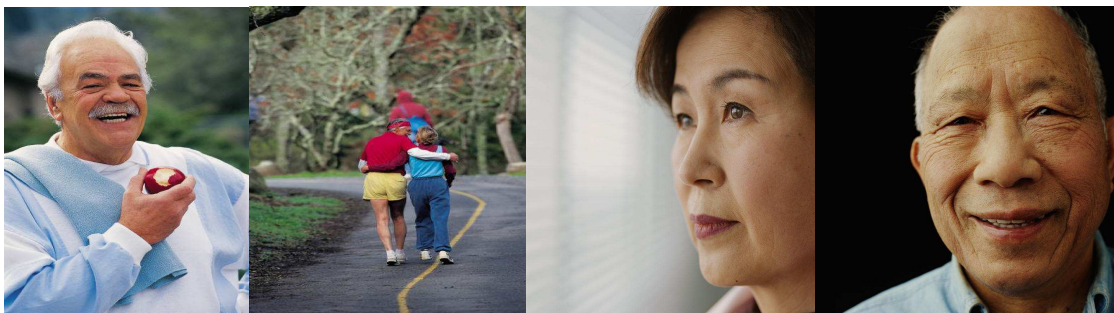


# Information on Housing Options for Older People

**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.*

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## **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	Disability Aid
Home Modification	Social Support
Home Maintenance	Personal Care
Safety and Security	Nursing Care
Cleaning	Respite Care
Day Care	Meals
Allied Health Services	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](http://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**

<b>Title</b>	<b>Address</b>	<b>Contact</b>	<b>Description</b>
Scarce Real Estate	9 Apara Crescent Ingle Farm SA 5098	Bruce Nankivell 8332 1488 457 Greenhill Rd Tusmore bnankivell@scarce.com.au	Units: 13 1 Bedroom Price range: 21% of Pension

### **Pooraka**

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

### **Parafield Gardens**

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

### **Salisbury**

<b>Title</b>	<b>Address</b>	<b>Contact</b>	<b>Description</b>
AnglicareSA – Aged Pensioners Independent Homes	15-17 Mary Street Salisbury SA 5108	Juliet Paks 15 Ridgeway Road Elizabeth West 8209 6612	Units: 7 -1 bedroom (\$120) Units : 2 -2 bedroom (\$160 for couples only)

### Playford Areas

<b>Title</b>	<b>Address</b>	<b>Contact</b>	<b>Description</b>
Anglican Housing Association Inc Laura & Alfred West Cottage Homes	30 Fletcher Rd Elizabeth East SA 5122	Sue Jackson PO Box 550 Elizabeth SA 5112 8209 5439 sjackson@anglicare-sa.org.au	Units: 16 -1 bedroom @ \$110
	Manor Court 18 Knighton Rd Elizabeth North SA 5113		Units: 8 -2 bedrooms @ \$140
	38 Womma Road Elizabeth North SA 5113		Units: 18 -1 bedroom @ \$100
	26 Black Road Elizabeth South SA 5112		Units: 10 -1 bedroom @ \$80
Dunbar Homes Inc	42 Richardson Rd Elizabeth South SA 5112	Cathy Power 2 North lane Salisbury SA 5108 8282 3444	Units: 17 -1 bedroom single @ \$90 per week couple @ \$110 per week
Unity Housing Company Ltd	23 Tregenza Ave Elizabeth South SA 5112	Karen Rawlings 8283 0886	Available to Aged people
ACH Group	Crn Kent Street & Wear Avenue Marden SA 5070	Carolyn O'Brien 8130 3900 0418 834 943	Enquire about the units at 'Menzie's Marden'
Wyatt Benevolent Institution	36 B Halsey Rd Elizabeth East SA 5112	Cheryl Wells 8224 0074 amin@wyatt.org.au	Units: 6 -3 bedroom Rent on application
Aboriginal Elders Village	2 Oldford Street Davoren Park SA 5113	Julianne 8287 1454	Available to Aged Aboriginal people.

