

Ibis Apartments – Serviced Apartments

Ibis serviced apartments offers services to cater to those who need extra support but do not require aged care. Integrated into our retirement village, these apartments offer residents independence with an additional level of support at an affordable price. Residents can expect a welcoming and safe community atmosphere with access to a communal dining room, comfortable lounge areas and laundry facilities. Enjoy independence with a helping hand.

Contributions Explained for new Residents

Unit Prices	
As at 20 September 2025 the ingoing contribution price for a unit in the Ibis Apartments is:	\$220,000
Deposits	
A minimum deposit of 10% of the Unit Price will be required prior to occupancy to hold the unit is:	\$22,000
Ingoing Contribution	
<p>The balance of the Ingoing Contribution (Unit Price) will be required 60 days after occupancy commences if awaiting settlement of another property.</p> <p>Interest will be charged at the current penalty interest rate fixed by the Victorian Attorney-General under Section 2 of the Penalty Interest Rate Act 1983 (currently 10% per annum) on any portion of the ingoing contribution remaining unpaid 60 days after the occupancy date.</p>	
Outgoing Contribution	
<p><u>Retention Amount.</u> Echuca Benevolent Society Inc. (EBS) will retain an amount equal to 7% of the Capital Sum for each unit each year (calculated pro-rata) for the first five (5) years of occupancy of each unit up to 35% of your ingoing contribution.</p>	
<p><u>Asset Replenishment Fee:</u> A charge of \$3,000 is levied on vacating the unit as a contribution towards the refurbishment cost during the first 5 years. An additional \$1,000.00 is payable for each year, or part thereof, after the initial 5 years.</p>	\$3,000*
Ongoing Contribution	
<p>EBS Inc. will charge a bundled maintenance charge and personal service fee (adjusted on 20 March and 20 September each year in line with the single and couple pension rate increase) payable fortnightly by direct debit.</p>	
Personal services fees and maintenance charges as of 20 September 2025 are per fortnight <i>per single.</i>	\$1,060.12
Personal services fees and maintenance charges as of 20 September 2025 per fortnight <i>per couple.</i>	\$1,337.15

Your fortnightly fee for Service Apartments includes (ongoing contribution)
<ul style="list-style-type: none"> • All meals provided by EBS • Weekly cleaning services provided by EBS • Laundering of sheets and towels provided by EBS • Communal laundry facilities • Weekly activity program • Scheduled weekly bus transport service • Provision of a personal alarm if required; provided by Safety Link • Management and administration services • Common gardening and ground maintenance • Council and Water Rates paid by EBS • Buildings insurance paid by EBS
Ongoing costs not included
<ul style="list-style-type: none"> • Utilities – electricity, gas phone, pay TV, internet • Household contents insurance
Additional Assistance available at an extra cost
<ul style="list-style-type: none"> • Support with personal care • Personal laundry assistance • Social support • Shopping assistance • Transport • Nursing services • In house Respite Care • Medication Assistance • Referral to other service providers • Allied Health • Wellness checks <p>Discuss any additional assistance requirements with our Home Care Coordinator 03 5480 5000. You may be eligible for a government funded home care package.</p>
Home Care Program
<p>Some residents may be eligible to receive a Home Care Package, if assessed as eligible by an aged care assessment service (ACAS) under the <i>Aged Care Act 1997</i>.</p> <p>If you are already the recipient of a home care package and you wish to transfer your care and services to ECA Home Care you can discuss your requirements with our Home Care Coordinator and the opportunity of your HCP reducing your ongoing fortnightly fee.</p>
Age limits
Our minimum age of entry is 65 years. If a couple, at least one person must be aged 65 or above.
Cooling off period
3 clear business days applies after signing an Agreement
Additional Notes
<ul style="list-style-type: none"> • No pets allowed • Smoking is not permitted

The information in this factsheet is correct as at 20 October, 2025.