

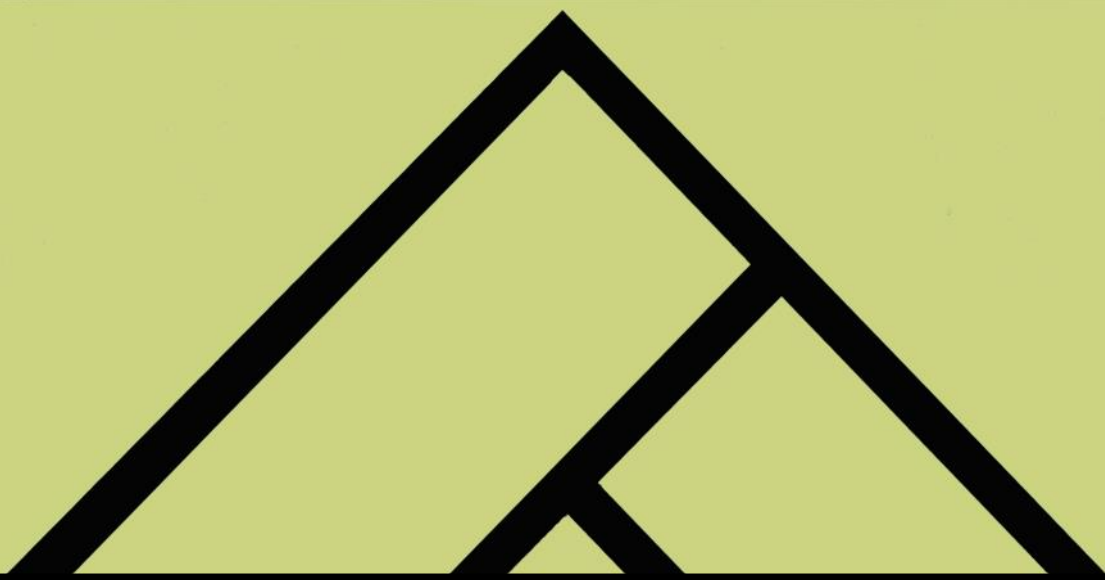
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SOMERSET
INDOOROPILLY

HANDBOOK

2ND EDITION JULY 2024

IMPORTANT INFORMATION FOR RESIDENTS





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About Aura





SOMERSET
INDOOROOPILLY

A message from our Directors

On behalf of the Aura Holdings team, we would like to welcome you to the Somerset Indooroopilly community.

We understand the move into a retirement community is the beginning of an exciting new chapter and we are delighted you have chosen Somerset Indooroopilly as your new home.

Please take a moment to read through this handbook which will provide you with a simple introduction to life at Somerset Indooroopilly and hopefully provide answers for any questions you may have.

We know that your Village Manager will be more than happy to assist you with any queries you may have and will be in touch regularly to ensure that your transition into village life is smooth and stress-free.

We both look forward to seeing you around the village and wish you all the best as you settle into life here.

Yours truly,

Tim Russell
DIRECTOR

Mark Taylor
DIRECTOR



THE LOCAL AREA

1: Welcome to your new home



Welcome to your new home. We are so glad you joined us!

Below are some details that will help you in the transition into your new home.

Our Reception-Administration folk would be delighted to assist with any questions you may have, so please do reach out when necessary.

Please direct all general enquiries and requests through Reception-Administration. If you would like to discuss anything with the Village Manager, please make an appointment through Reception.



Your new postal address

Somerset Indooroopilly
Apartment Number /135 Meiers Road,
Indooroopilly QLD 4068



Village address

Somerset Indooroopilly,
135 Meiers Road,
Indooroopilly QLD 4068

Village Manager

Kymn Collins
Phone: 07 3870 1253
Mobile: 0460 655 550
kymn.collins@auraholdings.com.au



Assistant Village Manager

Reception - Administration
Margaret McMillan
Phone: 07 3870 1253
Mob 0457 733 331
admin@somersetindooroopilly.com.au

Office opening hours

Monday to Friday 9am – 4pm



THE LOCAL AREA

2: Services

At Somerset Indooroopilly, you are part of a connected community, close to shops and transport links with everything nearby. For your convenience, we have collated below a list of the closest shops, medical centres and other services in the Indooroopilly area.

INDOOROOPILLY
The derivation of the suburb's name is open to debate. The Aboriginal word Yindurupilly is said to refer to gully of running water or Nyundurpilly, said to mean gully of the leeches. The first European name given to the area was Witton said to derive from the English locality Witton Flats. The parish of Indooroopilly was officially named in the late 1850s.

Shopping

Indooroopilly Shopping Centre,

322 Moggill Road,

Indooroopilly QLD 4068

Largest shopping centre in the western suburbs with Coles, Woolworths, Aldi and Australia Post. Scores of shops.

Ph: 3378 4022



Toowong Village

9 Sherwood Road,

Toowong QLD 4066

Ph: 3870 2177

Website: toowongvillage.com.au

Over 70 shops including Coles and Kmart, with ample parking.



IGA marketplace St Lucia

240 Hawken Drive,

St Lucia QLD 4067

Fresh produce, quality meat, extensive gourmet deli delights and shelves stocked full of favourite brands.

Ph: 3371 6466



Fiveways Shopping Centre - Taringa

144 Indooroopilly Road,

Taringa QLD 4068

Cakes and breads; Butcher; Fish & chips; Chemist (10% off for seniors); Deli provides take away frozen meals; Greengrocer; Convenience store; Pizzas cooked while you wait; Flower shop; and, on the first floor, medical rooms and restaurant.



Continued over...

Nearest Pharmacies

Fiveways Pharmacy Taringa

(compounding)

144 Indooroopilly Road,

Taringa QLD 4068

Ph: 3870 1066

The pharmacy will be offering a service to

Nearest medical clinics

iHealth Centre Indooroopilly,

Level 5, (above Bunnings)

112 Coonan Street, Indooroopilly. Ph:

3870 2525

Indooroopilly General Practice

5/66 Station Rd, Indooroopilly QLD 4068

Ph: (07) 3009 1800

After-hours doctor

Dial a home doctor on 13 99 99

Nearby hospital

The Wesley Hospital,

451 Coronation Drive,

Auchenflower QLD 4066

Ph: 3232 7333

Physiotherapists

Physio One,

8/165 Moggill Road, Taringa · Ph: 3870

4969

Indooroopilly Physiotherapy Centre,

60 Coonan Street, Indooroopilly

Ph: 3378 4499

Fiveways Physiotherapy,

Level 1, Fiveways Shopping Centre,

14/144 Indooroopilly Road, Taringa

Ph: 3870 9290

Allsports Physiotherapy, Health & Medical,

152 Station Road, Indooroopilly

Ph: 3878 9011

No More Knots,

Remedial Massage Clinic,

215 Moggill Road, Taringa

Ph: 3378 4499

Allied Family Physio

164 Graceville Avenue,

Graceville, 4075

www.alliedfamilyphysio.com.au

Ph: 1300 125 543

Veterinarian

Indooroopilly Vet Clinic,

2 Russell Terrace,

Indooroopilly Ph: 3878

9766

Emergency service available

Petrol Station

BP Petrol Station, (with Car Wash)

71 Coonan Terrace,

Indooroopilly

Ph: 3378 2700

BP Petrol Station,

Moggill Road & Stamford Street,

Indooroopilly

Ph: 3378 2574

Car Wash

Indooroopilly Shopping Centre,

22 Musgrave Road,

Indooroopilly QLD 4068 Level 5 via ramp

off Musgrave Rd

Ph: (07) 3733 3191

Hoppy's Car Wash & Cafe

Cnr Milton & Sylvan Roads, Toowong

Handwash

20% off for seniors on Wednesdays

Hardware Store

Bunnings

94/108 Coonan St,

Indooroopilly QLD 4068

Ph: (07) 3327 7500

Justice of the Peace

If you require a witness to sign official

documents Somerset has a couple of

residents who are Justices of the Peace

Please see reception for more information

Local Churches

Lutheran Church of Australia

Chapel Road,
St Peters College Indooroopilly
Ph: 3377 6507

Uniting Church in Australia

- 74 Station Road, Indooroopilly
Ph: 3878 9535
- Cnr Verney and Oxley Roads, Graceville
Ph: 3379 6372
- 384 Swann Road, St Lucia
Ph: 3870 2621
- 76 Sherwood Road, Toowong
Ph: 3870 9684

Christ the King

- Cecil Street, Indooroopilly
Ph: 3371 9369
- 46 Grove Street, Toowong
Ph: 3371 1094

Catholic Church of the Holy Family

37 Ward Street, Indooroopilly

Catholic Church

- 37 Ward Street, Indooroopilly
Ph: 3371 7446
- 87 Central Avenue, St Lucia
Ph: 3371 5860
- 30 Kensington Terrace, Toowong
Ph: 3870 7818

