



SOMERCARE



Welcome to the first resort in
Aged Care on the Peninsula

KEY FEATURE DOCUMENT FOR

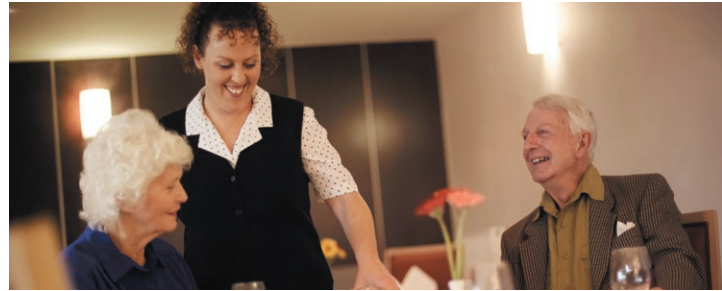
Gold Extra Services Level





Service

Approved Provider
Residential Aged Care Facility
Somercare



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 25 years. Our facility features tranquil courtyards that 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 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 and outings.

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 program (activities) 7 days per week
- Special interest clubs daily (including gardening, knitting, movie, book, mechanics, art etc)
- Memory support program (Dementia activities) 7 evenings per week
- Bus - mini and/or wheelchair bus outings fortnightly
- Private dining program - special interest groups - weekdays
- Therapies - Aromatherapy, Music, Sensory, Hand Massage, Pet
- Beautician services onsite - pedicure, manicure
- Daily delivery of a newspaper for the exclusive use of the resident
- Gift/Coffee Shop (various times throughout week)
- Catering - fresh cooked onsite
- Laundry services - onsite
- Computerised resident management system
- Computerised family communication system
- Telehealth medical program (GP and specialist access)



Common Areas

Architecturally designed - award winning facility

Central community area/boulevard/atrium with amenities (café, bar, hairdresser etc)

CONDITION

- Modern, timeless design excellently maintained.

DINING

- Multiple large dining rooms throughout
- Private dining room for resident and visitor use

LOUNGE ROOM

- Various large social spaces throughout facility
- 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 with DVD/video with cable/satellite TV

- Library room - books (inc. large print books)
- Piano for resident and entertainer use
- Pool table
- Sound system with a choice of CDs and/or 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



Facility Features

The Service is in close proximity to:

- Ambulance
- Banks
- Cafes
- Chemist
- Childcare centres
- Community pool (disabled access)
- Hospital (Public and Private)
- Library
- Local shopping centre (supermarkets, Target, specialty stores)
- Medical centre
- Parks/gardens
- Post office
- Restaurants
- RSL
- Schools (preschool, primary and secondary)
- Somerville Community Centre
- Walking tracks

The Service 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
- Facility pet visit program
- Visiting coffee van twice per week





Room Features

Gold Extra Services Level

Room Features

- For one person only (variations available for couples)
- Doorway entry that shields the bed from immediate view
- Attractive door and draw handles chosen for ease of dexterity
- Fabric curtains
- In-room, wall mounted radiators
- Centrally-controlled reverse cycle air conditioning
- Nurse call points (with capability for bed/chair sensor mats)
- Picture rails
- Bathroom grab rails of contrasting colour for ease of sight
- Lighting - recessed down-lights /wall lights
- Landline telephone connection capability
- Ability to connect to internet
- Ability to connect to Foxtel

FURNITURE

- Electronic high/low adjustable bed of domestic appearance (eg. wooden bed head) Pressure-relieving mattress(standard/supplied as needed)
- Bedside table
- Standard Armchair
- Built-in wardrobe with hanging space and shelves
- Lockable cupboard in wardrobe/ bedside table
- Display shelf / in-wall nook

Room Size

- Average size 18 sq metres (excluding ensuite)
- Average ensuite size 5.5 sq metres

Room Design

- Painted walls in good condition that are colour coordinated with the décor
- Well-maintained ceilings
- Stain-resistant flooring in attractive vinyl
- Wide doors for ease of mobility
- Private ensuite
- Large mid-floor-to-ceiling windows
- Windows fitted with flyscreens
- Views to modern internal/external courtyard/gardens



Room Amenity Proximity

- Easy access to dining area
- Easy access to large or small lounge area
- Easy access to activities program areas
- Easy access to gardens/courtyards

SOMERCARE OFFERS OUTSTANDING SERVICES WITH IMPECCABLE MODERN SURROUNDS.

Pricing



Room Type Gold Extra Services Level

Max Room Price \$625,000.00

*For Residents admitted from 20th September 2018**

0%	RAD of	\$0.00 with an MPIR of	5.96% has a DAP of	\$102.05 per day
100%	RAD of	\$625,000.00 with an MPIR of	5.96% has a DAP of	\$0.00 per day
25%	RAD of	\$156,250.00 with an MPIR of	5.96% has a DAP of	\$76.54 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