**Housing Associations in Salisbury and Elizabeth**

<b>Title</b>	<b>Address</b>	<b>Contact</b>	<b>Description</b>
Uniting Care Wesley Bowden Westside Housing Association	Salisbury Plains	Ms Bianca Kreft 77 Gibson Street Bowden SA 5007	Houses: 1
	Salisbury North		Houses: 2
	Elizabeth	8245 7101	Houses: 1
	Elizabeth North		Houses:1
	Elizabeth Fields		Houses:1
	Elizabeth South		Houses:9
	Paralowie		Houses:4
	Parafield Gardens		Houses:5
	Para Hills		Units:2
	Ingle Farm		Units:5

### **Housing Cooperatives in Salisbury and Playford**

<b>Title</b>	<b>Contact</b>	<b>Description</b>
Sapphire Housing Co-operative	PO Box 207 Ingle Farm SA 5098	Low Income people
FENIX Housing Co-operative Inc	PO Box 319 Ingle Farm SA5098	Spanish speaking Latin American immigrants
Salisbury Housing Co-operative	PO Box 297 Ingle Farm SA 5098	Low Income people
GENESIS Housing Co-operative Inc	GPO Box 948 Salisbury SA 5108	Low Income Latin American families
Craigmore Housing Co-operative Inc	PO Box 555 Craigmore Sa 5114	Provides Housing for low income families in Craigmore and surrounding districts
Northern Districts Housing Co-operative	PO Box 532 Elizabeth SA 5112	Low Income people
New Horizons Housing Co-operative	PO Box 232 Smithfield SA 5114	Low Income people
Northern Suburbs Housing Co-operative Inc	Julia Hennekam 472 Regency Rd Blair Athol SA 5084 (ph) 8344 9011 (fax) 8269 4027 (email) nshc@senet.com.au	Low Income people over 55 years of age

### **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.

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

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.

<b>Salisbury Office</b>	<b>Elizabeth Office</b>	<b>Gawler Office</b>
1 Ann St Salisbury SA 5108 Contact: Allocation Officer 131 299 or 8259 1422	Raleigh Chambers, Elizabeth City Centre Elizabeth SA 5112 Contact: Allocation Officer 131 299 or 8256 0806	Crn Cowan St & Murray St Gawler SA 5118 Contact: Allocation Officer 131 299 or 8522 0220

### **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.

<b>Eureka Elizabeth Vale</b>	<b>Eureka Evanston</b>
19 Wayford Street Elizabeth Vale SA 5112 8250 8660 <a href="mailto:elizabethvale@eurekacc.com.au">elizabethvale@eurekacc.com.au</a>	4 Britha Avenue Evanston SA 5116 8523 4957 <a href="mailto:evanston@eurekacc.com.au">evanston@eurekacc.com.au</a>



## **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 remarketed, 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.

Site Name	<b>Hawkesbury Gardens Retirement Village</b>		
Address	Cnr Waterloo Cnr Rd & Silver St SALISBURY NORTH		
Units	2 BR	19 units	POA
	3 BR	10 units	POA
Rental/Maintenance Fee	\$69.33 - \$74.41 per week		
Contact	Sheila Sargent		
Phone	8241 0211		

Site Name	<b>Aveo Live Well</b>		
Address	12 Melville Rd SALISBURY EAST		
Units	1BR	10 units	POA
	2BR	30 units	POA
Rental/Maintenance Fee	POA		
Contact	Pam Harrison / Mary Cadd		
Phone	8236 0163		

**Site Name**                    **The Ferns Lifestyle Village**  
**Address**                      20 Smith Rd SALISBURY EAST  
**Units**                         1 BR            13 units        POA  
                                      2 BR            74 units        POA  
                                      3 BR            71 units        POA  
**Rental/Maintenance Fee** POA  
**Contact**                      Roxanne Norris  
**Phone**                         8112 3183

**Site Name**                    **Winzor Retirement Village**  
**Address**                      85 Winzor St SALISBURY  
**Units**                         2 BR            39 units        POA  
                                      3 BR            8 units                    POA  
**Rental/Maintenance Fee** POA  
**Contact**                      Pam Harrison  
**Phone**                         8236 0104

**Site Name**                    **Harwin Estate**  
**Address**                      133 Frost Rd SALISBURY  
**Units**                         1 BR            9 units                    from \$180,000  
                                      2 BR            6 units                    from \$230,000  
**Rental/Maintenance Fee** from \$100  
**Contact**                      Robyn Bennett  
**Phone**                         8258 4988