Christian City Church

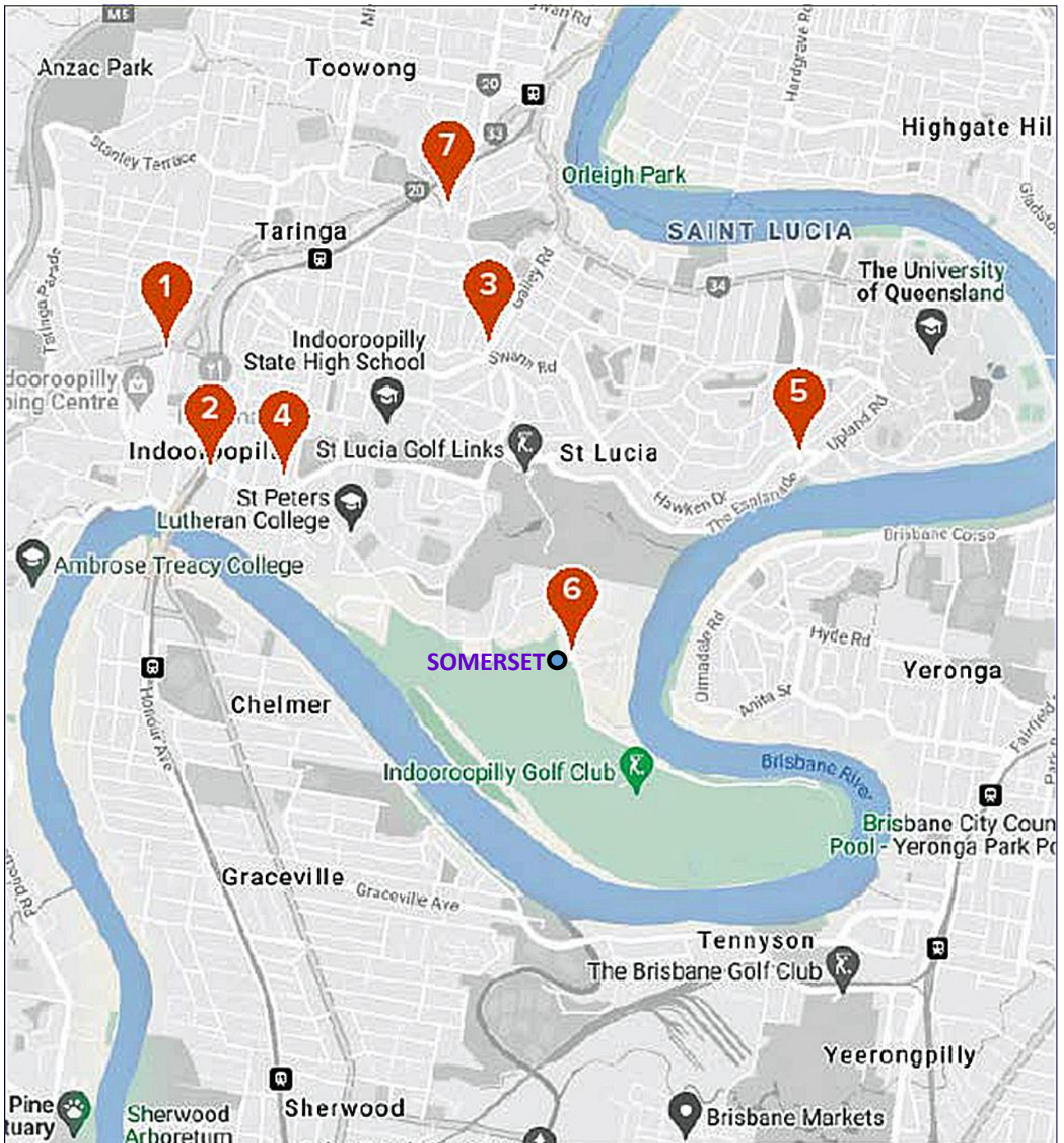
Cnr Russell Terrace and Moggill Road,
Indooroopilly
Ph: 3161 1688

Anglican Church of Australia

- Cnr Lambert Road & Fairley St,
Indooroopilly
Ph: 3870 7263
- 67 High Street, Toowong
Ph: 3870 1655
- 62 Chelmer Street, Chelmer
Ph: 3379 8894
- 3 Baty Street, St Lucia
Ph: 3870 8887



Map of Local Area



- 1. Indooroopilly Shopping Centre (4km)**
Supermarkets: Coles, Woolworths, AIDI
Fruit Market/Butcher
Hairdresser/Barber
Retail Stores

- 2. Indooroopilly Train Station (3km)**
- 3. Fiveways Surgery & Pharmacy (3.5km)**
- 4. BP Petrol Station/Car wash (3.3km)**
- 5. IGA Market Place, St Lucia (4.1km)**
- 6. Bus Stop—No 44, Meiers Rd, (500m)**



THE LOCAL AREA

3: Delivery Services & Markets

Grocery deliveries

Woolworths



Woolworths Grocery delivery service. You can place your order online at www.woolworths.com.au/

Coles



For Coles purchases, visit the website shop.coles.com.au where you can sign up and place your orders.

Fish delivery

Rufus King Seafoods



Register with Rufus King Seafoods to be included on their mailing list online

at <https://rufuskingseafoods.com.au/mobile-seafood-service>

A product list is emailed each Thursday. Orders can be placed by replying to their email, before 6.00am Friday.

Deliveries every Friday.

Leave a clearly named esky outside Reception by 8.30am.

Seafood, sealed in plastic bags together with ice will be delivered usually before noon.

Invoices are emailed the following week to be paid by direct transfer or credit card.

Take-away Delivery Services

Cooked by JP



Aura facilities enjoy the experience of fresh cooked meals delivered to our place by Chef **Jason Pepler**.

Jason has 30 years' experience from owning several fine dining restaurants, honing his skills on the global stage is now continuing his passion and belief of "Good Food, Good Wine and Fantastic Company" by supplying home cooked meals and catering to special events both locally and rurally.

Sign up to receive Jason's weekly menu and special offers at <https://cookedbyjp.com/jason-pepler/>

Meals delivered on Tuesdays

Uber Eats is the most well-known of the food delivery services and certainly delivers to Somerset. <https://ubereats.com.au>



Cook at home

Hello Fresh



Choose from the range of menu preferences, including quick- and -easy, nutritious, family-friendly, and vegetarian options. With a wide variety of recipes, you can choose a meal kit to suit your taste and lifestyle! www.hellofresh.com.au

Marley Spoon



Offering over 40 recipes every week, Marley Spoon's chef-designed menu has options for all tastes and lifestyles including vegan, low calorie, and family-friendly. www.marleyspoon.com.au

Farmers Markets

Milton Markets

Every Sunday, 6.00am to 12.00pm Milton Green, Cribb Street, Milton

Featuring over 130 stalls with the freshest farm- direct produce, meats seafood, eggs, honey, gourmet food stalls, arts and crafts. Free entry as well as undercover parking for \$2.00.



Brisbane City Markets

Every Wednesday, 8.00am to 6.00pm Reddycliff Place – 266 George Street (at the end of Queen St Mall), Brisbane

Fresh farm produce featuring local meats, artisan goods, trawler-direct seafood, baked breads, gourmet food & provisions



Jan Powers Farmers Markets

Every Saturday, 6.00am to 12.00pm Lamington St, New Farm

Stock up on everything from fresh fruit and vegetables to artisan cheeses and smallgoods, handmade pasta and bread. There is no shortage of quality coffee vans to kickstart your morning and an abundance of food trucks



The West End Markets

Every Saturday, 6.00am to 1.00pm Davies Park – Montague Road & Jane Street, West End, QLD

This vibrant community markets is a weekly community event featuring music with fresh produce and healthy fast food, fashion and gifts under a canopy of glorious giant fig trees.





4: Transport

Buses

The 417 bus stops just outside the village at the Long Pocket Terminus, stop 44, accessible across the walkway past the lake from Bowers 1 LG Foyer

Its route travels through Indooroopilly East, Taringa, Toowong, Milton to Wickham Terrace via Adelaide Street. Wesley Hospital is on its route at stop 9.

Departure times for Wickham Tce follow
Mon–Fri: 6.41, 7.07, 7.32, 7.59, 8.34, 9.04, 9.40, 10.12, 11.12, 12.12, 1.12, 2.12, 3.14, 3.50, 4.25, 5.10, 5.55.

Sat: 8.55, 10.10, 11.25, 12.40, 1.55, 3.10, 4.25

Sun & Public holidays: 9.40, 11.40, 1.40, 3.40.

