Information
on
Housing Options for Older People

Salisbury      Elizabeth      Gawler
The CITY OF SALISBURY accepts no responsibility for the accuracy or completeness of any material contained in this publication. The information used in this publication has been collected from the agencies listed. All details are subject to change. If you have any further questions regarding rental charges, maintenance fees, entry fees or any other please contact the organisation directly.
Introduction

This booklet has been developed to provide older people with information on a range of options for aged housing that are available.

In addition to accommodation options, there is also information provided regarding the services available to assist residents ‘age in place’ or continue to live in their current home.

Are you considering moving from your present home into a retirement village or other housing? It is important to take the time to carefully consider your reasons for moving and weigh up the available options, before making a decision.

Common reasons for moving are:
- Downsizing
- Loneliness
- Death of partner
- Lack of accessible public transport
- Financial
- Health

Before making a decision about moving it might also be helpful to discuss your reasons for moving and your housing options with family members, friends, your solicitor, financial advisor or a housing officer.


Staying at home
There are four government-funded programs that support frail older people to remain living at home for as long as possible:

Home and Community Care Program (HACC)
Veterans’ Home Care (VHC)
Community Aged Care Packages (CACP)
Extended Aged Care at Home (EACH)

The first two programs provide a basic level of support. CACPs and EACHs provide for more complex care needs. You can only receive assistance from one of the above programs at any one time.

HACC
This program is funded jointly by the Australian and South Australian governments. The HACC program funds a range of organisations to provide basic home support services including:

- Shopping
- Home Modification
- Home Maintenance
- Safety and Security
- Cleaning
- Day Care
- Allied Health Services
- Disability Aid
- Social Support
- Personal Care
- Nursing Care
- Respite Care
- Meals
- Transport

Some of these services are provided by organisations that are ‘household names’ like Meals on Wheels, Domiciliary Care SA and Royal District Nursing Service. Local councils and community health services in country areas are also providers of home support services as well as a number of not-for-profit organisations covering a limited region or the entire metropolitan area. Service providers may assess you to see if you meet their eligibility criteria. There may be a waiting list for some services.
**VHC**
The VHC is funded by the Department of Veterans’ Affairs (DVA) to provide basic home support services for eligible veterans and war widows. Services may include personal care, domestic assistance, home and garden maintenance and respite care. Veterans can choose to receive services through the HACC program OR the VHC. Veterans who are in receipt of VHC can only receive a HACC-funded service if that service is unavailable through the VHC. Eligibility is based on assessed need. To arrange an assessment tel. 1300 550 450

**What are packages of care?**
Packages of care include a range of home support services that are tailored to meet your individual needs. The service provider coordinates the package of services for you. They are intended for frail older people living at home who have complex care needs. The Australian government provides a subsidy to approved service providers to supply and coordinate the care services.

**How could a care package help you?**
The service provider designs the care package in consultation with you and/or your family or carer to suit your particular requirements. Packages are flexible and may include assistance with: personal hygiene and dressing, domestic tasks, preparing meals, shopping, transport, gardening and social support. The service provider will develop a written ‘care plan’ with you, setting out the services to be provided. They will give you a written agreement that clearly sets out your rights and responsibilities and those of the provider. The service provider will regularly check to see if your ‘care plan’ is still meeting your needs as your needs may change over time.

**What types of care packages are available?**

**Community Aged Care Packages (CACP)** provide care to frail older people whose needs would make them eligible for a low care facility (hostel) but who wish to remain at home. A CACP package typically provides up to 5 hours of support each week.
Extended Aged Care at Home (EACH) packages provide care to frail older people who have been assessed as needing high level residential (nursing home) care, but have expressed a preference to live at home and are able to do so. An EACH package typically provides around 17 hours of assistance each week. Like CACPs, packages include a range of home support services, with the addition of qualified nursing care and provision of equipment.

How do I find out if I am eligible?
To be eligible for any of the packages of care, your care needs must first be assessed by an Aged Care Assessment Team (ACAT). The assessment is free of charge. In the metropolitan area contact the Adelaide ACAT on 8193 1203. For country ACAT details contact the Seniors Information Service or your local community health service or hospital. A member of the ACAT will visit you to determine if you are eligible and which type of care package is the most suitable for you. The team will decide if your care needs can be met within the scope and funding of the program and that you have a genuine desire to remain at home. If you are eligible, the ACAT will explain the application and will either forward a copy to a package program coordinator in your area, or give you phone numbers of local providers.

How much will I have to pay?
Fees are negotiated between you and the provider. If you are a pensioner they must not exceed 17.5% of the maximum basic rate of pension. Income does not include pharmaceutical allowance, rent assistance, telephone allowance or a pension supplement. If your income exceeds the basic rate of pension, the maximum fee is 17.5% of your income to the level of the basic pension, plus up to 50% of income above the basic pension. Care recipients cannot be charged more than they can reasonably afford to pay.
Private Rental

Most tenants rent privately and there are more properties available than there are through public housing. If you are thinking of renting privately, be aware that:

- Tenants renting weekly have less security of tenure than public housing tenants or home owners
- The amount you pay depends on the market
- It may be difficult to change where you live – for instance because it costs too much to move or no suitable homes are available to move to
- Most places that are rented privately do not have features such as handrails or wide doorways that older people sometime need
- Modification to the building can be expensive and the owner has to agree to them.

Private rental properties can be found in the Local Messenger, the Advertiser or viewed on the website www.realestate.com.au

Housing SA may provide you with private rental assistance i.e. bond and one or two weeks of rent in advance to provide to your landlord. You may also be eligible for rent assistance from Centrelink.
Rental Accommodation
Rental accommodation is available from various public and private sources. Subsidised housing is available for people who do not own their own homes and is asset tested. Often weekly rent is the only cost required. Rental accommodation is available from church and non-profit aged care agencies, Housing Association and Housing Co-operatives and Housing SA.

