be entitled to a refund if they leave after less than five years occupancy. Any refund to which a resident is entitled will be paid within three months of their unit being vacated.

The Entry Contribution and ongoing weekly rent are reviewed annually by the Board of Management.



Balwyn Welfare Association

A.C.N. 004 672 306 A.B.N. 94 907 516 455
45 Talbot Avenue, Balwyn 3103

Telephone: 9836 9681 Email: mcs@balwynwelfare.org.au
Facsimile: 9836 8259 Website:
welfare.org.au

EVERGREEN UNITS – 18 TALBOT AVE, BALWYN

The In-going amount of \$33,000 covers the following:

- Return on original investment to build the units
- Insurance of the buildings
- Rates – both Water & Council
- All Electrical & Plumbing maintenance
- Supply and maintenance of heater
- Painting, carpeting and major building maintenance
- Co-ordination of Community Support Services

Payment to be completed within three (3) months of occupation.

The weekly rent covers the following:

- Regular garden maintenance
- Minor building maintenance
- Services of Handyman
- Services of Community Welfare Officer

The tenant's responsibilities are:

- Telephone & Electricity accounts
- Insurance for personal contents
- General household expenses