

Estate to offer choice

MULTI-MILLION DOLLAR RETIREMENT COMMUNITY TO BE DEVELOPED ALONG CHANNEL RD



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A multi-million dollar housing estate targeted at over 55s is currently being established in Shepparton and is expected to see more than 300 houses built in the next seven years.

Land is being cleared along Channel Rd in south Shepparton for the Kensington Gardens estate, which is being developed by Queensland-based Choice Retirement Communities.

The first stage of the development will include 50 sites, already up for sale and an on-site recreation building which will be the social and activities hub of the estate.

Choice Retirement Communities regional manager Colin Ward said the company had already developed four similar estates in Queensland which had grown to house almost 2300 residents.

"The estate is designed specifically for over 55s which really appeals to a lot of people," he said.

"And demographically and statistically we've found Shepparton will be able to support this type of project."

Mr Ward said lawns and gardens being maintained by management and living with like-minded people was also a big seller.

"There is an operating fee which will cover a range of maintenance, but basically residents are responsible for paying their power, gas and telephone bills," he said.

"The location of the estate is also important because it's in an area of residential growth... generally these estates are a real community where people tend to look out for each other."

Kensington Gardens offers 12 house plans, ranging from 170 sq m to 256 sq m and costing between \$254 000 and \$384 000.



Coming soon: Estate manager Jenni Fahey and Choice Retirement Communities regional manager Col Ward.

Picture: Ray Sizer



DEVELOPMENT DETAILS

- Kensington Gardens is being developed on a 22 ha estate on Channel Rd.
- For a monthly maintenance charge, rates and taxes; water rates; lawn mowing and gardening; home and public liability insurance; a 24-hour portable emergency call system; and other expenses will be taken care of by management.
- House cats, house dogs and caged birds are allowed, subject to Kensington Gardens Shepparton estate rules.
- A \$4 million recreation facility will be built on-site including a cinema, outdoor dining area and barbecue, fitness centre, indoor heated swimming pool, hairdresser, library, bar and arts and craft room.
- Caravan parking is available at the estate.
- The estate features 12 floor plans of three and four bedrooms and single and double garages.
- There will be an estate manager who will be responsible for operations and administration, the running and maintenance of facilities and assisting in organising activities for residents.
- Kensington Gardens will not be restricted to retirees.

FIND OUT MORE

For more details, visit the Kensington Gardens office at 80 Channel Rd; phone estate manager Jenni Fahey on 5822 1011; email jenni@choicerc.com.au or visit www.choicerc.com.au

Mapped out: Kensington Gardens' site plan (above) and where the estate is situated (above right).

Credit for care centres

Four Greater Shepparton childcare facilities are officially their own biggest supporters.

The Frank R Pullar Children's Centre, Arthur Dickmann Child Care Centre, Nancy Vibert Occasional Care Centre and Greater Shepparton Family Day Care have all received community-owned accreditation endorsement from the Community Child Care Association.

The accreditation recognises the centres put all funds they receive through fees, grants and government funding straight back into their services.

Acting manager of family and children's services Sally Rose said the centres had worked hard to meet principles set out by CCCA.

"The centres are all high quality community driven services that only charge what they need to remain operational," Ms Rose said.

The endorsement also recognises that community members have a say in how the facilities operate.

"Our families see the results of their contributions on the ground," Ms Rose said.

Power work at hospital

Goulburn Valley Health is asking people to attend hospital only if it is absolutely necessary this weekend, when vital electrical work will shut down a number of services.

The hospital will be running on emergency generator power from 7 am on Saturday until 6 pm on Sunday as electrical infrastructure is upgraded.

The emergency department, inpatient wards, dialysis, pathology, radiology and the dining room will continue to function and there will be emergency theatre access.

However, a number of services, including the Glasshouse Cafe, the Magnetic Resonance Imaging and most administrative areas will be closed.

Goulburn Valley Health chief executive Greg Pullen said the upgrades were necessary to prepare the hospital for a proposed future expansion of services and facilities.

Man accused of glassing appears via video link

A 20-year-old Mooropna man facing charges after a glassing attack at a Kialla hotel earlier this year faced Shepparton Magis-

trates' Court yesterday. Daniel Williams appeared via video link from a NSW drug and alcohol recovery centre on charges of intention-

ally and recklessly causing serious injury to 29-year-old Kialla West resident Michael Joch.

He pleaded guilty to recklessly causing seri-

ous injury and not guilty to the second charge and will appear at Shepparton County Court on September 4.

It is alleged Mr Will-

iams attacked Mr Joch with a pot glass at the Peppermill Inn on April 12, leaving him with severe facial injuries resulting in surgery and

more than 100 stitches. Mr Williams' bail was extended on the conditions he stay living at the recovery centre and not contact any witnesses.