If moving to rental accommodation, issues to consider include:
- Nearby shops
- Nearby medical facilities
- Access to transport
- Adaptable housing: grab rails, no step to entry of the home, reachable light fittings, easy access to shower etc.
- Housing and maintenance costs
- If a Housing Co-operative, what are the responsibilities involved in the administration.

Community Housing
Community housing is run by non-profit groups who are committed to self-help, community support and high levels of client satisfaction within housing. Community housing provides accommodation to those most in need. This includes people with intellectual and physical disabilities, the aged, young people, women escaping domestic violence and low-income earners. Individual community housing groups usually cater for a particular group.

Benefits of Community Housing
Community housing has a number of potential advantages for tenants over traditional public housing, including:
- Flexibility in meeting housing needs
- Flexibility in asset management
- Security of tenure
- Empowerment
- Development of a community focus
- Working closely with agencies which provide support for those in need
- Cost-effective housing support
- A friendly supportive environment
- Skills development.
Private businesses, churches and other groups such as local councils join together to make the best use of the resources available. As a result of deliberately linking into services that will best serve the needs of members and tenants, community housing can deliver a range of benefits above and beyond shelter such as:

- Making people more job and training ready through the development of social management, literacy, numeracy and communication skills
- Preventing or reducing dependence on health and social service agencies by linking the support they provide through the housing model
- Better health and educational outcomes for children by providing stable and secure housing.

Tenants are encouraged to help run the non-profit organisation that houses them; this reduces reliance on welfare agencies. In the majority of community housing organisations and housing co-operatives, tenant participation is a condition of membership.

There are two types of Community Housing Organisations (CHOs) – housing associations and housing co-operatives.

**Housing associations**
Community volunteers (on behalf of disadvantaged tenants) manage housing associations. These volunteers are recruited for their expertise in accounting, law or housing. The membership of a housing association management committee is made up of people who work with or who have family members with special needs. While they learn through their involvement, many simply want to ‘put something back into the community.’ Associations are often sponsored by community agencies or groups such as the Salvation Army and Disability SA, which then help them to operate. Housing association tenants are typically on low incomes or have special needs through disability, age or language.

**Housing co-operatives**
Housing co-operatives are managed by tenants. As managers, tenants develop their skills through unpaid work in the co-op - members work together to buy or build, maintain and manage their housing; much of the renovation and maintenance work is unpaid. Housing co-operatives also provide some support for their aged or disabled members. Tenants are typically on low incomes.
## Low cost rental and Community Housing

### Ingle Farm

<table>
<thead>
<tr>
<th>Title</th>
<th>Address</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scarce Real Estate</td>
<td>9 Apara Crescent Ingle Farm SA 5098</td>
<td>Bruce Nankivell 8332 1488 457 Greenhill Rd Tusmore <a href="mailto:bnankivell@scarce.com.au">bnankivell@scarce.com.au</a></td>
<td>Units: 13 1 Bedroom Price range: 21% of Pension</td>
</tr>
</tbody>
</table>

### Pooraka

<table>
<thead>
<tr>
<th>Title</th>
<th>Address</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southern Cross Care</td>
<td>31 Royal Avenue Pooraka SA 5095</td>
<td>Lynne Torode 8291 8000 0417 615 264 PO Box 155 Glen Osmond SA 5063 L1 151 Greenhill Rd Parkside SA 5063</td>
<td>Units: 36 -1 Bedroom Rental $110 per week.</td>
</tr>
</tbody>
</table>

### Parafield Gardens

<table>
<thead>
<tr>
<th>Title</th>
<th>Address</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red Shield Housing Association</td>
<td>19 Palm Court Parafiel Gardens SA 5107</td>
<td>Trisha – Tenancy Officer PO Box 68 Greenacres 83686800</td>
<td>Units: 18 -1 and 2 bedrooms Rent: between 20 % - 25 % of gross income</td>
</tr>
</tbody>
</table>

### Salisbury

<table>
<thead>
<tr>
<th>Title</th>
<th>Address</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AnglicareSA – Aged Pensioners Independent Homes</td>
<td>15-17 Mary Street Salisbury SA 5108</td>
<td>Juliet Paks 15 Ridgeway Road Elizabeth West 8209 6612</td>
<td>Units: 7 -1 bedroom ($120) Units : 2 -2 bedroom ($160 for couples only)</td>
</tr>
<tr>
<td>Title</td>
<td>Address</td>
<td>Contact</td>
<td>Description</td>
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<tr>
<td>----------------------------------------------------------------------</td>
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<td>----------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Anglican Housing Association Inc Laura &amp; Alfred West Cottage Homes</td>
<td>30 Fletcher Rd</td>
<td>Sue Jackson</td>
<td>Units: 16</td>
</tr>
<tr>
<td></td>
<td>Elizabeth East</td>
<td>PO Box 550</td>
<td>- 1 bedroom @ $110</td>
</tr>
<tr>
<td></td>
<td>SA 5122</td>
<td>Elizabeth SA 5112</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manor Court</td>
<td>8209 5439</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18 Knighton Rd</td>
<td><a href="mailto:sjackson@anglicare-sa.org.au">sjackson@anglicare-sa.org.au</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elizabeth North</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SA 5113</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>38 Womma Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elizabeth North</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SA 5113</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>26 Black Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elizabeth South</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SA 5112</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dunbar Homes Inc</td>
<td>42 Richardson Rd</td>
<td>Cathy Power</td>
<td>Units: 17</td>
</tr>
<tr>
<td></td>
<td>Elizabeth South</td>
<td>2 North lane</td>
<td>- 1 bedroom single @ $90 per week</td>
</tr>
<tr>
<td></td>
<td>SA 5112</td>
<td>Salisbury SA 5108</td>
<td>couple @ $110 per week</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8282 3444</td>
<td></td>
</tr>
<tr>
<td>Unity Housing Company Ltd</td>
<td>23 Tregenza Ave</td>
<td>Karen Rawlings</td>
<td>Available to Aged people</td>
</tr>
<tr>
<td></td>
<td>Elizabeth South</td>
<td>8283 0886</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SA 5112</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACH Group</td>
<td>Crn Kent Street &amp; Wear Avenue</td>
<td>Carolyn O’Brien</td>
<td>Enquire about the units at ‘Menzies Marden’</td>
</tr>
<tr>
<td></td>
<td>Marden SA 5070</td>
<td>8130 3900</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>0418 834 943</td>
<td></td>
</tr>
<tr>
<td>Wyatt Benevolent Institution</td>
<td>36 B Halsey Rd</td>
<td>Cheryl Wells</td>
<td>Units: 6</td>
</tr>
<tr>
<td></td>
<td>Elizabeth East</td>
<td>8224 0074</td>
<td>- 3 bedroom Rent on application</td>
</tr>
<tr>
<td></td>
<td>SA 5112</td>
<td><a href="mailto:amin@wyatt.org.au">amin@wyatt.org.au</a></td>
<td></td>
</tr>
<tr>
<td>Aboriginal Elders Village</td>
<td>2 Oldford Street</td>
<td>Julianne</td>
<td>Available to Aged Aboriginal people.</td>
</tr>
<tr>
<td></td>
<td>Davoren Park</td>
<td>8287 1454</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SA 5113</td>
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# Housing Associations in Salisbury and Elizabeth