Evening: No service

Taxi cabs

Yellow Cabs: 13 19 24

Black and White Cabs: 13 32 22

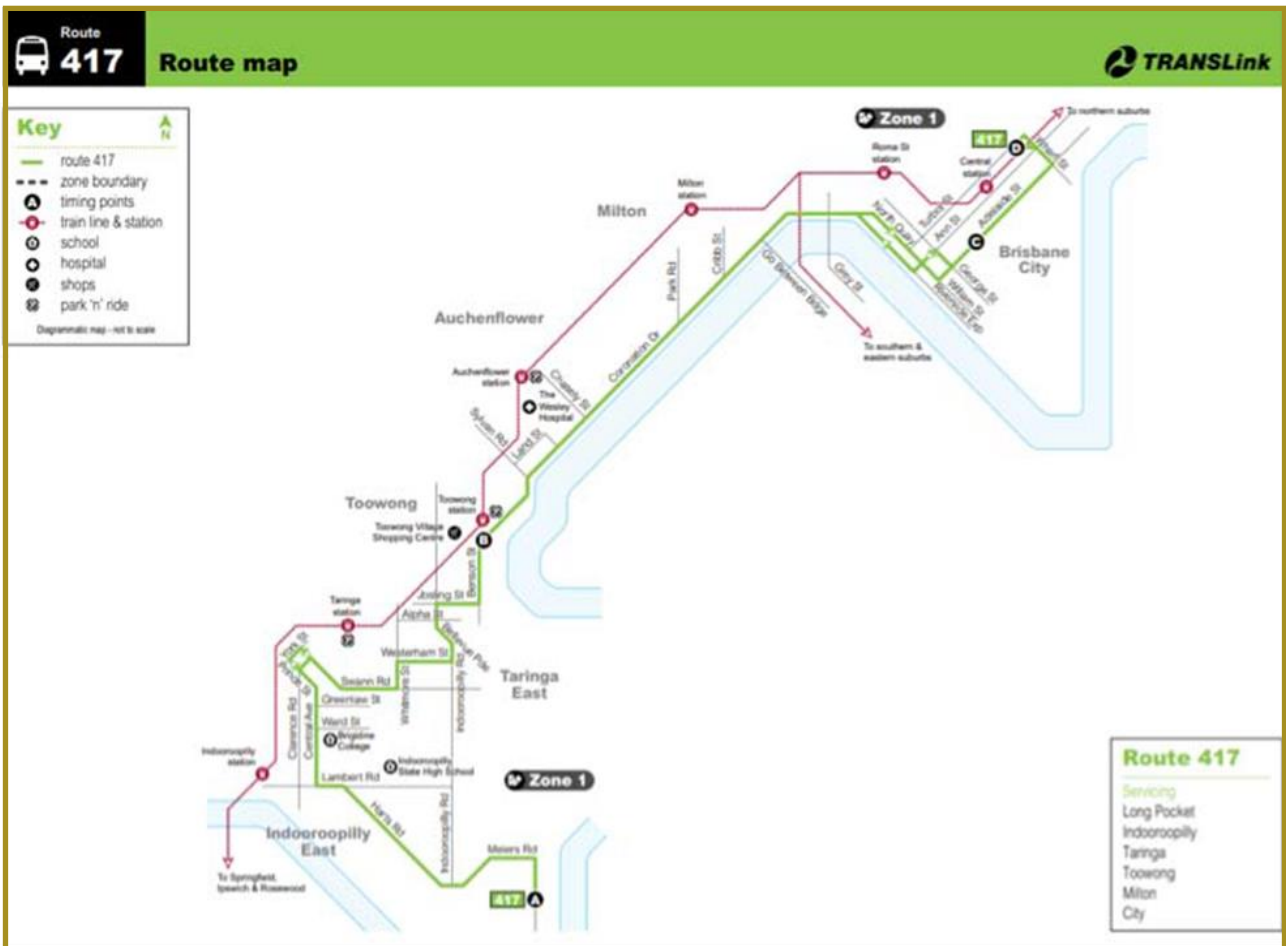
Uber

If you have the Uber app on your phone and an Uber account, you can order an Uber to get to your destination.

Check that the driver knows to come to Reception to pick you up.

Trains

The nearest train station is at Railway Street, Indooroopilly, with trains into Brisbane city and Ipswich





THE LOCAL AREA

5: Nearby Places of Interest



Tarcoola Track

A great place to escape into nature – the Tarcoola Track. Exit Meiers Road at nearby- Jacaranda Place and walk until you come to the park. Turn left down the track and stroll along it, past the St Lucia golf course and then return – beautiful bushland, bustling birdlife, butterflies, wonderful river views, and some lovely spots to sit and rest



Sir John Chandler Park

Stroll or drive along Meiers Road past the golf club. Here you'll find a playground for children, and adults can enjoy views of the Brisbane River. Park facilities are numerous: path walk, playground, gazebos, wood BBQ, boat ramp, much green grass, off-leash dog area



Thomas Park Bougainvillea Gardens

The gardens are a heritage-listed former private garden at 151 Harts Road created by Henry Thomas from about 1900. The house was known as Somerset and the gardens became a major tourist attraction which were converted into a park after 1958. Mr Thomas' horticultural legacy lives on in the naming of our retirement community, Somerset Indooroopilly.



Indooroopilly Golf Club

The nearby Indooroopilly Golf Course offers members and guests superior practice facilities, coaching, golf shop, restaurant and bar.

A great way to spend a day if you're a golfer – or visitor.



University of Queensland

Ranked in the world's top 50, The University of Queensland is one of Australia's leading research and teaching institutions. It is a lovely destination for Brisbane River walks, lakeside picnics, sandstone buildings, various colleges, playing fields and facilities.

Nearby places of interest continued



Mt Coot-tha

The Summit & Lookout

1012 Sir Samuel Griffith Drive, Mt Coot-tha.
View all of Brisbane as far as Moreton Bay.
Enjoy Mt Coot-tha Summit Restaurant.
Ph: 3333 5535



Mt Coot-tha Botanical Gardens and Cafe.

Enter on the left before you go up to the summit – beautiful walkways, trails, lakes, birdlife, water dragons, Herbarium, Planetarium, picnic areas, library, tropical dome, Bonsai Garden, Japanese Garden.



Slaughter Falls, Mt Coot-tha

waterfall, walking trails, picnic area.
From the end of the car park, it is around a 500-metre walk to Slaughter Falls. The majority of the track has only gentle inclines. Most children from ages 3 or 4 will be able to manage this walk; toddlers may need some support.



New Farm Park

Take a CityCat from Gyatt Park or St Lucia to New Farm Park. Walk the gardens, picnic, have a drink at the bar in the nearby Powerhouse, eat at one of the two Powerhouse restaurants. And every Saturday (6am – midday), Jan Powers Farmers Markets is open for business near the Powerhouse.



South Bank

Take the City-Cat to So the pristine Parklands, swim at the famous Streets Beach, relax on the sprawling lawns, complete with free barbecues, licensed picnic areas, and two lively playgrounds. Check out the dozens of eateries dotted throughout the precinct. Stroll along the river-front via curling steel columns clad in vibrant magenta bougainvillea flowers.



QUT/City Botanical Gardens

Take a CityCat ride from Gyatt Park or St Lucia to the QUT terminal. Stroll around QUT, including Old Government House.
Wander around the nearby City Botanical Gardens and enjoy a lunch in nearby Eagle Street.



THE LOCAL AREA

6: Local Restaurants

B	Breakfast
L	Lunch
D	Dinner
Lcd	Licensed
BYO	Bring your own
T	Takeaways
P	Pet friendly

The Poinciana Bar

Indooroopilly Golf Club

B	L	D	Lcd	BYO	T	P
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Ph: 3721 162. Free parking, table reservation not required, indoor/outdoor seating, full bar available, breakfast and light meals

The Avid Coffee Lounge

82 Swann Road, Taringa

B	L	D	Lcd	BYO	T	P
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A secret courtyard oasis with seating tucked around nooks, water features and garden benches; a perfect, quiet spot to enjoy brunch, lunch or a snack in between.

Pig 'n' Whistle

Corner of Station and Musgrave Roads

B	L	D	Lcd	BYO	T	P
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Ph: 3878 8899. Located at the Indooroopilly Shopping Centre, the venue provides an oasis in the bustling shopping complex. Hearty English fare and pub classics such as fish and chips, burgers and pies, whilst also

Indooroopilly Hotel

3 Station Road, Indooroopilly

B	L	D	Lcd	BYO	T	P
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Ph: 3878 0111. This is a spacious, clean and airy pub-bistro with comfortable seating, large tables and strong lighting. Hearty food. Open 10am – midnight.

Three Girls Fishing

409 Honour Avenue, Graceville

B	L	D	Lcd	BYO	T	P
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Ph: 3172 5732. Fish and chips restaurant. 4.00pm – 8.00pm. Order online: <https://threegirls-fishing.yoom.com.au>

Boucher French Bistro

365 Honour Avenue, Graceville

B	L	D	Lcd	BYO	T	P
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Ph: 3716 0388. French cuisine to dine in or take away. Tues–Sat, 5.30pm–10.30pm; Wed–Fri, 12.00–3.30pm. Closed Monday. www.boucher.com.au

Little Beirut

Cnr Lambert & Clarence Rds, Indooroopilly

B	L	D	Lcd	BYO	T	P
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Ph: 3108 7199. Lebanese inspired dining. Opens Tue–Thu, 5pm–9pm; Fri & Sat, 12pm–10pm; Sun, 12pm–9pm. Closed Monday. www.littlebeirut.com.au

Sendok Garpu

172 Clarence Road, Indooroopilly

B	L	D	Lcd	BYO	T	P
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Ph: 3157 2698. 7.00am–3pm. Charming Asian courtyard interior and authentic Indonesian food.

B	Breakfast
L	Lunch
D	Dinner
Lcd	Licensed
BYO	Bring your own
T	Takeaways
P	Pet friendly

Amphora 36 Hawken Drive, St Lucia						
B	L	D	Lcd	BYO	T	P

Ph: 3870 0788. Mon to Sun, 11.00am – 9.30pm. Mediterranean menu.

Twins on the Village 224 Hawken Drive, St Lucia						
B	L	D	Lcd	BYO	T	P

Ph: 3162 4733. Mon to Sun, 11.00am – 9.30pm. Italian, Pizza, Australian, Mediterranean menu.

Three Girls Skipping 363 Honour Avenue, Graceville						
B	L	D	Lcd	BYO	T	P

Ph: 3379 1688. Mon to Sun, 6.30am – 3.00pm; Thurs & Fri, also 6.00pm–9.00pm. French and Australian: Cakes, pastries, light savoury fare and drinks.