**Site Name**                    **Aveo Riverview**  
**Address**                      43 Jarvis Rd ELIZABETH VALE  
**Units**                         1 BR            7 units                    POA  
                                      2 BR            46 units        POA  
**Rental/Maintenance Fee** POA  
**Contact**                      Pam Harrison / Mary Cadd  
**Phone**                         8236 0104

**Site Name**                    **ACH Group**  
**Address**                      8 Bridge St SALISBURY  
**Units**                         2 BR            7 units                    POA  
                                      3 BR            3 units                    POA  
**Rental/Maintenance Fee** \$183.28 – \$194.70 per fortnight  
**Contact**                      Carolyn O'Brien  
**Phone**                         8130 3900

**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

Site Name **Good Shepherd Lutheran Village**  
Address Bruce and Effis Courts PARA VISTA  
Units 2 BR 26 units \$88,800  
Rental/Maintenance Fee from \$40 per week  
Contact Good Shepherd Lutheran Church  
Phone 8263 5087

Site Name **The Vistas Retirement Village**  
Address 10 Polst Avenue PARA HILLS  
Units 2 BR 7 units \$272,000 - \$295,000  
3 BR 5 units \$315,000- \$340,000  
Rental/Maintenance Fee POA  
Contact Jodie Prosser  
Phone 8370 1522

Site Name **Dawes Estate**  
Address 3 Lyndoch Rd GAWLER  
Units 2 BR 11 units from \$185,000  
Rental/Maintenance Fee \$66 per week  
Contact Gavin Launer  
Phone 8523 4255

Site Name **Governor Daly Village**  
Address 4 A Daly St GAWLER  
Units 2 BR 20 units from \$165,000  
Rental/Maintenance Fee \$66 per week  
Contact Gavin Launer  
Phone 8523 4255

Site Name **Yangala Retirement Village**  
Address 213 Yorktown Rd CRAIGMORE  
Units 2 BR 19 units \$140,000 - \$190,000  
Rental/Maintenance Fee \$51.50 per week  
Contact Chris Sears  
Phone 8288 1628

Site Name	<b>The Vines Lifestyle Village</b>		
Address	35 Coleman Parade EVASTON PARK		
Units	1 BR	8 units	POA
	2 BR	91 units	POA
	3 BR	48 units	POA
Rental/Maintenance Fee	POA		
Contact	Roxanne Norris		
Phone	8112 3183		

## **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	<b>Gawler &amp; District Aged Cottage Homes- Elimatta</b>		
Address	cnr Fortheringham Terrace & Todd St GAWLER		
Units	1 BR	33 units	from \$25,000
	2 BR	11 units	from \$35,000
Rental/Maintenance Fee	\$57 per week		
Contact	Gavin Launer		
Phone	8523 5422		

Site Name	<b>Narooma at Craigmores – Karra Court</b>		
Address	102 Halsey Rd ELIZABETH EAST		
Units	bed sitter	7 units	\$31,000
	1 BR	5 units	\$35,000
	2 BR	2 units	\$40,000
Rental/Maintenance Fee	\$83.65 - \$109.55 per week		
Contact	Jean Spencer		
Phone	8256 8800		

Site Name	<b>Southern Cross Care Inc - Pooraka</b>		
Address	31 Royal Avenue POORAK		
Units	1 BR	35 units	from \$46500
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 value 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](http://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](http://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 assess 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.

<p><b>Alexam Place Rest Home</b>                  24 Hazel Rd                  Salisbury East SA 5108  <b>8258 1135</b>                  Beds: 46</p>	<p><b>Gawler Supportive Care</b>                  6 East Tce                  GAWLER SA 5109  <b>8522 5800</b>                  Bed: 70                  (need to contact duty worker from                  Single Entry Point to register client                  on <b>8448 4600</b>)</p>
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## **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](http://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](mailto: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](mailto:housing@disabilityaction.asn.au) or phone (08) 8346 8288 or see the website at [www.adaptablehousing.org](http://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 carers.

### **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 from 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.