<table>
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<tr>
<th>Title</th>
<th>Address</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uniting Care</td>
<td>Salisbury Plains</td>
<td>Ms Bianca Kreft</td>
<td>Houses: 1</td>
</tr>
<tr>
<td>Wesley Bowden</td>
<td>Salisbury North</td>
<td>77 Gibson Street</td>
<td>Houses: 2</td>
</tr>
<tr>
<td>Westside Housing Association</td>
<td>Elizabeth</td>
<td>Bowden SA 5007</td>
<td>Houses: 1</td>
</tr>
<tr>
<td></td>
<td>Elizabeth North</td>
<td>8245 7101</td>
<td>Houses: 1</td>
</tr>
<tr>
<td></td>
<td>Elizabeth Fields</td>
<td></td>
<td>Houses: 1</td>
</tr>
<tr>
<td></td>
<td>Elizabeth South</td>
<td></td>
<td>Houses: 9</td>
</tr>
<tr>
<td></td>
<td>Paralowie</td>
<td></td>
<td>Houses: 4</td>
</tr>
<tr>
<td></td>
<td>Parafield Gardens</td>
<td></td>
<td>Houses: 5</td>
</tr>
<tr>
<td></td>
<td>Para Hills</td>
<td></td>
<td>Units: 2</td>
</tr>
<tr>
<td></td>
<td>Ingle Farm</td>
<td></td>
<td>Units: 5</td>
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## Housing Cooperatives in Salisbury and Playford

<table>
<thead>
<tr>
<th>Title</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sapphire Housing Co-operative</td>
<td>PO Box 207 Ingle Farm SA 5098</td>
<td>Low Income people</td>
</tr>
<tr>
<td>FENIX Housing Co-operative Inc</td>
<td>PO Box 319 Ingle Farm SA 5098</td>
<td>Spanish speaking Latin American immigrants</td>
</tr>
<tr>
<td>Salisbury Housing Co-operative</td>
<td>PO Box 297 Ingle Farm SA 5098</td>
<td>Low Income people</td>
</tr>
<tr>
<td>GENESIS Housing Co-operative Inc</td>
<td>GPO Box 948 Salisbury SA 5108</td>
<td>Low Income Latin American families</td>
</tr>
<tr>
<td>Craigmore Housing Co-operative Inc</td>
<td>PO Box 555 Craigmore SA 5114</td>
<td>Provides Housing for low income families in Craigmore and surrounding districts</td>
</tr>
<tr>
<td>Northern Districts Housing Co-operative</td>
<td>PO Box 532 Elizabeth SA 5112</td>
<td>Low Income people</td>
</tr>
<tr>
<td>New Horizons Housing Co-operative</td>
<td>PO Box 232 Smithfield SA 5114</td>
<td>Low Income people</td>
</tr>
<tr>
<td>Northern Suburbs Housing Co-operative Inc</td>
<td>Julia Hennekam 472 Regency Rd Blair Athol SA 5084 (ph) 8344 9011 (fax) 8269 4027 (email) <a href="mailto:nshc@senet.com.au">nshc@senet.com.au</a></td>
<td>Low Income people over 55 years of age</td>
</tr>
</tbody>
</table>
Boarding Houses
A Boarding House is a form of accommodation where rent is collected for the use of a single room, where other facilities such as a kitchen, toilet and living areas may be shared. The single room may be provided on a single or shared basis. Meals and other services such as laundry may or may not be included.