Pizza Capers 119 Oxley Road, Chelmer						
B	L	D	Lcd	BYO	T	P

Ph: 3379 9088. Mon–Thurs, 10.30am – 8.15pm; Fri–Sat, 10.30am – 8.45pm; Sun, 11.30am–2.45pm and 4.30pm–8.15pm. Great pizza! Pick-up or delivery.

Botellon Spanish Tapas & Wine Bar 327 Honour Avenue, Graceville						
B	L	D	Lcd	BYO	T	P

Ph: 0428 121 003. Fri–Sat, 12.00pm–5.00pm; Wed–Sun, 5.00pm–9.30pm. Casual indoor/outdoor. Spanish cuisine made with specially imported ingredients. Bookings: www.bookings@botellonbar.com

The Gunshop Cafe 48 Jephson Street, Toowong						
B	L	D	Lcd	BYO	T	P

Ph: 3667 8390. Mon to Sun, 7.00am – 3.00pm. Australian cuisines, with signature dishes like potato-and-fetta hash cakes, pork, apple-and-sage sausage with bubble and squeak and sauerkraut, and sweet potato and thyme rostitis feature.
info@thegunshopcafe.net

Sushi Train 100 Coonan Street, Indooroopilly. Shop 2						
B	L	D	Lcd	BYO	T	P

Ph: 3378 3225. Mon–Sun, 11.00am – 9.00pm. Sushi Train brings the passion of Japanese cuisine and a unique dining concept together for everyone to enjoy! Sit in the restaurant to indulge in the company's unique original concept of picking fresh sushi moving along the conveyor belt.

KFC Indooroopilly Shopping Centre. Shop FC8F						
B	L	D	Lcd	BYO	T	P

Ph: 3378 4838. Mon–Sun, 10am–10pm. The usual Kentucky Fried Chicken range. Dine in or can be delivered to your door if required (check out www.menulog.com.au).

Hundred Acre Bar Carawa Stereet, St Lucia						
B	L	D	Lcd	BYO	T	P

Ph: 3870 3433. Mon–Fri, 9.00am–5.00 pm. Sat, 9.00am–3.00pm. Situated at St Lucia Golf Links. Free off-street parking. Overlooks the golf course. Australian menu. Pizzas.

Hunter and Scout 307 Honour Avenue, Graceville						
B	L	D	Lcd	BYO	T	P

Ph: 3379 4527. Mon–Sun, 7am–4.00. Fri–Sat, 6.30pm–10pm. Lush greenery and café-style table settings provide a zen-like vibe for alfresco dining.



THE LOCAL AREA

7: Our political representatives

Federal (Ryan electorate)

Our Federal member for the Ryan electorate is **Elizabeth Watson-Brown** (Greens). She was a former architect for 21 years, focussing on 'sustainable design, greening our cities, urban resilience and social equity'.



email: elizabethwatsonbrown@qld.greens.org.au

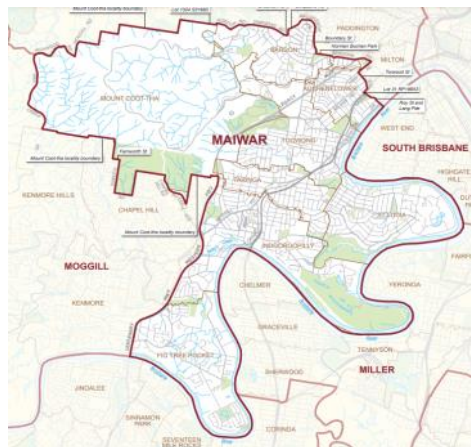


State (Maiwar electoral district)

Michael Berkman is our Queensland State representative for Maiwar (means Brisbane River).



He sits in George Street as a Greens member
<https://www.michaelberkman.com.au/>



Local Government (Walter Taylor Ward)

Liberal National Councillor **Penny Wolff** – Brisbane City Council. Penny Has called Brisbane home for over 35 years and actively supports many grassroots charities such as the Women's Legal Service, Oz Harvest, Beyond Blue and the Cancer Council. She

is Deputy Chair of the Environment and also a member of the Community, Arts and Nighttime Economy Committee
email: waltertaylor.ward@bcc.qld.gov.au





LIFESTYLE

1: Activities to enjoy

At Somerset Indooroopilly, you have no maintenance to worry about, no stairs to climb, just apartment-style living and a whole lot of freedom – so make the most of it!

Activities and events

We will offer a great range of activities that all Residents are welcome to enjoy at their leisure.

Many activities are resident or staff resident led, but some will be run by external instructors or groups for a small fee (ie: Hydrotherapy, Tai Chi)

Our newly formed social committee and management are open to any new suggestions you may have for activities.

In addition to our scheduled activities, the village will host regular events where Residents can come together to enjoy a BBQ, a meal, a drink or some live entertainment.

These events are a great opportunity to socialise with your fellow residents in a relaxed and casual environment, and may range from morning tea to happy-hour drinks.



Christmas on the Green



Santa arriving Children's Christmas Party



Stage 2 get together 2023



All village events and activities are included in our weekly newsletter (*The Friday Round Up*), on the village noticeboard, and some will be emailed to you.



LIFESTYLE

2: Facilities

At Somerset Indooroopilly, there is a fantastic range of state-of-the-art community facilities for you to utilise at your convenience, as follows:

The Library



If you would like to borrow a book/s, you will find a notebook in the Library for you to record your details. Please write the date the book was

borrowed, your apartment number, and the name of the book. This is in case someone else is searching for that particular publication.

If you have books to donate to our Library, *please leave them on one of the tables with your name and contact details so our library volunteers can contact you if needed.*

Media Lounge



A lounge for relaxing or entertaining.

Doors open out onto the terrace; and across the hall is the Music Room

where larger groups can flow.

There is an extra large TV in the lounge which is connected to Foxtel. This area is where we have our movie showings!

Music Room



This intimate lounge is home to our electronic baby grand piano.

We already have a choir who come to practice, and you are

welcome to join.

We also have regular sing-alongs around the piano.

Billiards Room



As the name implies, we have a billiards table. In this lounge.

There is also a large - screen TV with Foxtel, which makes it a perfect meeting place for sports enthusiasts who want to watch a game or event, have a drink – or maybe play a round or two of snooker! Our other villages have snooker teams and are keen for competition!

Dining and Function Room



We also have another lovely space, overlooking the lake, that can be booked for intimate dinner parties and

smaller functions.

Café



The café has seating for larger groups and can be used for functions and events.

As we grow in numbers, we may look to have a barista

service and offer light meals.

At present we have a coffee van that comes twice a week in the morning and Residents meet at the café.

Of course full dining is available at the nearby Indooroopilly Golf Club. All Somerset Residents who were not members have been signed up for a social membership for their first year.

Wine Room



If you would like a wine fridge or storage cage in Somerset's Wine Room, please let Reception know.

Currently there is limited availability but you can go on a waiting list should storage become available.

If you already have a fridge or cage you are not using, please return the key to Administration

Pool and spa



The pool and spa are located on the lower ground floor in Building 2. Both the indoor pool and spa are heated for your comfort. We have

weekly hydrotherapy classes. Ask at Reception to find out how to book in for these and other fitness classes.

Gym



We have a fully equipped gymnasium.

Private and group tuition can be

arranged with our fitness providers.

Yoga Room



This room is a multi-purpose room used for group fitness classes, Yoga, Tai Chi, Table Tennis and our Art Club.

Allied health consulting rooms

These rooms are available for any visiting health professionals to use.

BBQ Area



Located at the northern end of the podium, this outdoor dining area has proved a big hit with Residents.

There are two large BBQs and two Pizza ovens. Wednesday night is BBQ night and there are regular pizza evenings where all are welcome to bring their BBQ food, pizza and drinks to join the fun.

New Years Eve, ANZAC day, Australia Day have all been celebrated at the BBQ.

Joining Indooroopilly Golf Club



Nearby Indooroopilly Golf Club offers an extensive choice of membership categories.

The Club's Poinciana Restaurant is also readily accessible.

For details of membership options and pricing, google

indooroopillygolfmembers.com.au

Finally...

Most of our community areas can be booked for private functions, gatherings or meetings. Just enquire at Reception as to availability.

There is no charge to book any of the community rooms or areas. We just expect that, after use, they be left as found. This means that:

- *All crockery, glassware and utensils must be washed up and put away.*
- *All must be surfaces wiped over, ready for the next group of guests.*
- *Rubbish etc should be doubled bagged and taken to the refuse areas.*
- *Any spills must be immediately cleaned up and any problems reported to reception*

A list of functions and bookings for the month can be found on our notice board outside the Library.



LIFESTYLE

3: Somerset Clubs



ARTFUL CODGERS

Every Tuesday
9.30am in the Yoga Room



SOMERSET SINGERS

Every Thursday at 3pm in
the Music Room.



BRIDGE CLUB

1st & 3rd Sunday of the
month
2-4pm in Craft Room



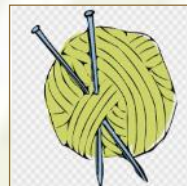
TABLE TENNIS

Every Monday
3.30pm in the Yoga Room



BUSH-CARE GROUP

Weekly on Tuesday
mornings 'See General
Information for more info'



WITTY KNITTERS

1st & 3rd Friday of the
month
10am in the Dining Room



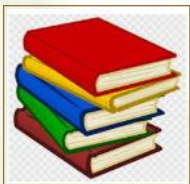
GARDEN CLUB

2nd Tuesday of the
month 1pm in the Cafe



500 CLUB

Every week in the craft
room
Thurs 10am, Tues 2.30pm



LITERATURE LOVERS

2nd Thursday of the month
7pm in Music Room



MAHJONG

1st 3rd & 5th Monday of the
month in Craft Room

*If you would like
more information on any
of these groups just pop
along on the day and
have a chat.*

*As times/days may
change please always
check the activity
on the noticeboard
calendar*



SERVICES

1: What's on offer

As a Resident of Somerset Indooroopilly, you have access to a range of services to make your life easier and to ensure you have more time to do the things you enjoy.

