



SOMERCARE



Welcome to the first resort in
Aged Care on the Peninsula

**Silver Plus Extra
Services Level**





Overview of the Service

There's a reason why SomerCare on the Mornington Peninsula is a leading provider of aged care services and a haven of good living. Our 130 bed aging-in-place facility provides superior care in impeccable, modern surrounds, all set against the backdrop of the picturesque Peninsula, with its proximity to beaches, vineyards, olive groves and seaside villages.

Our operators have been providing successful aged care services, which focus on respect and dignity, for more than 35 years. Our facility features tranquil courtyards and professionally landscaped gardens highlight our citrus groves and meditative reflective pool, small, communal entertaining spaces, as well as activities rooms, a computer room/library and larger entertaining spaces for private functions. Architecturally it merges with the local environment whilst capitalising on all the sensations of coastal living.

Drop in and meet our dedicated and compassionate care team, inhale the fresh sea breeze and experience some of our many outstanding features. At SomerCare we offer luxurious private rooms with ensuite and garden views. Our 24-hour nursing care means peace of mind and assurance that all residents' needs are met.

SomerCare also provides dementia care with state-of-the-art security systems. We have strong relationships with well-regarded doctors.

Residents enjoy daily seasonal, gourmet cuisine created by our kitchen team, who regularly review residents' nutritional requirements. SomerCare also offers an extensive range of services including hairdressing, beauty therapy, physiotherapy and podiatry, psychotherapy, cognitive and sensory programs, massage and dementia specific activities.

At SomerCare our residents can be busy morning and night, with a wide range of activities offered to residents of all care levels. Activities include intergenerational programs, musical performances, film screenings, garden clubs, fetes, craft activities, pet therapy, games, cooking, outings and more.

SomerCare a haven of peace and good living.

Location - 22 Graf Road, Somerville, Victoria, Australia 3912

Facility Features

Additional Care and Services

- Reception service 7 days per week
- Registered Nurse onsite 24/7
- Leisure and Wellbeing activities everyday
- Special interest clubs daily (including gardening, knitting, movie, book, mechanics, art etc)
- Memory support program (dementia activities) daily
- Regular outings
- Therapies such as Aromatherapy, Music, Sensory, Hand Massage, Pet therapy offered
- Beautician services onsite such as pedicure and manicure
- Newspapers delivered daily
- Gift/Coffee Shop open throughout week
- Fresh prepared seasonal meals
- Laundry service onsite
- Computerised resident management system
- Computerised family communication system
- Telehealth medical program (GP and specialist access)



Common Areas

Architecturally designed - award winning facility on which includes

DINING

- Two large centrally located communal dining rooms which cater for self-service and table service
- Intimate private dining space for resident and visitor use

LOUNGE ROOM

- Various large social spaces throughout facility including the brand new glass enclosed 'diamond room'
- Multiple small intimate spaces strategically located throughout facility

ENTERTAINMENT

- Activities room
- Bar/Café/kiosk area (daily events)
- BBQ courtyard - available for resident and visitor use
- Card/Games tables
- Computer with internet access
- DVD/video library
- Large screen TV for regular movie screenings
- Library room including large print books
- Piano for resident and entertainer use
- Pool table
- Sound system with a choice of CDs and cassettes

FURNISHING

- Interior designer selected furnishing
- Armchairs and lounges of high quality fabric and style
- Occasional tables
- Outdoor dining settings that can be configured for large or small groups
- Varied colour schemes/use of wood panelling
- Wall art (painting, prints, photographs etc)

LIGHT

- Floor-to-ceiling windows
- Glass doors for external access
- Recessed downlights
- Skylights

EXTRAS

- Physio Gym
- Views - Vista consists of various internal/external courtyards and garden spaces

COURTYARDS

- Professionally landscaped courtyards and gardens
- Views from all common spaces and bedrooms
- Outdoor sitting
- Extensive garden paths for explorations and exercise



Facility Features

Somercare is in close proximity to:

- Local shopping centre (supermarkets, Target, specialty stores)
- Cafes and restaurants
- Chemist
- Banks
- Community pool (disabled access)
- Public library
- Hospital (Public and Private)
- Ambulance services
- Medical centre
- Parks/gardens
- Post office
- RSL
- Schools and child care services
- Somerville Community Centre
- Walking tracks

Somercare is in close proximity to transport:

- Peninsula Link (Somerville offramp)
- Train Station (Frankston-Hastings Line)
- Bus stop