<table>
<thead>
<tr>
<th>Suburb</th>
<th>Address</th>
<th>Contact</th>
<th>Telephone</th>
<th>M/F</th>
<th>Age</th>
<th>Beds</th>
<th>Cost</th>
<th>Meals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brahma Lodge</td>
<td>69 Gregory St</td>
<td>Steve Boots</td>
<td>0437 655 488</td>
<td>M/F</td>
<td>5</td>
<td>$135-$140</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pooraka</td>
<td>72 Bridge Rd</td>
<td>John Mauviel Proprietor</td>
<td>0410 443 803</td>
<td>M/F</td>
<td>5</td>
<td>$120-$130</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Salisbury</td>
<td>123 Salisbury Highway</td>
<td>Dominic Proprietor</td>
<td>0417 825 359</td>
<td>M</td>
<td>45+</td>
<td>6</td>
<td>$90-$120</td>
<td>No</td>
</tr>
<tr>
<td>Salisbury</td>
<td>6 Urlwin rd 4 Urlwin Rd</td>
<td>Anna Proprietor</td>
<td>8258 1302, 0413 742 401</td>
<td>M</td>
<td>40+</td>
<td>6</td>
<td>$185</td>
<td>Yes</td>
</tr>
<tr>
<td>Salisbury</td>
<td>2 Webb Street</td>
<td>Anna Proprietor</td>
<td>8258 1302, 0413 742 401</td>
<td>M</td>
<td>40+</td>
<td>8</td>
<td>$185</td>
<td>Yes</td>
</tr>
<tr>
<td>Salisbury</td>
<td>1 Thomas St 7 Fleet St 2 Taunton Ave 21 Eliza St 32 Cross Keys Rd</td>
<td>Dominic Proprietor</td>
<td>0417 825 359</td>
<td>M</td>
<td>45+</td>
<td>7</td>
<td>$90-$120</td>
<td>No</td>
</tr>
<tr>
<td>Salisbury</td>
<td>25 Theta St 89 Fairbanks St</td>
<td>Steve Boots</td>
<td>0437 655 488</td>
<td>M/F</td>
<td>5</td>
<td>$135-$140</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

Advantages to residents of a boarding house can include:
♦ affordability (average of $74 per week in DHS survey)
♦ no need to pay a bond (in some cases)
♦ inclusion of utilities in the rent charged (in some cases)
♦ no need to have furniture, bedding or cooking equipment
♦ having a location providing access to a range of services and facilities
♦ proximity to public transport and shops
♦ possibilities of companionship and friendship due to communal living arrangements.
Disadvantages to the residents can include:

- lack of privacy
- problems/conflict with other residents
- low standard and cleanliness of facilities
- having to share facilities, (and room in some cases)
- small size of room
- lack of rights and protection under the Residential Tenancies Act
- insecurity of tenure
- concerns for personal safety
- having to deal with the landlord.

**Housing SA**
Formerly the SA Housing Trust provides cottage housing for older people for a low rental. Independent living units— one and two bedroom cottage flats, 2 bedroom single storey units with the adaptable housing standards.

<table>
<thead>
<tr>
<th>Salisbury Office</th>
<th>Elizabeth Office</th>
<th>Gawler Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Ann St Salisbury SA 5108</td>
<td>Raleigh Chambers, Elizabeth City Centre</td>
<td>Crn Cowan St &amp; Murray St Gawler SA 5118</td>
</tr>
<tr>
<td>Contact: Allocation Officer 131 299 or 8259 1422</td>
<td>Elizabeth SA 5112 Contact: Allocation Officer 131 299 or 8256 0806</td>
<td>Contact: Allocation Officer 131 299 or 8252 0220</td>
</tr>
</tbody>
</table>

**Eureka - Care Communities**
Rental accommodation for independent seniors. There are no buy-in costs or exit fees, no long term contracts.
The weekly rent is based on a percentage of the full Australian Aged Pension and maximum Rental Assistance.

<table>
<thead>
<tr>
<th>Eureka Elizabeth Vale</th>
<th>Eureka Evanston</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 Wayford Street</td>
<td>4 Britha Avenue</td>
</tr>
<tr>
<td>Elizabeth Vale SA 5112</td>
<td>Evanston SA 5116</td>
</tr>
<tr>
<td>8250 8660</td>
<td>8523 4957</td>
</tr>
<tr>
<td><a href="mailto:elizabethvale@eurekacc.com.au">elizabethvale@eurekacc.com.au</a></td>
<td><a href="mailto:evanston@eurekacc.com.au">evanston@eurekacc.com.au</a></td>
</tr>
</tbody>
</table>
Retirement Housing Options
(Extracted from Seniors Information Service’s website)

1. Resident-funded housing

Resident funded units are an accommodation option for people who are able to access retirement village living offered at competitive market values, and can cover the cost of any ongoing associated expenses.

The resident of a retirement village does not own the unit but rather purchases a lease or license agreement which secures the right to occupy the residence.

A weekly maintenance fee is payable to cover the services offered by the village, such as council rates and maintaining common areas. General household expenses are the personal responsibility of the resident and include telephone, electricity and content insurance.

In addition, the resident will contribute to a Sinking Fund for the purpose of covering the cost of long term capital replacement.

When the unit is remarkedeted, the village administration authority will generally retain a percentage of the sale price as outlined in the contract. Prospective residents should ensure that they have full understanding of the way the refund is calculated, and any other costs associated with the re-licensing procedure before signing the contract.

You should seek independent legal and financial advice on this issue.