Support services



We know that your needs may change over time and, to assist with your changing needs, we have partnered with in-home service provider, FiveGoodFriends who offers private consultations to discuss your personal needs and offers a range of services. For more information on this service please contact Reception.

You may have made prior relationships with in-home service providers and you are more than welcome to continue to use their services in your new home at Somerset Indooroopilly, or to engage any new providers of your choice.

Visiting services

We understand that you may have preferred service providers within the local community whom you will continue to see.

We can also build a network of visiting local professionals who offer services such as hairdressing, beauty therapy, massage and allied health services such as prescription delivery, occupational therapy, physiotherapy and podiatry. The consultation can be booked by you, free of charge, for your visiting practitioner.

If you have any suggestions, please let us know.

Maintenance

Village maintenance

The village's facilities and common areas are carefully maintained by village staff so that you can enjoy them at your leisure. If you identify a maintenance issue in a common area, please don't hesitate to notify us.



Home maintenance

Aura is responsible for maintaining all building exteriors and fixtures and fittings, including inside your apartment.



If you have a maintenance request, you can lodge this at Reception, or by emailing admin@somersetindooroopilly.com.au

We would ask that you do not approach our maintenance staff directly with requests for assistance as they are have allocated jobs to get through each day

PHYSIOTHERAPY

PODIATRY

HAIRDRESSING

BEAUTY
THERAPY

HYDROTHERAPY

MASSAGE

TAI CHI



SERVICES

2: Technology Services



Telco and technology services

Our Village Internet is provided through Veda and many of you have signed up for home internet packages with them.

In the common areas, Veda will be supplying free Wi-Fi.

If you have a package with Veda, you will be able to log on with unlimited access. If not, you will still be able to use the community internet for up to 2 hours free and can then purchase extra time if necessary. This free service is also available for visitors and guests as a courtesy.

We also have Foxtel installed in the Billiards Room and Media Lounge.

If you have any questions about your Veda package or have any technical issues, please contact Veda directly using the details below:

Phone: 1300 041 470

Email: support@vedanetworks.life

Website: vedanetworks.life



EEVI

To offer you assistance in the event of an accident or emergency, the village operates a **Personal Emergency Response System (PERS)**.

The PERS is designed to ensure the wellbeing and safety of all Residents and to provide ongoing peace of mind for your family members and friends.

All Residents have access to a PERS, which may either be an EEVI Gateway (black box) in their home or a wearable device such as a pendant.



Several Gateways are located around the common areas and red emergency buttons are also located in village common areas.



Please note the emergency red buttons generate a silent alarm.

Unlike the Gateways where you can converse with the call centre, the buttons will trigger an automatic response and an ambulance will be dispatched automatically unless the call centre can confirm that the button has been activated in error.

Please ensure you read and understand the EEVI system flowchart located in the Health and Safety section of this handbook.

We recommend you test your pendants regularly. A simple way to do this is pick a date, like your birthdate, and test your PERS on this day to ensure it is working correctly.

Phone: 1300 802 738

Email: support@EEVi.life

Website: aura.EEVi.life



SERVICES

3: Gardening



Our village has beautiful green spaces that will be expertly cared for by village staff or contract gardeners.

Outside Building 5 are several circular community gardens where all Residents can join in and participate.



A small area near to the lower-ground Building 1 rear entrance has been developed into our herb garden which all residents are welcome to use.

Residents are responsible for any of the plants on their own balcony spaces, and the planter boxes.



1: Staying in contact



We will always ensure you are well informed and connected in the village by keeping you up to date about upcoming events, activities, village news or any other important information.

Communication methods

Aside from our usual communication inside the village, Management will stay in touch with you in a number of ways:

- ◆ The village newsletter (The Friday Round Up) is available via email or hard copy at Reception. It contains information about meetings, upcoming functions, activities, special events and news items.
- ◆ Notices will be regularly posted on the notice board in the community centre.
- ◆ Village annual reports
- ◆ Resident meetings
- ◆ Personal letters
- ◆ Email updates
- ◆ The Somerset Indooroopilly Facebook page: [facebook.com/somersetindooroopilly](https://www.facebook.com/somersetindooroopilly)

Contacts

For a full list of your fellow Residents, their apartment numbers and their contact information, please see Reception.

These directories are updated regularly. You may choose whether you would like your name, number and email address included on this list, or not.



Somerset Residents' Committee

The Committee comprises of elected Residents and is designed to promote and enhance the collective and individual interests of the Residents.

The Residents' Committee functions as the voice of the residents and regularly consults with Management on Residents' needs, interests and priorities.

Members of the Committee give their services voluntarily and meet regularly. Proposals and complaints can be directed confidentially to the Residents' Committee. The committee is required under the Retirement Villages Act to address any matters on your behalf, and refer it to the Manager with a view to obtaining a resolution of some sort, or some other action.

The committee has no authority to decide any matters and must remain impartial.

Some matters raised with the committee may be referred to residents at the next Residents' Meeting for discussion and voting.

Feedback and concerns

We pride ourselves on continually improving our services and your experience within the village. We appreciate any feedback that will assist us in that process.

If you have any concerns, please speak with Management. Management promotes an open-door policy and will do their best to resolve your concerns in a timely manner.





1: Emergency procedures

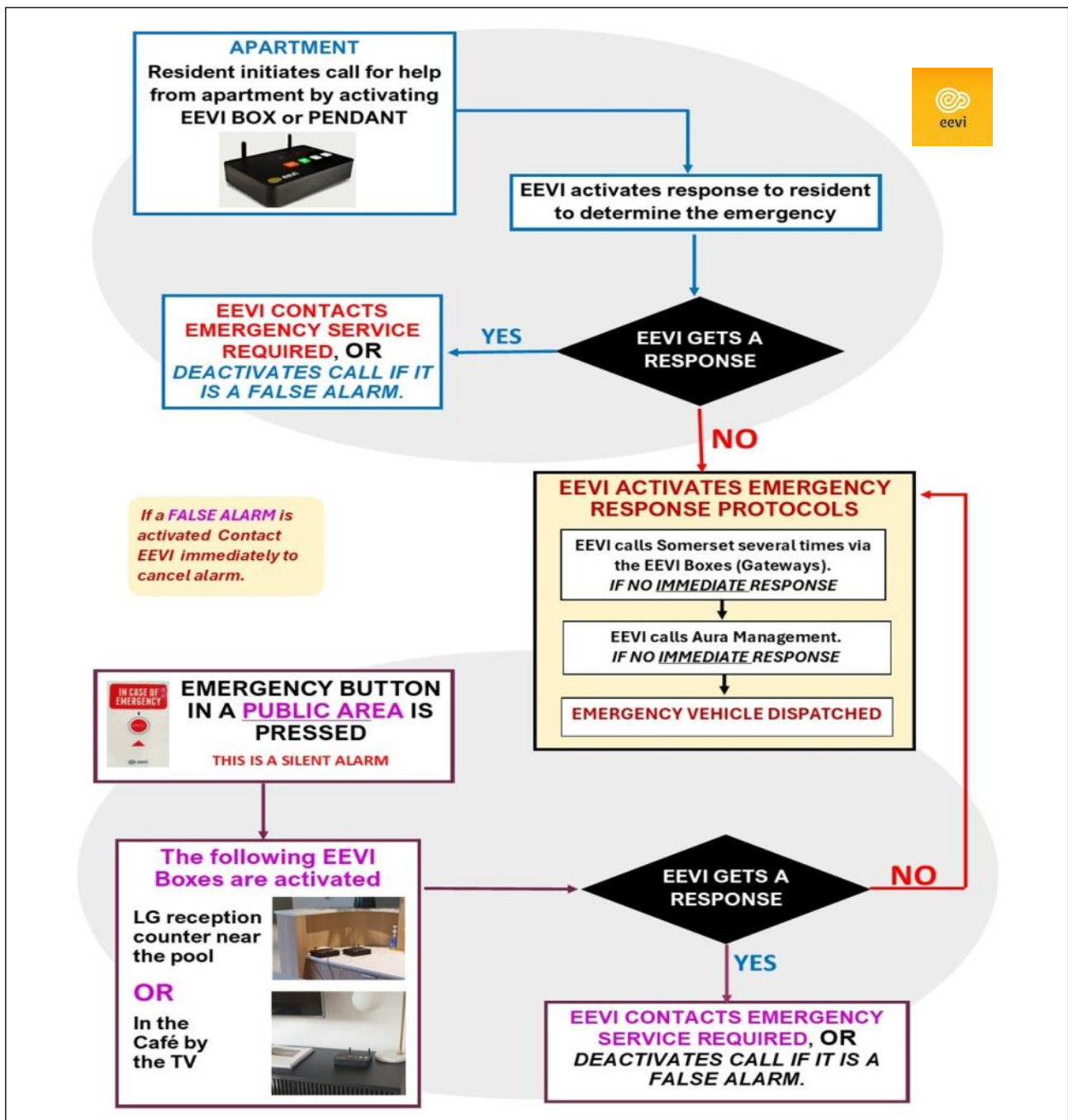
AN EEVI HOME MONITORING SYSTEM has been installed in each apartment. We encourage everyone to supply their details to EEVI in case of emergency (see the EEVI Fact Sheet supplied) However, this is voluntary. **We stress that this system should only be used in an emergency.** For any non-urgent matters, please contact Reception during business hours. *Further general information can be found in the services area of this handbook.*

EEVI PROTOCOLS

Please note the EEVI protocols (below).

