Independent Living Units Costings

Shepparton Retirement Villages incorporates three villages:

Tarcoola Village, Shepparton

70 Independent Living Units

Rodney Park Village, Mooroopna

93 Independent Living Units

Kialla Gardens Village, Kialla

109 Independent Living Units

Cost of Units (Ingoings)

Shepparton Retirement Villages sets an IIngoing price based on the age, size and state of each individual unit. Prices shown below are for guidance only.

Tarcoola	2 b/room units: price range **$219,000 to $247,000** 2 b/room plus study: price range **$322,000 to $394,000**
Rodney Park	2 b/room units: price range **$189,000 to $289,000** 2 b/room plus study: priced at **$308,000**
Kialla Gardens	2 b/room units: priced at **$308,000** 2 b/room plus study: priced range **$342,000 to $364,000**

To gain occupancy in one of our independent living units, a resident purchases a license by way of a loan to Shepparton Retirement Villages. We retain **6.0% p.a.** from the loan/ ingoing each year, for a maximum period of **5 years** to cover the reinstatement cost to the unit after you vacate.

Subsidised Units (Rental)

We do offer limited units to clients who do not have the financial capacity to pay the full ingoing price (subject to an asset assessment). These residents pay a rental in lieu of an ingoing, in addition to the weekly maintenance fee (see overleaf). Current rent is **$158.87 per week** (indexed annually).

Shepparton Villages reserves the right to establish a higher rental rate if the particular unit on offer is of a higher standard in terms of quality and price.

Centrelink Rent Assistance

Residents who rent or purchase one of our units with a lower ingoing may be eligible for rent assistance. The maximum rent assistance rate for a single pensioner is currently **$219.40 per fortnight**. An application by the resident will have to be approved by Centrelink.

Maintenance Fee

All residents are subject to a maintenance fee **$135.89 per week** (from 1st July 2026).

The service fee includes (subject to indexation and review annually):

- All maintenance to buildings and grounds
- Council rates
- Water and sewerage rates
- Insurance on buildings (you will need to cover cost of contents insurance)
- Use of the facilities of the retirement village
- Inbuilt Personal Safety Alarm System (duress buttons)

Should you require any further information, please do not hesitate to contact:

Garth Andrew (Admissions Co-Ordinator)
or Admissions Team Ph: (03) 5832 0800

Shepparton Retirement Villages
PO Box 203 Shepparton 3632

Disclaimer

Shepparton Retirement Villages reviews the rates on an annual basis. Shepparton Retirement Villages reserves the right to change this information at any time. Shepparton Retirement Villages has the right to adjust its pricing. The Rent and Maintenance fees/costs will increase on 1st July each year in accordance with CPI increase as defined by the Retirement Villages Act.

Shepparton Villages