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
<th>Units</th>
<th>Rental/Maintenance Fee</th>
<th>Contact</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hawkesbury Gardens Retirement Village</strong></td>
<td>Cnr Waterloo Cnr Rd &amp; Silver St SALISBURY NORTH</td>
<td>2 BR 19 units POA</td>
<td>$69.33 - $74.41 per week</td>
<td>Sheila Sargent</td>
<td>8241 0211</td>
</tr>
<tr>
<td><strong>Aveo Live Well</strong></td>
<td>12 Melville Rd SALISBURY EAST</td>
<td>1 BR 10 units POA</td>
<td>POA</td>
<td>Pam Harrison / Mary Cadd</td>
<td>8236 0163</td>
</tr>
<tr>
<td>Site Name</td>
<td>Address</td>
<td>Units</td>
<td>Rental/Maintenance Fee</td>
<td>Contact</td>
<td>Phone</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>The Ferns Lifestyle Village</strong></td>
<td>20 Smith Rd SALISBURY EAST</td>
<td>1 BR 13 units</td>
<td>POA</td>
<td>Roxanne Norris</td>
<td>8112 3183</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 BR 74 units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 BR 71 units</td>
<td></td>
<td></td>
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<tr>
<td><strong>Winzor Retirement Village</strong></td>
<td>85 Winzor St SALISBURY</td>
<td>2 BR 39 units</td>
<td>POA</td>
<td>Pam Harrison</td>
<td>8236 0104</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 BR 8 units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Harwin Estate</strong></td>
<td>133 Frost Rd SALISBURY</td>
<td>1 BR 9 units</td>
<td>from $100</td>
<td>Robyn Bennett</td>
<td>8258 4988</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 BR 6 units</td>
<td>from $180,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>from $230,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Aveo Riverview</strong></td>
<td>43 Jarvis Rd ELIZABETH VALE</td>
<td>1 BR 7 units</td>
<td>POA</td>
<td>Pam Harrison / Mary Cadd</td>
<td>8236 0104</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 BR 46 units</td>
<td>POA</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ACH Group</strong></td>
<td>8 Bridge St SALISBURY</td>
<td>2 BR 7 units</td>
<td>$183.28 – $194.70 per fortnight</td>
<td>Carolyn O’Brien</td>
<td>8130 3900</td>
</tr>
</tbody>
</table>
Site Name: **ACH Group**  
Address: 32 Knighton Rd ELIZABETH NORTH  
Units:  
- 2 BR: 8 units, POA  
- 3 BR: 3 units, POA  
Rental/Maintenance Fee: $183.28 - $195.70 per fortnight  
Contact: Carolyn O’Brien  
Phone: 8130 3900

Site Name: **Anglicare SA – Dutton Crt**  
Address: 23 Catalina Rd ELIZABETH EAST  
Units:  
- 2 BR: 22 units, POA  
Rental/Maintenance Fee: from $84.35 per week  
Contact: Dolores Coleman / Karen Haylock  
Phone: 8256 3050

Site Name: **Burton Lifestyle Village**  
Address: 215 Bolivar Rd BURTON  
Units:  
- 2 BR: 14 units, POA  
- 3 BR: 13 units, POA  
Rental/Maintenance Fee: POA  
Contact: Mary Cadd  
Phone: 8236 0104

Site Name: **The Elms Lifestyle Village**  
Address: 4-30 Homestead Ave WALKLEY HEIGHTS  
Units:  
- 1 BR: 13 units, POA  
- 2 BR: 192 units, POA  
- 3 BR: 11 units, POA  
Rental/Maintenance Fee: POA  
Contact: Roxanne Norris  
Phone: 8112 3183

Site Name: **The Gardens Lifestyle Village**  
Address: Martins Rd PARAFIELD GARDENS  
Units:  
- 1 BR: 26 units, POA  
- 2 BR: 128 units, POA  
- 3 BR: 57 units, POA  
Rental/Maintenance Fee: POA  
Contact: Roxanne Norris  
Phone: 8112 3183
<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
<th>Units</th>
<th>Rental/Maintenance Fee</th>
<th>Contact</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Good Shepherd Lutheran Village</strong></td>
<td>Bruce and Effis Courts PARA VISTA</td>
<td>2 BR 26 units $88,800</td>
<td>from $40 per week</td>
<td>Good Shepherd Lutheran Church</td>
<td>8263 5087</td>
</tr>
<tr>
<td><strong>The Vistas Retirement Village</strong></td>
<td>10 Polst Avenue PARA HILLS</td>
<td>2 BR 7 units $272,000 - $295,000</td>
<td>3 BR 5 units $315,000- $340,000</td>
<td>Jodie Prosser</td>
<td>8370 1522</td>
</tr>
<tr>
<td><strong>Dawes Estate</strong></td>
<td>3 Lyndoch Rd GAWLER</td>
<td>2 BR 11 units from $185,000</td>
<td>$66 per week</td>
<td>Gavin Launer</td>
<td>8523 4255</td>
</tr>
<tr>
<td><strong>Governor Daly Village</strong></td>
<td>4 A Daly St GAWLER</td>
<td>2 BR 20 units from $165,000</td>
<td>$66 per week</td>
<td>Gavin Launer</td>
<td>8523 4255</td>
</tr>
<tr>
<td><strong>Yangala Retirement Village</strong></td>
<td>213 Yorktown Rd CRAIGMORE</td>
<td>2 BR 19 units $140,000 - $190,000</td>
<td>$51.50 per week</td>
<td>Chris Sears</td>
<td>8288 1628</td>
</tr>
</tbody>
</table>
2. Entry contribution housing

Entry contribution units can be suitable retirement accommodation option for older people with limited assets or those who wish to have capital remaining after selling a home.

Entry contribution units (formerly referred to as donation units) are offered by non profit organisations. The organisation requests an entry contribution in exchange for the right to occupy the unit. Some organisations may refund a proportion of the entry contribution (also known as a premium) when the resident leaves the unit. Financial arrangements are negotiated between the resident and the organisation when accepting the conditions of entry. You should seek legal and financial advice on these issues.

This type of accommodation is commonly one bedroom. Two bedroom units are usually allocated through a waiting list and are sometimes reserved for couples. Some providers may determine an entry fee based on individual financial situations. An ongoing weekly maintenance fee is charged from the time the resident moves into the unit.

Rent assistance may be available for eligible residents through Centrelink or the Dept. of Veteran’s Affairs.
Site Name  |  Narooma at Craigmore – Karra Court  
--- | ---  
Address  |  102 Halsey Rd ELIZABETH EAST  
Units  |  bed sitter  7 units  1 BR  5 units  2 BR  2 units  
|  $31,000  $35,000  $40,000  
Rental/Maintenance Fee  |  $83.65 - $109.55 per week  
Contact  |  Jean Spencer  
Phone  |  8256 8800  

Site Name  |  Southern Cross Care Inc - Pooraka  
--- | ---  
Address  |  31 Royal Avenue POORAK  
Units  |  1 BR  35 units  
Rental/Maintenance Fee  |  POA  
Contact  |  Lynne Torode  
Phone  |  8291 8000  

3. Serviced apartments

This type of accommodation is an option for older people who require low level of support services to enable them to remain living independently. Serviced apartments can provide a supported environment where laundering of linen, meals and cleaning services can be accessed for a weekly service fee. Extra services such as assistance with showering may also be provided at an additional cost.