In particular, note that the emergency alarms in the public areas are SILENT ALARMS.

So, should you or maybe a grandchild accidentally press one of the buttons in a public area, the signal will immediately be sent to EEVI and, unless EEVI are advised otherwise, an emergency vehicle will be dispatched.





1: Emergency procedures

Health emergencies

In the event of a health emergency, it's important that we have the following information so that we can support you appropriately.

Resident emergency information form

This is voluntary but we strongly suggest this form should be stored in your apartment at all times – we suggest keeping it in the cupboard under your EEVI box entry door. It can provide us or emergency services with information regarding your health history, medications, emergency contacts etc. This information can be vital in the event of a health emergency.

If, for any reason, your form is removed, Reception can issue you with a new copy.

Important: *Should your information change, please request a new form from Reception to ensure we have an updated record of your health information.*

Emergency procedures

To minimise risk and ensure a happy and safe village environment, Aura Holdings maintains a culture of operational vigilance.

In the case of an emergency within the village, we have a range of emergency procedures in place to protect our Residents and staff.

Important numbers in the event of an emergency

- ◆ **Police/fire/ambulance: 000**
- ◆ **State Emergency Service (SES) assistance in floods and storms: 132 500**
- ◆ **Police attendance: 131 444**

First Aiders

The Manager and Assistant Manager are both qualified first Aiders

Defibrillator

There is defibrillator on the wall in the Lower Ground Floor in Building 1 along from the Swimming Pool area.





2: Evacuation & fire safety

- ◆ Familiarise yourself with your nearest Fire Exit and Assembly Point.
- ◆ Plan the evacuation of your household.
- ◆ Please never assume that the alarm is false.
- ◆ Again, know exactly where your closest Emergency Assembly Point is located.



Emergency procedures

In the event of fire, hazardous material emergency, or when the building alarms are activated, Residents should evacuate the building and gather at the predetermined assembly areas – away from the incident.

If you think you will have issues with evacuating to the assembly areas, please let us know in advance of an incident and we will arrange to advise Emergency Services to attend your apartment to evacuate you.

An emergency is an unforeseen situation that threatens the safety of employees, workers, Residents, guests and the general public. It may cause physical, emotional, or environmental damage.

Emergencies may be natural or man-made.

It is suggested that, in all emergency situations, the following activities should be performed:

- ◆ When an emergency is in progress, assess your personal risks first.
- ◆ Always contact emergency services if necessary (dial 000).
- ◆ Remove affected people from immediate danger.
- ◆ Alert others of the situation.
- ◆ Do not take any action that will further exacerbate the nature of the emergency or increase the risk of injury.
- ◆ Perform an evacuation of the area/building if necessary, and only if it does not further compromise safety.
- ◆ As you exit, ensure fire doors close behind you.
- ◆ Do not use lifts.

Fire safety

Each home in the village is fitted with smoke detectors to alert Residents and neighbours in the event of a fire.

These should be checked regularly to ensure that they are operational. The smoke alarms fitted are hard-wired with battery back-up.

Please contact Reception if it emits a long, slow beep, as this may indicate that the battery needs changing.

If a fire alarm is activated,

You must:

- ◆ Evacuate the building. Never assume it is a false alarm.
- ◆ For those who have nominated that they will need assistance, remain in your apartment to await Emergency Service Personnel.
- ◆ Evacuate to the Assembly Areas marked in the map on the previous page.
- ◆ Do not cross back through the building if you are in the car park or outside areas of the podium use a secondary Assembly Point.

Fire Alarm tips

If you feel you can do quickly & safely close windows / doors and turn off air conditioning before evacuating.

Pets: If you can safely carry a small pet, do so. If possible, wrap in a damp towel or place in a carrier. *Please consider that a dog/cat on a leash may represent a hazard to you, your pet or others during an evacuation. Make a plan to mitigate this danger.* Remember, they may be very panicked so this may not be easy in a real emergency.

If you should choose to leave your pet behind place them in a secure room with water and close the door. Advise attending Emergency Services Personnel of the above.

Do not use the lifts: If you feel that corridor egress is unsafe (*smoke / fire blocking your way*) stay in your apartment and call 000. Close all windows and doors. The fire door (front door) on your apartment is rated to keep fire out for at least 2 hours.

Never attempt to fight a fire. The Fire Extinguishers etc in common areas are there for the use of Fire Fighters or trained personnel only

If a fire starts inside your apartment evacuate immediately (*do not try to fight the fire*) close windows if possible and close the front door behind you. Call 000 and activate a fire alarm around the building but do not detour to get to one.

If you are with others and they refuse to evacuate you must get yourself to safety - you can then advise 000 or Emergency Services Personnel of the situation

If you hear the call “evacuate, evacuate, evacuate” start repeating as loudly as possible, leave the building and do not re-enter

Mobility problems: If you feel unable to evacuate during an emergency **please register with the office** (*even if it is only a temporary situation*). In the event of a fire or emergency somebody will come to assist you. **Remain in your apartment** – ensure your windows are closed to prevent smoke entering. Do not wait on your balcony. (*Only use this as a last resort due to the danger of smoke inhalation*)

If you have set off your smoke alarm inside your apartment (burning toast etc) **but there is no fire danger – do not open your front door** as this may set off the main fire alarms, as they are quite sensitive and this will call the fire brigade. Just open your balcony door and windows

To ensure that fire doors are always functioning to purpose for emergencies and security we prefer that you always use the main designated entry/exit doors whenever possible, However, if you use a fire door/gate day to day please ensure that these are firmly closed behind you. If you use a fire grill door/gate (opening with a key) please ensure that these do not become deadlocked when you enter the building. They should be locked to the outside but open freely on the inside to allow for easy exit in an emergency.

Our full emergency plans are held in the library for you to view at any time.



3: Lithium-Ion Batteries

As most would be aware there are high risks posed by Li-ion batteries. If a fire is caused by one, they are almost impossible to fight and the result can be catastrophic.

Due to this we do not allow the charging of batteries from E bikes, scooters or other equipment in common areas including carparks.

Special provision has been made for golf carts but these should never be left on charge overnight. Many modern appliances and most technology (phones, tablets etc) are powered by Li-ion batteries so when charging these in your apartment please take care.

Failing to correctly store, maintain or use a battery can have significant impact on its performance and life. For Li-ion batteries there are significant risks that need to be eliminated or minimised.

To manage the risks associated with Li-ion batteries, you should:

- ensure batteries are stored within the temperature range recommended by the manufacturer and away from flammable materials
- not expose the battery packs to heat or direct sunlight or leave them in hot vehicles for extended periods
- charge batteries using only a charger recommended by the manufacturer
- not charge batteries on combustible surfaces (such as wood, carpet, material, paper, plastics)
- store and transport batteries in a non-flammable container
- regularly inspect a battery condition
- not use batteries that are damaged or swollen, and
- discontinue the charging process and immediately disconnect the battery if you see that a battery is changing shape, starting to balloon, swell up, smoke, or become extremely hot.

The warning signs and what to look out for:

1. **Heat:** It's completely normal for batteries to generate some heat when charging or in use. But if your Li-ion battery feels hot to the touch, there's a good chance it's defective and at risk of starting a fire.
2. **Swelling:** When a Li-ion battery fails, another common sign is battery swelling. If the shape of your battery has changed, or it looks swollen, you should stop using it immediately. Similar signs include any type of lump, bulge, or leakage from the device or battery.
3. **Noise:** Failing Li-ion batteries have been reported to make hissing or cracking sounds.
4. **Odour:** If you notice a strong or unusual odour coming from the device or battery, this is also a sign that your battery is failing or damaged.
5. **Smoke or vapour:** This one's a little more obvious. But if your device is smoking, there is a good chance a fire has already started, in this instance execute your emergency procedure and call 000 for Fire and Rescue.





4: Flood emergency procedures

Flood emergency procedures will be triggered when a lower Brisbane River flood warning is issued by the Bureau of Meteorology (BOM).

In these circumstances, our Village Manager will action the process as outlined on the following page.



LEFT: Meiers Road under water. The village will remain high and dry even though vehicular access may be cut.



LEGEND

- Site boundary
- Existing road
- Emergency access route
- Underwater area

Photo left: Showing High-set emergency access (red line) from the village to Meiers Road with low-set Meiers Road under water on the left hand side.



1: What else you should know

The following general information and tips may be helpful as you settle into village life.

Monthly Billing Fee

To cover the cost of operating the village and the upkeep of facilities and gardens, each Resident pays a monthly village fee.

We encourage you to make this payment via direct debit, which is a fast and easy way to pay and to keep track of bills.

If you would like to set up a direct debit payment for your monthly fees, please speak to the Village Manager, who can help you to fill in a direct debit fee payment form (available from Reception).

