Hotham Rise Lifestyle Village

Independent Living for Over 60s







Welcome to Hotham Rise Lifestyle Village

Discover a lifestyle designed for comfort, community, and connection in Boddington.

Just 90 minutes from Perth and Mandurah, and only 15 minutes from Albany Highway, this hidden gem offers the perfect balance of tranquillity and convenience. With beautiful natural surrounds, welcoming locals, and a vibrant community atmosphere, Boddington is the ideal place to embrace a carefree and fulfilling way of life.

Hotham Rise Lifestyle Village is a modern, welcoming community estate for people aged 60 and over who value independence and connection. Thoughtfully designed for convenience and accessibility, all units are suitable for older residents, including those with disabilities, who are able to live independently with the support of home-based care services.

Centred around a communal hub, the estate features:

- · Seven two-bedroom, one-bathroom units, and
- Three three-bedroom, one-bathroom units

At the heart of the village is the Community Hub a shared space that includes a large multipurpose room, a fully equipped kitchen, and a small office. It provides a central place for residents to gather, connect, and participate in community activities.

Next to the hub, you'll find a peaceful community garden with raised garden beds, established fruit trees, and a picnic table offering a space to relax, grow your own produce, or catch up with neighbours.

For added peace of mind, Boddington Hospital and Medical Centre are located right next door, with a paved walkway providing safe and easy access for medical appointments.



Eligibility & Application Process

Please note that if you make an application to reside in the Hotham Rise Lifestyle Village, it is to be your principal place of residence.

Eligibility Criteria

To be eligible, applicants must be:

- Over the age of 60; and
- Capable of independent living, with or without a carer

Priority Allocation

Places are allocated based on the following:

- Existing residents of the Shire of Boddington (first priority)
- Individuals with close family ties to Boddington (second priority)
- · Chronological order of applications

Non-residents with no family ties may still apply, however, will only be considered after other eligible applicants.

Waitlist

Currently, the demand for the Lifestyle Village exceeds availability therefore the Shire maintains a waitlist of prospective tenants.

All applications will follow the predetermined selection criteria, and the Shire will contact prospective tenants on the waitlist when a vacancy becomes available.

Accommodation & Living Arrangements

These units are independent living units and as such, aged care or assisted living services are not provided. If tenants require in-home care, they will need to provide this independently or engage a service such as Home and Community Care.

Facilities

Hotham Rise features a range of convenient, resident-focused facilities:

The Community Hub, centrally located among the units, includes:

- A large, modern kitchen
- A small office
- A spacious common room

Adjacent to the hub is a community garden, featuring:

- Raised garden beds
- Established fruit trees
- A picnic table for casual outdoor gatherings

The Boddington Medical Centre is conventionally located next door, with direct paved access, providing an easy stroll for medical appointments.

Pets

One small pet is permitted in each unit with the written approval of the Shire. Tenants must agree to the Shire's pet conditions, and approval is subject to compliance with the Residential Tenancies Act 1987.

A pet bond is also payable, as required under the Act, to cover potential damage caused by the pet. Approval must be obtained before bringing a pet onto the premises.

Gardens

Each tenant is responsible for the garden area immediately adjacent to their unit.

Smoking

Smoking is not permitted inside any properties owned by the Shire.

Tenancy Agreement & Costs

Tenancy Agreement

Tenants will enter into a Periodic Tenancy Agreement with the Shire of Boddington, under the Residential Tenancies Act 1987 (WA). As the tenancy is governed by this agreement, both the lessee and the lessor are required to comply with the provisions of the Act.

Rent Payable

Rent is:

- Set according to the Shire's Fees and Charges schedule at the start of the tenancy; and
- Subject to change in line with any updates to that schedule.

Tenant Outgoings

Tenants are responsible for:

- Connecting electricity in their own name
- Paying for electricity usage and gas bottle refills
- Internet/Phone

Water usage is paid for and monitored by the Shire.

Rent Assistance

Depending on your personal financial circumstances, you may be eligible for Federal Government Rental Assistance to reduce the site fee. You will need to contact Centrelink or Veterans Affairs to find out what you are entitled to receive.

Village Management

The Lifestyle Village does not have a manager that resides onsite. Should you have a queries or concerns, please do not hesitate to contact the Shire to help resolve your query.