Serviced apartments are usually a bed-sitter or single bedroom units. The resident does not own the apartment or unit but purchases a license to reside in the village. When the resident leaves the village, the administration may retain a percentage of the sale price vale as specified in the contract. You should seek legal and financial advice regarding your contract.

Flexi units are usually one bedroom units. Residents have the option of living a self sufficient lifestyle or accessing the support services the village offers on a user-pays basis. Rental assistance may be available for eligible residents through Centrelink or the Dept. of Veterans’ Affairs.
Site Name: Aveo Manor Gardens  
Address: 12 Melville Rd SALISBURY EAST  
Units: Bed-sitter 26 units POA  
Rental/Maintenance Fee: POA  
Contact: Pam Harrison / Mary Cadd  
Phone: 8236 0104

Site Name: Harwin Estate  
Address: 133 Frost Rd SALISBURY  
Units: Bed-sitter 33 units $85,000  
Rental/Maintenance Fee: POA  
Contact: Robyn Bennett  
Phone: 8258 4988

Site Name: Oasis Garden Village  
Address: 12 Hutchinson St GAWLER EAST  
Units: Bed-sitter 20 units $100,000 - $270,000  
Rental/Maintenance Fee: POA  
Contact: Karen / David  
Phone: 8522 4145

Site Name: Gawler Supported Care Facility  
Address: East Terrace GAWLER  
Units: Bed-sitter 17 units $20,000  
Rental/Maintenance Fee: $510 per fortnight  
Contact: Geoff O’Connell  
Phone: 8522 5800

Residential Parks

There are only a small number of these types of villages. Note that residential parks are NOT seniors-specific, i.e. there is likely to be a range of ages and backgrounds within the resident population.

Residential parks offer a ground lease only which does not include a dwelling. The resident is expected to purchase or build a dwelling. Either a prefabricated/transportable home already occupies the site or a new home is constructed. The site lease or license entitles the resident to use the common areas and facilities of the village.
A prefabricated/transportable home may be able to be dismantled and re-erected elsewhere depending upon the proximity of buildings and utilities such as power lines in the immediate vicinity.

The site lease or license will set out the terms and conditions relating to the rights and obligations of the parties, including the circumstances in which the lease or license can be terminated. Residential parks are regulated under the Residential Parks Act 2007 by the SA Office.

**Hillier Residential and Tourist Village**
Hillier Road Hillier SA 5116
Contact Person: Tina Reed
Ph: 8522 2511
Units: 275
Price Range – on application
Maintenance Fee: - on application

**The Palms Residential Park**
Lot 11 Supple Road
Waterloo Corner SA 5110
Contact: Dot Cooper
Ph: 8380 9358
Units: 178
Price Range – on application
Maintenance Fee: on application

**Virginia Residential Park**
Port Wakefield Rd Crn King Rd
Virginia SA 5120
Ph: 8380 9009
Price Range – on application
Maintenance Fee: on application

**Strata Titled Units**
A strata title is created when a structure is divided into separate units. The unit boundaries are defined by reference to the structural divisions in a building, not by reference to the land. For example, the ownership of a strata-titled unit is restricted to the space within its exterior walls as well as any area defined on the unit plan as a unit subsidiary, such as a carport or fenced garden area. There must be an area of common property, which residents have a right to use and for which everyone is responsible.

Strata title units are governed by the Strata Titles Act 1988 and by common law, which is based on principles that have been used by courts to decide cases in the past. Unit owners are members of a strata corporation which administers and maintains the property. The strata corporation may employ an operator to be responsible for providing extra services such as social activities, transport etc.

Unit owners usually pay a quarterly fee to cover the cost of strata management, building insurance and maintenance of the common areas.
Retirement Villages

Retirement villages are complexes of residential units or a number of separate complexes of residential units on common land. These units are intended for residential use under a ‘retirement village scheme’.

They may be either privately owned or owned and run by not-for-profit organisations. They do not receive government funding. Retirement villages are regulated by the Retirement Villages Act 1987 (amended in 2006). The Act defines a ‘retirement village scheme’ as one that is established (predominantly), for ‘retired persons’ and ‘retired persons and their spouses’. A ‘retired person’ is defined as being aged over 55 years and no longer in full time employment.

It is recommended to seek independent legal/financial advice before signing an agreement with a retirement village.

Useful contacts

Seniors Information Service Inc (SIS) produces a directory, ‘Retirement Housing’, which is available for purchase. This gives detailed information about retirement housing in Adelaide, the Adelaide Hills and Fleurieu Peninsula.

SIS also maintains a register of vacancies in rental, entry contribution and resident-funded independent and serviced units. Vacancy registers can be posted to you or accessed on the SIS Internet site - www.seniors.asn.au. SIS also offers appointments to discuss your housing needs.

South Australian Retirement Village Association (SARVA) provides advocacy and lobbying on behalf of retirement village residents; information for people considering moving into a retirement village and advice on dispute resolution procedures. Tel. 8232 0422, 1800 182 324 (free call SA country callers).

Office for the Ageing (OFTA) administers the Retirement Villages Act and provides information and advice to residents, residents committees, administering authorities and the public on matters referring to retirement villages; mediation and conciliation of contractual disputes and investigation of breaches of the Act. Tel. 8207 0522, 1800 819 961 (free call SA country callers).
The Residential Tenancies Tribunal has the power to resolve disputes between retirement villages and residents, including breaches of the residence contract or breaches of the Act. The Tribunal cannot hear disputes between residents or any dispute which is not related to the Act/Regulations or the residence contract.