Change of Address

To ensure that all correspondence reaches you in a timely matter, please advise Australia Post and the electoral office of your change of address.

Your new postal address:

Apartment No,
135 Meiers Road,
Indooroopilly QLD 4068

Change of address cards are also available from Reception.

Resident Ambassador Program

We know that our Residents are our strongest advocates and that word of mouth is central to the ongoing success of our villages, so we offer a Resident Ambassador program to reward those who refer their family or friends.

All you need to do is fill out one of our Resident referral forms, available from Reception, and submit it to our sales office.

Please note that, while living in the village, you may occasionally receive reminders about the program or changes to the offer. For more information about the program at any time, please consult our policy or speak to Reception.

Insurance

For peace of mind, Aura Holdings keeps all buildings and community assets fully insured. Residents are responsible for insuring their own contents.

More information regarding insurance can be found in your individual contract, but feel free to contact Management if you have any questions.

Your Mail

At Somerset Indooroopilly, mailboxes are on the lower ground floor. Australia Post will deliver letters directly to your mailbox. Reception will notify you if a parcel arrives so that you can collect it at your convenience from Reception.

Pets

We recognise the importance of animal companionship and at Somerset Indooroopilly we welcome your pet, provided it complies with the Pet Policy.



For more information, please consult our Pet Policy which is available at Reception.

A pet wash is situated LG level in O'Connell 2. And an off-leash area is provided opposite the community garden.

Laundry on Balconies

As everyone knows, management has supplied a clothes dryer in each apartment. *The reason for this is so that laundry is not hung out on balconies.*



To give some flexibility, a small clothes rack may be put on the balcony but this must be discreet so as not to impact other Residents and impinge on the ambience of the building.

These racks must be folded up and stored away when not in use.

Entrance Alcove

We are happy for everyone to personalise the entrance to their apartment with a mat and small decorations. **Shoe racks are not acceptable in this area.** It is the Residents' task to keep these areas clean and tidy.

Drilling Holes into Balcony Walls

This is not acceptable at any time. Services run through these outer walls and there is also waterproofing membranes which will fail if pierced. *If this occurs it may void our insurance and the cost of repair would be substantial.*

Drains on Balconies

There are drains located under the tiles on the balconies. Please be careful not to wash or sweep solid debris into these drains as it could cause blockages.

Door Wedges

Please do not keep apartment doors open using door wedges. The outer doors are fire-rated for your safety and have a very low tolerance.

Wedging these open could cause warping and compromise the integrity of these doors over time. (A door stop in front of the door is acceptable). These doors are audited every year.

Whilst our main entry/exit doors are all metal, we would ask that they not be wedged open for extended periods.

Automatic doors must not be wedged open at any time as this will burn out the motors. If there is a need for this (move-ins etc), please see the office to disable the doors.

Keeping Things Secure

Due to wind and varying atmospheric pressures, doors often don't close on their own. Please ensure when you enter or exit the building that the doors are securely closed behind you.

A reminder: only use the green exit buttons and not the emergency door release to open the doors as this will disable them.

Use of Common Areas

All Residents are welcome to use the common areas including the crockery, cutlery and glassware provided. After use it is your responsibility to ensure these areas are left clean and tidy.

This means that:

- *All crockery, glassware and utensils must be washed up and put away.*
- *Dishwashers must be emptied and items replaced in their proper location. (Supplies for the dishwashers and cleaning are available nearby.)*
- *All bench surfaces must be wiped over.*
- *Rubbish etc should be doubled bagged and taken to the refuse areas.*
- *Any spills must be immediately cleaned up.*

Rooms can be booked through Reception for private functions as well as Somerset Group events. For any large private function, maximum numbers will apply and all crockery, cutlery and glassware must be hired in and a professional clean undertaken at the Resident's expense after the event.

Please understand that rooms and spaces cannot be guaranteed for sole private usage as all Residents have the right to use the rooms at any time.

We trust that common sense, understanding and care for other Residents' needs will prevail when using community spaces.

Trolleys

Our trolleys in the lobby areas have been a big hit! Just remember to return them immediately after use and ensure they are clean.

Storage Cages

Please ensure that your cage is clearly marked with your apartment number. There are some items that are prohibited to store in the cages for safety reasons – gas bottles, fertilisers, chemicals, paint & thinners, or any other flammable items or accelerants.

As these areas are sprinklered, ensure that your items are in waterproof containers or covered.



GENERAL INFORMATION

2: Pathways and boundaries

There are many lovely areas to take a stroll around Somerset.

For your safety, please keep to the concreted paths around the podium, along the accessway to Meiers Road from Building 1 and of course our lovely new path to the Golf Club.

You will see several pebble paths through the native gardens however these are Emergency Egress Pathways only and are not designed as walking paths.

Please note that the areas adjacent to buildings 5-8 along the golf course are all owned by the Golf Club and can only be used in an emergency with no pedestrian traffic (or pets) allowed at any time.

See lease boundary map below



Red line indicates lease boundary

Blue number indicate Building number



3: Know your buttons and levers



DOOR RELEASE

Always press the green button to open the external doors.



EMERGENCY DOOR RELEASE

Do not press the Emergency door release unless it is an emergency. Why? Once it is activated, it will switch off the door locks altogether, and a technician has to be called in to reset the entire system



SPA BUTTON

The spa is located adjacent the swimming pool.

To turn on the jets, just press and hold for 3 seconds any number on the pad on the wall.

After a few seconds, the jets will come on and they will run for 10 minutes while you enjoy the spa.

If you wish to turn the jets off, just press any number on the pad again for 3

HIKVISION IP INTERCOM



At the entrance to your Lobby there is a keypad. Advise your visitors to key in your unit number followed by the # key.

This will call you in your apartment where you can accept the call by pressing the green phone.

You will then see your visitor/s on your screen. You will also see the lobby in their background.

When you accept the call on your screen (tap the picture of a padlock), the lobby doors will automatically be released, and your visitors can then enter.

There are 7 sub-stations in all. You can identify your closest point of entry by checking the sub-stations 1-7. You will recognise yours by the background pictured on screen.

Your visitors can use any sub-station to call you.

DOOR ENTRY FOB

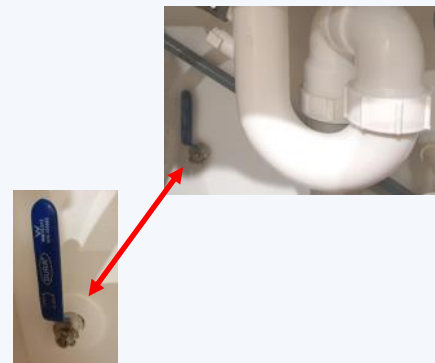


To open external doors, make use of your black plastic fob by wiping it across the green entry light.

WATER SHUT-OFF LEVER

Water shut-off levers are usually located in the laundry cupboard under your sink.

These need to be switched down to cut off the water to the apartment.





4: Appliance quick guide

The following information may be helpful in using your appliances:

Intercom system

Every apartment is fitted with an intercom system which allows you to let guests into the building remotely. To check if the intercom is working, press live view.



If the apartment is operational, then 6-8 stations should appear on the screen. If the screen is blank or only has one icon, then report this to staff.



You can take a look through any door camera to see activity at any of the stations by just pressing the icons.



Direct your visitors to one of the external intercom panels around the facility, one closest to your apartment – where they should press your Apartment number followed by #.



The intercom in your apartment will ring and your visitor will appear on the screen.

Answer by pressing the green phone icon and you will be able to speak with your visitor.



Advise your visitor to move to the door... then press the unlock symbol on the middle left-hand side of the screen.

You may need to do this more than once until “unlock successful” appears on the screen. The door or gateway will then be open.

Air Conditioner/Zoning



DAIKIN CONTROL PANEL



ZONING 10E PANEL

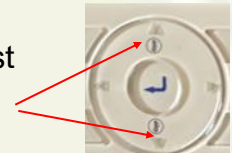
All apartments come with ducted air-conditioning and zoning. Most will have a single *Daikin Control Panel*, though some have two. There is only one *Zoning Panel* in all apartments.

Control Panel

The control panel is on when the on/off button is showing a green light.



Temperature Setting – just press arrow button up or down.



Advanced Functions. For advanced settings please see the *Resident Apartment User Manual 3.16 Airconditioning Control Panel*

Zoning panel

With Zone 10-E each room is zoned independently.

You control precisely which rooms receive conditioned air so there’s no paying to heat or cool empty rooms.

Down load the user manual at <https://www.advantageair.com.au/wp-content/uploads/2021/02/zone10e-User-Manual-V1.0zone10e.pdf>



Dishwasher – Quick Start



Press the **ON/OFF** button on the left-hand side.



Select the program by pushing **PROGRAM SELECT** **BUTTON** (on right-hand side) several times until the light

comes on the desired program. (See 'Programs Table' in 3.2 Appliances Dishwasher in *Residents Apartment User Manual* for program descriptions.)



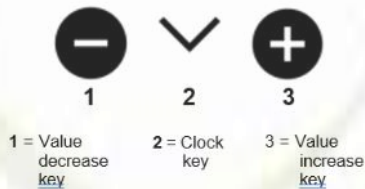
Press the **Start/ Pause** button for a few seconds until the light of the selected program flashes and you hear a beep. (The light will continue to flash throughout the program.)



At the end of the program a beeper sounds and the program lights flash.

SMEG Oven

Getting started with your SMEG Oven



First you must set the time.