Floor Plans

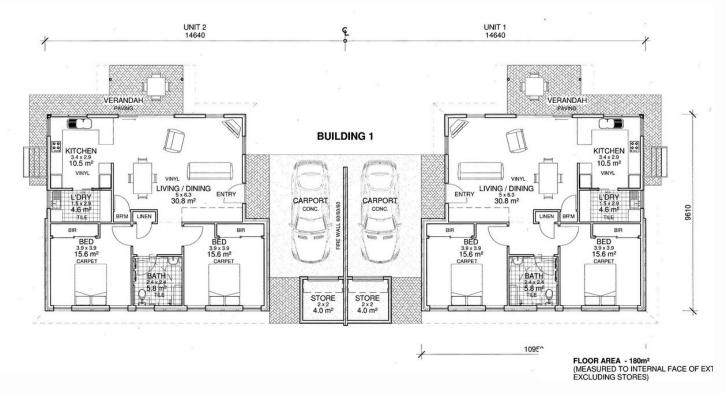
2 Bedroom Sample Floor Plan



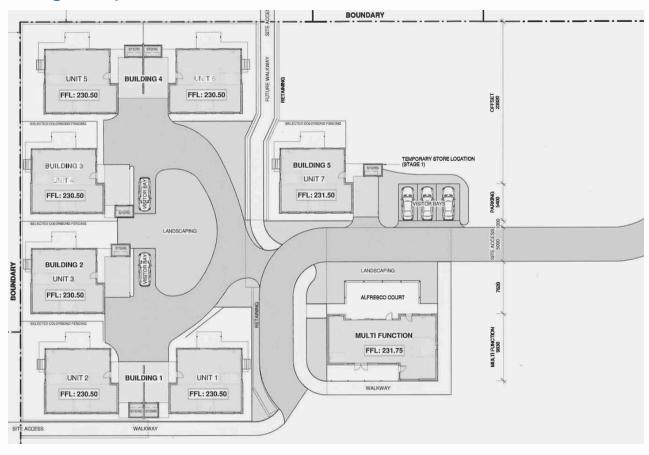
3 Bedroom Sample Floor Plan

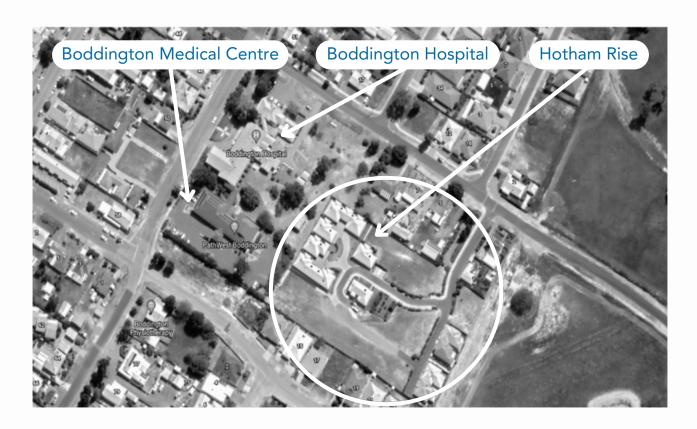


2 Bedroom Sample Floor Plan



Village Map





Frequently Asked Questions

Q. How do I apply?

A. Please fill out the Application Form - Hotham Rise Lifestyle Village and submit to the Shire.

Q. Can I still own my own home?

A. Yes, residents are able to retain ownership of their own home when moving into the community.

Q. Can I make alterations?

A. Only minor altercations are considered for approval. Picture hanging must be arranged through the Shire, and a team member will assist.

Q. How long do I have to stay once I move in?

A. There is no minimum stay requirement. If your needs change twenty-one (21) days' written notice is required.

Q. Why am I still on a waiting list?

A. The Shire follows an Operational Practice - Prioritisation and Allocation of Independent Living Units, which ensures all applications are assessed fairly. The Shire is unable to determine when a unit may be available.

Q. Is there a bin service?

A. Yes, the Shire provides weekly collection of household waste and a fortnightly recycling service.

Q. Can I have visitors?

A. Absolutely, residents are welcome to have visitors. Guests must be respectful of other residents and community rules and be accompanied by a resident if using shared facilities.