For further information contact: Seniors Information Service Inc. 76 Waymouth Street ADELAIDE SA 5000 Tel. (08) 8168 8776 Country FREECALL™ 1800 636 368 Web www.seniors.asn.au

Residential Aged Care

Aged care facilities, formally known as Nursing Homes and Hostels, are facilities which are administered and operated under the Aged Care Act: 1997

Residential Care is divided into ‘low and high care’. Entry into an aged care facility is by assessment from the Aged Care Assessment Team (ACAT) who will need to access you as being eligible for residential care.

Residential fees and accommodation bond or charges will depend on your individual financial situation.

Seniors Information Services has a wide range of information and assistance to discuss individual needs and financial arrangements in confidence.

Seniors Information Services 8232 1441
Carelink 1800 052 222

Before Moving into residential aged care facility, it is important to consider:
Location: Is it conveniently located to enable family and friends ease of visiting? Is it close to public transport and the shops?
Cost: Consider carefully the financial arrangements for entry and the implication for you and anyone remaining in your family home. Check the agreement and what it covers and what happens when a resident leaves.
Accommodation: Check if there is single or double rooms and if there is provision for couples and what belongings can be brought in.
Ageing in Place: Consider alternatives to moving- e.g. can the required support and care be provided in your own home.
Dunbar Homes Salisbury  
2 North Lane, SALISBURY 5108  
8282 344  
57 low care and respite

Hawksbury Gardens  
8 Elmgrove Road,  
SALISBURY NORTH 5108  
8281 6259  
16 high & 47 low care beds

Marron Nursing Home  
67 Porter Street, SALISBURY 5108  
8258 2008  
70 high care beds

Salisbury Private Nursing Home  
147 Frost Road, SALISBURY SOUTH 5108  
8250 0900  
76 high care beds

Springfield Residential Aged Care  
8 Oakmont Crt  
SALISBURY EAST  
SA 5019  
8285 4600  
54 high and 26 low care beds

Helping Hand Centre Inc  
437 Salisbury Highway,  
PARAFIELD GARDENS 5107  
8258 2199  
100 low and high care beds and respite

Para Hills Private Nursing Home  
50 Kesters Road,  
PARA HILLS 5096  
8250 7044  
50 high care beds
Edenfield Hostel
20-30 Gardenia Drive,
PARAFIELD GARDENS 5107
8281 69566

Gloucester aged care
25 Roopena Street,
INGLE FARM 5098
8396 5999
78 high care beds and respite

Valley View Nursing Home
66 Nelson Rd VALLEY VIEW SA 5093
8265 2755
96 high care beds and respite

Helping Hand Ingle Farm
Shackleton Avenue, INGLE FARM SA 5098
8396 6080
98 bed facility
high and low care and respite

Italian Benevolent Foundation SA Inc
367 -379 Waterloo Corner Rd & Bolivar Rd
BURTON SA 5110
8280 2800
30 high & 50 low care and respite beds

Homestead at Walkley Heights
29 Homestead Ave, WALKLEY HEIGHTS
SA 5098
8222 1222
63 high and low care beds

BUPA Modbury
84 Reservoir Road
MODBURY SA 5092
8263 0055
66 high care beds
**Helping Hand Mawson Lakes**
The Strand, MAWSON LAKES 5095  
8360 2500  
85 beds – low, high and respite

**Canterbury Close Hostel**
Blamey Road, ELIZABETH EAST 5112  
8265 2100

**Dutton Court Hostel**
23 Catalina Road, ELIZABETH 5112  
8256 3050  
48 low care beds

**Park Village**
30 Shillabeer Road,  
ELIZABETH PARK 5113  
8252 6090  
low care and respite

**Little Para Hostel**
24-28 Wayford Street,  
ELIZABETH VALE SA 5112  
8281 9788  
62 low care beds

**Aboriginal Elders Village**
Italian Benevolent Foundation  
(priority to Aboriginal residents)  
2 Oldford St  
DAVOREN PARK SA 5113  
8287 1454  
low and high care and respite

**Narooma**
150 Adams Rd CRAIGMORE  
SA5114  
8256 8800  
101 beds: low, high care and respite
Resthaven – Craigmore
200 -208 Adams Rd CRAIGMORE
SA 5114
8254 4008
87 beds: low, high care and respite

Smithfield Residential Care Centre
ECH Inc
1 Warooka Dr
SMITHFIELD
SA 5114
8254 4700
98 beds: low, high care and respite

Eldercare Evanston Park
Crn Colman Pde and Morrow Ave
EVASTON PARK SA 5116
8522 1355
60 beds: low, high care and respite

Martindale Nursing Home
1 Duffield St
GAWLER SA 5118
8522 1355
44 beds: high care and respite

Trevu House Residential Aged Care
1-13 Deland Ave
GAWLER SA 5113
8522 1045
beds: 45 high care

Gawler Village
Southern Cross Care SA Inc
6 Bellevue Crt
GAWLER EAST SA 5118
8523 1018
beds: 40 low care and respite
Supported Residential Facilities (SRFs) provide accommodation and care services to older people and people with disabilities in a group setting. SRFs are regulated by the Supported Residential Facilities Act 1992 and are privately operated. SRFs do not receive government subsidies to provide care; Residents self-fund their care in SRFs. There are basically two types of SRF:

- ‘Pension only’ facilities charge a weekly fee which is within the means of someone on a pension.
- Serviced apartments charge an entry fee as well as a weekly fee.