SPECIAL FEATURES

- On-site visitor parking
- Flag pole (Australian flag flown daily)
- Hair / Nail / Beautician salon
- Happy Hour Bar - Daily - Mon-Fri
- Kiosk (weekly - run by volunteers)
- Kitchenettes for resident and visitor use
- Chapel (non-denominational / quiet space)
- Theatrette (Daily movie program)
- Tropical Fish Tank
- Water features
- Raised garden beds
- Sensory stimulation room
- Internet hotspots in communal areas
- Pet therapy program
- Visiting coffee van twice per week





Room Features

Silver Plus Extra Services Level

The Silver Plus Extra Service rooms are located in the newly constructed wings that opened in April 2015. The architecturally designed building has been thoughtfully decorated by an interior designer with a focus on luxury and comfort. All Silver Plus Extra Service rooms are in close proximity to the brand new 'Diamond Room', a glass enclosed living and dining area which opens directly on to two professionally landscaped courtyards. Here residents can relax, entertain visitors, enjoy a glass of wine with their meal, read the newspaper and chat with friends.

Room Features

- Single rooms (variations available for couples)
- 42" flat screen TV provided
- Doorway entry shields the bed from immediate view providing privacy
- Attractive door and draw handles chosen for ease of dexterity
- Curtains include a block out and a decorative sheer
- Wall mounted hydronic heaters
- Centrally-controlled reverse cycle air conditioning
- Personal intercom system between resident and nurse
- Nurse call points (with capability for bed/chair sensor mats)
- Pendants that operate the nurse call bell and light switch for easy reach
- Night light for peace of mind
- Picture rails
- Bathroom grab rails of contrasting colour for ease of sight
- Stylish recessed down-lights & wall lights
- Landline telephone connection capability
- Ability to connect to internet
- Ability to connect to Foxtel

FURNITURE

- King single electronic adjustable beds of domestic appearance
- Pressure-relieving mattress
- Double sized bespoke bedside table
- Armchair designed for superior comfort
- Padded hotel-style wall mounted bed heads
- Large custom made over-bed table
- Built-in wardrobe with hanging space and shelves
- Lockable cupboard in wardrobe & bedside table
- Display shelves
- Hotel quality linen, doona & pillows provided

Room Size

- Average size 23.8 – 31.2 sq metres (excluding ensuite)
- Average ensuite size 5.5 sq metres
- Disabled ensuite size (limited rooms) 7 sq metres

Room Design

- Freshly painted walls that are colour coordinated with the décor
- Timber-look resilient flooring
- Wide doors for easy access
- Large private ensuite with extra storage space
- Large windows with views of landscaped gardens and courtyards
- An abundance of natural light
- Secure openable windows fitted with flyscreens



Communal Area Design & Proximity

- The new 'Diamond Room' is centrally located allowing for easy access from all bedrooms
- Designer fabrics & finishes carefully selected to create a warm and luxurious ambiance
- The tastefully designed Silver Plus dining area opens directly onto a courtyard allowing for optional al fresco dining
- New large living area that opens directly onto professionally landscaped courtyards
- Multiple lounge seating options suitable for intimate conversations & socializing with friends
- Easy access to the activities areas

**SOMERCARE
OFFERS
OUTSTANDING
SERVICES WITH
IMPECCABLE
MODERN
SURROUNDS.**

Pricing



Room Type Silver Plus Level Extra Service

Max Room Price \$475,000.00

*For Residents admitted from 20th September 2018**

0%	RAD of	\$0.00 with an MPIR of	5.96% has a DAP of	\$77.56 per day
100%	RAD of	\$475,000.00 with an MPIR of	5.96% has a DAP of	\$0.00 per day
25%	RAD of	\$118,750.00 with an MPIR of	5.96% has a DAP of	\$58.17 per day

Daily Care Fee \$50.66
(as at 20/09/18)

Extra Services Fee \$29.45

The agreed Daily Accommodation Payment (DAP) may be withdrawn from the Refundable Accommodation Deposit (RAD). Any DAP withdrawals will increase the amount of the outstanding RAD.

* May be subject to an additional Means Tested Fee (MTF) which is assessed by the Department of Social Services and will be applicable from the date of admission. The MTF is capped at \$27,232.33 pa and has a lifetime cap of \$65,357.65 per person who receives Commonwealth Funded Home or Residential care. The MTF can range from NIL to \$217.77 per day and is a means test based upon a care recipient's income and assets. Seeking of Independent Financial advice on what a care recipient's MTF will be is strongly recommended before entering care. A MTF estimator is available at the myagedcare.gov.au website.

* DAP - Daily Accommodation Payment

* RAD - Refundable Accommodation Deposit

* MPIR - Maximum Permissible Interest Rate