



CENTACARE

Aloysius Morgan Villas were established by the Archdiocese in 1991.

The Archdiocese appointed Centacare to take over the management of Aloysius Morgan Villas in July 2003.

Centacare is an agency of the Catholic Archdiocese of Canberra and Goulburn and was established in 1957. Centacare is a community service agency which provides support for many people in our local community.

In recent years Centacare has responded in a variety of ways, including the villas, to the increasing needs of our seniors.



ALOYSIUS MORGAN VILLAS

SELF CARE VILLAS FOR AGEING PERSONS

Corner White & Vasey Crescents
CAMPELL, ACT

ENQUIRIES:

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**Centacare
Archdiocese of
Canberra and Goulburn**

LOCATION

The villas are located close to shops, the post office, a medical centre and the Catholic Church.

The site enjoys fine views to the south and west to Parliament House and the Brindabellas.

Each villa is provided with a northerly orientation. There is an internal access road which facilitates deliveries of milk, mail and newspapers. Visitors parking is available.

TYPES OF UNITS

There are:

- 9 x two-bedroom villas with an internal area of approximately 92 square meters.
- 9 x three-bedroom villas with an internal area of approximately 108 square metres.

All villas have security doors. Each villa has a garage. With one exception, there is secured access to each villa from the garage. Garage doors are opened by remote control.

ELIGIBILITY TO OCCUPY

Age is the sole criterion with at least one resident in each villa being 65 years of age or more.

FINANCIAL ARRANGEMENTS

Ownership of the villas always remains with the Archdiocese of Canberra and Goulburn. Residents lend the Archdiocese through its agency Centacare Community Service an appropriate sum related to the value of the villas they occupy, free of interest, for an indefinite period and have security of tenure. A refund of at least 75% of the loan is made when the residents leave or die. This is known as a Loan Licence Agreement similar to that used by most non-profit organisations.

An initial deposit of \$1000 is required to be paid to reserve a place on the waiting list. If the licence is not proceeded with, this amount is fully refundable.

When a villa becomes vacant the successful applicant must within 14 days pay an additional amount of \$9,000 (bringing the deposit to \$10,000). This amount is non refundable if the applicant does not proceed with the Agreement.

Residents are required to pay maintenance fees which cover:

- Rates, taxes;
- Cost of upkeep of common areas;
- Electricity and excess water charges for common areas;
- Pest control relating to common areas or buildings;
- Routine maintenance and renovations;
- Premiums for insurance of all property except personal contents;
- Depreciation of plant, equipment, furniture, fittings and buildings;
- Costs of administration and staff;

There is no stamp duty, agent's fees however, residents are encouraged to obtain legal advice on the contents of the Loan and Licence Agreement.

GENERAL DETAILS

All the villas have ducted heating throughout with Tastics in the ensuite bathrooms and fans in the living rooms and bedrooms. Full air-conditioning is available in some of the villas.

The villas include built in robes with chest of drawers, carpet, light fittings, clothes dryer, washing machine, curtains, stove and dishwasher.

Pets are permitted, provided neighbouring residents are not given cause to complain.

ALOYSIUS MORGAN VILLAS

The villas are named after the most Reverend Bishop John Aloysius Morgan, DD, AO, RFD, ED, Who was ordained a priest by Archbishop Mannix in St Patrick's Cathedral, Melbourne, in 1934. Since then and until his retirement, he served in the Archdiocese of Melbourne, and the Archdiocese of Canberra and Goulburn, and in the Australian Defence Forces in both peace and war.

He came to Canberra in April 1964 because of his duties as Army Chaplain-General and was appointed the first parish priest of St Thomas More's Campbell. At St Patrick's Braddon in April 1969, he was ordained bishop by Cardinal Gilroy and became the first bishop to be ordained in Canberra. His appointments were Bishop to the Australian Defence Forces and Auxiliary Bishop, Archdiocese of Canberra and Goulburn. He continued to fulfil these duties from the Campbell presbytery until his retirement in 1985.