<table>
<thead>
<tr>
<th>Alexam Place Rest Home</th>
<th>Gawler Supportive Care</th>
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<tbody>
<tr>
<td>24 Hazel Rd</td>
<td>6 East Tce</td>
</tr>
<tr>
<td>Salisbury East SA 5108</td>
<td>GAWLER SA 5109</td>
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<tr>
<td><strong>8258 1135</strong></td>
<td><strong>8522 5800</strong></td>
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<td>Beds: 46</td>
<td>Bed: 70</td>
</tr>
<tr>
<td></td>
<td>(need to contact duty worker from</td>
</tr>
<tr>
<td></td>
<td>Single Entry Point to register client on</td>
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<tr>
<td></td>
<td><strong>8448 4600</strong>)</td>
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</table>
Low level Home and Community Care Services in the Northern Region

From the “Directory of HACC Low level Services in the Northern Region” completed by the Low Level Services Working Group (LLSWG) of the Northern Collaborative Project (NCP)
For full copy of the directory please visit www.salisbury.sa.gov.au or phone city of Salisbury on 8406 8227.

Significant Regional Resources

“N/W Metro Commonwealth Respite & Carelink Centre
A Commonwealth Respite & Carelink Centre is a single point of reference for anyone seeking information about community aged care, disability, respite or other support services.
For specific information (i.e. costs, eligibility, waiting times or information on other services) not included in the Low Level Services Directory please contact Commonwealth Carelink.

N/W Metro Commonwealth Respite & Carelink Centre
77 Gibson Street, Bowden
Free call: 1800 052 222

Multicultural Aged Care (MAC)
For information on specific HACC CALD services available in the northern metropolitan region please contact either MAC or N/W Metro Commonwealth Respite & Carelink Centre (see above)
Multicultural Aged Care aims to:
- strengthen the ethnic community’s capacity to develop and manage the care of their older people
- assist service providers to give older people from culturally and linguistically diverse backgrounds, the services of their choice
- to advise governments, peak bodies and mainstream organisations on the aged & community need of older people in CALD communities.

Multicultural Aged Care
94 Henley Beach Road, Mile End
Phone: 8241 9900
Alzheimers Australia (SA)
Alzheimers Australia (SA) provides services for people with dementia and their families including:
- Community information sessions
- Living with memory loss courses and support groups
- Counselling
- Carer support groups
- National Dementia helpline
- Library

Alzheimers Australia (SA)
27 Conyngham Road, Glenside
Phone: 8372 2100
Free call: 1800 100 500

The northern region also has a Dementia Link Worker who works closely with General Practitioners and service providers to provide information, and access to services for people with an early diagnosis of dementia. The Dementia Link Worker can be contacted through Alzheimers Australia (SA)

Aged Rights Advocacy Service
45 Flinders Adelaide – Ph: 8232 5377

Provides information and support to older people, abuse prevention program, Aboriginal Advocacy program.

For more information about Home and Community Care Services (HACC) please contact your local council:

City of Salisbury
Home Support Services
12 James St. Salisbury SA 5108
Ph. 8406 8225

Playford Council
Home Assist
Playford Boulevard, Elizabeth SA 5112
Ph. 8256 0355
Town of Gawler
Home Assist & Community Care Program
37 Fourteen St., Gawler SA 5118
Ph. 8522 1177

Key Housing Contacts

ACHA Worker
  • City of Salisbury, 12 James St. Salisbury – Ph: 8406 8227
    Email: vharacic@salisbury.sa.gov.au

Seniors Information Service
  • Ground Floor, 76 Waymouth Street, Adelaide
Phone: (08) 8168 8776
Mail: GPO Box 1645, Adelaide, 5001

Adaptable Housing Standards

The Adaptable Housing Standards embrace future requirements of residents, and enable easier and flexible living for older people. Features of an adaptable home include non-slip tiles, wide halls and doorways, easy to reach switches and cupboards, easy to open windows and cupboards, grab rails, no-step entrances.

More information on adaptable and visitable housing can be obtained from the Coalition for Adaptable Housing – email housing@disabilityaction.asn.au or phone (08) 8346 8288 or see the website at www.adaptablehousing.org.

Planning SA has developed a brochure on visitable and adaptable housing – contact the Building Standards and Policy Branch, Planning SA, Roma Mitchell House, Level 3, 136 North Terrace, Adelaide, SA, 5000, phone (08) 8303 0600.
City of Salisbury - Healthy Ageing & Access Division

Provides comprehensive range of services for older residents. Our aim is to provide appropriate and accessible services to older people, younger people with a disability or their cares.

List of our services:

**Housing Support Program**—provides assistance to older people to find secure and affordable accommodation, support and information about housing options available to older people who live in the area of Salisbury, Playford and Gawler who have concerns about their current housing situation or are financially disadvantaged. For more information please contact 8406 8227.

**Home support Services**—low level or one-off services to assist client to live as independently as possible. Clients are people who are physically frail, have a permanent moderate to severe disability and/or their carers. For more information please contact 8406 8225.

**Positive Ageing Services**—support its Members to lead healthy, active lives and maintain full participation in their community. Programs and services are provided from two main centres

1. Jack Young Centre, 1 Orange Ave, Salisbury Ph. 8258 7286
2. Para Hills Centre, Para Hills Library Complex, Wilkinson Rd. Para Hills Ph. 8395 1520

**Social Gardening Program “Gone to Seed”**—the program includes the establishment and maintenance of a garden and aims to involve participants in the development and planning of the gardening project. For more information please contact 8406 8507.

**Cultural Programs**—services for older people form culturally and linguistically diverse backgrounds. The aim is to assist older people of CALD - Culturally and Linguistically Diverse background to remain independent in their own homes and to meet their cultural and social needs. For more information please contact 8406 8227.

**Programs for Residents with Disabilities**—This service provides information about access issues including the legal perspective, Council’s affords in managing various access issues and information about groups that actively work to improve access in the City.