

What does the service fee cover?

For complete peace of mind, all ACH Group apartments at Spence on Light come with a full maintenance service including 24-hour emergency call outs. A fortnightly fee covers:

- Repairs and maintenance to your apartment
- Council rates
- Water rates and usage
- Emergency Services Levy
- Building insurance
- Strata fees
- Gardening and maintenance of common grounds, including entrance courtyard
- Apartment inspections including service of air conditioner filters and smoke detectors.
- Resident Liaison Co-ordinator to help keep you connected with your local community and neighbours.

What's included in my apartment?

All ACH Group apartments at Spence on Light include quality fixtures and fittings including, window coverings, floor coverings, electric oven and cooktop, laundry sink, fold-out clothes line and built-in robes.

There is provision for a refrigerator and washing machine.

What access is there to support services?

ACH Group's maintenance team will take care of all apartment maintenance services for you.

Plus, with over 65 years' experience in aged care, ACH Group can put you in touch with support services to optimise your health and wellbeing and keep you living as independently at home as possible.

What car parking options are there?

While there is no off-street car parking at Spence on Light, there are plenty of options nearby, including an off-street outdoor car park next door. Timed on-street parking is available out the front in Light Square and around the corner on Waymouth Street.

A reserved car park can be arranged in local car parks. Available spaces can be found here: spacer.com.au

What are the transport options at Spence on Light?

Getting out and about from Spence on Light is very convenient with city transport on your door step. Consider going car-free with easy public transport options including, the free City Connector bus service which goes right past the front door and the railway station and tram service only minutes away.

Plus, Adelaide city is perfect for walking and cycling, so you can drive less and live more!

How would I exit the building in the event of an emergency?

Should it be necessary to evacuate in an emergency, the building is fitted with an automatic evacuation system. Residents should familiarise themselves with their closest emergency exits on their level and follow the automated voice commands from the evacuation system or direction from emergency services.

What is the external cladding of the building and is it safe in the event of a fire?

Spence on Light's construction does not use external cladding. The building is constructed of painted or exposed concrete and glass.

For a smart move in retirement living, talk with **Denise Smith** on **0428 540 999** or email dsmith@ach.org.au

achgroup.org.au/retirement-living

What type of glass is used in the apartments?

All apartment windows are double-glazed to minimise noise levels. External windows and doors are also classed as 'low E' glass for improved energy efficiency. Balcony glass is tinted 10mm toughened glass for safety.

How secure are the apartments?

The Spence on Light building has been designed for safety and security in mind. After hours entry into the building is only available to residents via an electronic key fob. Each apartment also has its own separate key. Hourly security patrols are in place 24-hours.

Is there a battery or generator back-up for the lifts?

In line with required building specifications, both lifts have automatic battery back-up for emergencies.

What is the heritage of the building?

Now home to the Spence on Light apartments, the building was the former City Mission. Built in 1878, the City Mission played a significant role in the burgeoning West End community of Adelaide. When the City Mission relocated to Hutt Street in 1971, the building became Regines Restaurant and Nightclub and later, a gymnasium.

Recognising the historical significance of the building, the design of Spence on Light has incorporated and embraced the heritage facades to the eastern, southern and northern sides. Look up above the alfresco entry courtyard and you can also see the original roof trusses too.

Why is the building called Spence on Light?

The building is named in honour of Catherine Helen Spence (1825–1910), a renowned Adelaide suffragist and social reformer whose bronze statue sits opposite in Light Square.

What utilities are available at Spence on Light?

The building developers have established a partnership with Origin Energy for the supply of gas and electricity as an 'embedded network'. This means that Origin can offer electricity and gas to individual residents within the embedded network at pricing that is at least as favourable as Origin's best available single fuel market offers. Residents do not need to enter into a minimum length contract to receive these rates.

Who else will live at Spence on Light?

Residents of ACH Group's apartments on Levels 11–13 will be retirees aged over 55 years.

The apartments are co-located with affordable and disability accommodation on the levels below. It is envisaged that Spence on Light will be a vibrant and diverse community of forward thinkers.

I love gardening and open air – will I still have that at Spence on Light?

Absolutely! Each apartment has its own private balcony. Balconies are generously sized and under cover, providing the perfect spot for potted plants, a bbq and an outdoor table and chair setting.

Adelaide's famous parklands are your backyard, with plenty of green spaces to explore, and walking trails along the River Torrens. There's a community garden at The Joinery Community Centre around the corner and the lush serenity of the Botanic Gardens is only minutes away.

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Can I install Foxtel in my apartment?

Yes, you can install Foxtel, subject to building strata approval. Such installation is at the individual resident's expense. Additional or revised TV points can also be similarly installed.

Can I bring my pet?

Yes, although subject to approval, one small pet is welcome to join you at Spence on Light.

Adelaide City Council has various dog friendly parks for both on and off-lead adventures with your furry friends.

What community activities are planned for Spence on Light?

With a lively on-site café and a Resident Liaison Team to link you with your local community, there will be opportunity to build strong neighbourly connections if you choose. The types of activities, groups and events which take place will depend on this new and evolving community's preferences and interests.

While every endeavour has been made to verify the accuracy of the details herein, no liability is accepted for any errors or omissions. Interested parties should make their own independent enquiries. Images and drawings are for illustration purposes and are intended as a guide only. All measurements are approximate and details intended to be relied upon should be independently verified.

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