- ◆ Hold down Clock key (2) for 2 seconds and the dot between the hours and minutes flashes.
- ◆ Select the time by gently pressing on Key 1 and Key 3 — minus/plus. If you hold the key down, it will move more rapidly.
- ◆ Wait 7 seconds and the dot will cease to flash and the symbol above the dot will light up.
- ◆ The oven is ready to turn on.

More settings

In the *Resident Apartment User Manual* there are many detailed instructions for the oven (cooking advice, timed cooking, cleaning, safety, etc.)

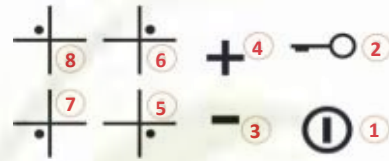
On page 14 and 15, find details of the eight different functions. It is advised you choose your function before the temperature level.

The **Minute Minder Timer** can be activated at any time

- ◆ Press the Clock key (2) for a few seconds. "0.00" will be displayed between the hours and the minutes.
- ◆ Use key 1 and key 3 (minus/plus) to set the number of minutes. Wait 5 seconds without pressing anything and the current time will reappear.

SMEG Stove Top

Getting started with your SMEG Stove Top: This is our most common stove top. Advice on others is available.



1. Firstly, check that your saucepans/pans are appropriate for induction heating. Place a magnet against the saucepan bases and, if the magnet sticks, they will work.
2. When you turn on the main power point on the wall, both 1 and 2 will light up. The stove top is locked (lock symbol). Gently hold your fingers on 2 and the lights will go off; the stove top is unlocked. Some models may require you to press 1 and 2 simultaneously.
3. To cook, gently hold your finger on 1 and the light will come on for each element (5,6,7,8). Choose the element you wish to use by gently pressing one of them and a zero (0) will light up. Then, using 1 and 2 (minus and plus), select the temperature you want.
4. If you wish to change the temperature or turn the element off, gently press the element being used (5,6,7,8) and choose the plus and minus buttons (3 or 4). Either 0 or H will appear. The H is just telling you it is hot still.
5. To set the minute timer, turn on your stove top, select an element and select a temperature. Then hold down the temperature setting, and a "t" will appear. Choose the minute time you want with the plus key, release and the element heat number will return.

For more information — check out the *Resident Apartment User Manual*



5: Vehicle information

Speed limit



Many of our Residents enjoy strolling through the village, so please be sure to adhere to the speed limit of 10km/hr while driving within the village,

especially the car parks.

Please remind your guests of our speed limits too, if necessary.

Car parking

Each apartment has been allocated a parking spot/s, so ensure you park in the correct bay/s.

Please avoid parking in the visitor parking spaces as these need to be kept clear for visiting friends and family of residents – so too for car parks for staff, tradies and contractors who will be coming and going when working in the village.

These are marked on the ground – blue ‘V’ for Visitors, red ‘S’ for Staff. **(see map below)**

For safety reasons, roadways should be kept clear at all times.

Podium Level Parking

There is very limited parking on the Podium level outside Reception. **This is only available for short-term parking or drop off and pick up.**

Please note there is strictly no access for vehicles beyond the bollards surrounding the turning circle.

Village gates

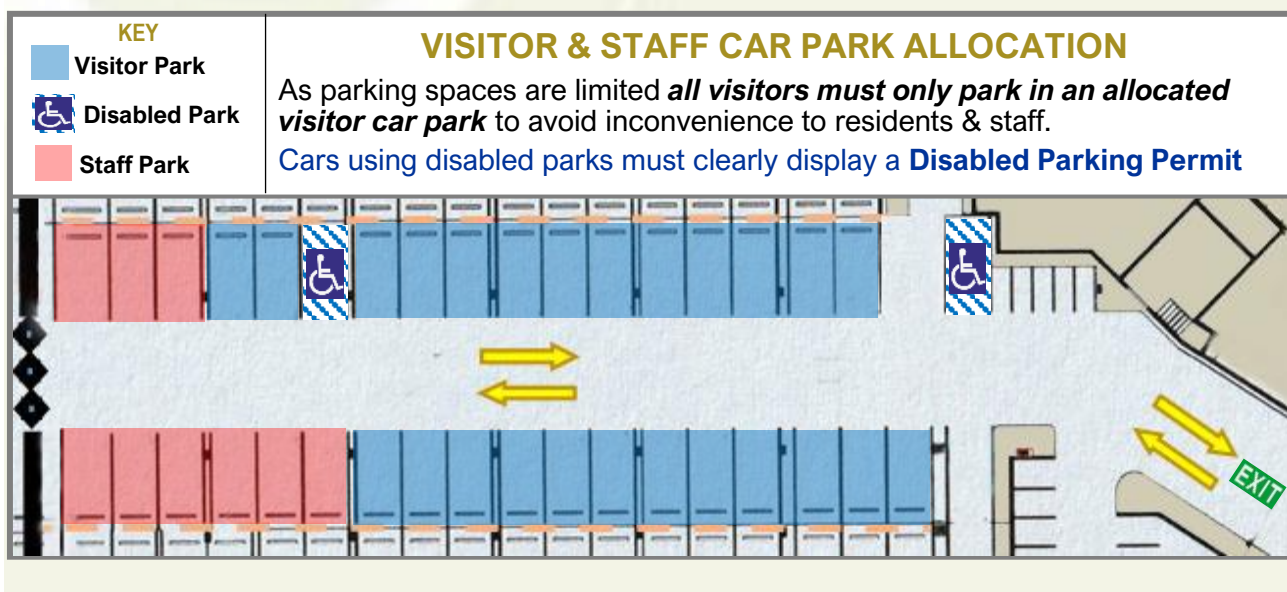
At present we have two sets of gates after entering the village – one roller door into the Visitors’ Carpark and, further on, another into the Residents’ Carpark.

The Visitors’ Carpark roller door remains open during the day, whilst the Residents’ door remains closed at all times. For ease of use, the Residents’ gate will close automatically after you have driven through it.

To negotiate through the gates, you should use your remote control as follows:

BUTTON 1: Visitors’ Gate at the entrance (if necessary).

BUTTON 2: Residents’ Gate





6: Visitors

When friends or family visit

Direct your visitors to park in the Visitors' Carpark. **Please see previous page regarding visitor carpark distribution.**

After hours, when the first roller door at the entrance is down, instruct your visitors to use the intercom keypad in front of that roller door to call your apartment by **keying in your apartment number followed by # (not OK)**. This will ring through to your apartment and you will be able to view who is there and will then be able to unlock the roller door, if it is down and advise them where to park.

Once parked, if your visitors are close to an intercom gate they can contact you otherwise you will need to meet them and escort them to your apartment. **(See map below for information on intercom/gate access positions).**

Please note: Cell phone reception is very poor in the carpark and should a visitor get lost they may not be able to contact you by phone.

Visitors - General

We want you to feel right at home at Somerset Indooroopilly and you are more than welcome to have visitors to stay over. *However, please note that for the safety and security of all residents visitors/guests cannot occupy your apartment while you are not in residence.*

For security reasons, we recommend you notify Reception when you have guests staying for more than a few days.

If you wish to have guests to stay for an extended length of time, there are options to apply for a guest licence. Please speak with Management to discuss your options.

Your visitors are welcome to use the facilities but MUST BE accompanied by a Resident at all times when accessing all common areas, pool or gym.

MAP SHOWING GATES AND INTERCOM ACCESS IN CARPARK





7: Refuse, keys and alterations

Your floor's refuse chute



Located in the foyer on each floor, there is a refuse room for daily garbage and recycling.

Please ensure you read the instructions on the wall and, if in doubt, ask at Reception.

Do not put large bags of rubbish down the garbage chute, or large items and bottles down the recycling chute. Take these down to the lower ground (LG) refuse room.

Lower Ground (LG) refuse rooms

Be assured that, even if the door closes behind you, you will NOT be locked in.

Please follow the guidelines shown on the wall for disposal of your refuse.

Recycling

IMPORTANT: Do not place anything in the recycling bin that has not been identified for recycling – *as per the notice on the wall.*

If the recycler finds non-recyclable refuse in the bin, they will refuse to take the bin and, as rubbish collection is part of your monthly fee, other residents will end up paying for extra call-outs to send the bin to general rubbish collection.

Cardboard boxes – please flatten these out before adding to the recycle bin.

Do not put boxes down the chute.

Keys

Every apartment will receive two keys, two fobs, and a remote for the carpark.

Fobs are used to swipe into the entrance areas displaying electronic readers.

For many, apartment living is a new experience.

We have had several instances of Residents locking themselves out of their apartments in their early days.

Please have a think about the best way to prevent this happening to you.



If you are just going to the refuse rooms, make sure the door is unlocked before stepping out. If you have locked your door ensure you have your keys in your hand. Wearing keys on a lanyard is also an option.

Alterations and additions

We recognise that you may wish to tailor your apartment to suit your individual needs and preferences. *(Alterations cannot be made to your outdoor areas as this may contravene our building DA.)*

If you would like to alter, add or remove features from your home, please obtain a quote, complete an Alterations and Additions Form, and supply them to Management for consideration.

You are most welcome to use your own trusted tradies but, if you do not know of someone, check with Reception as we have a list of recommended contractors on file.

You do not need to advise us if you want to hang pictures or to pop up a shelf etc; just be careful of electrical wires in walls.

Please do not drill into any area on the balcony, as there are multiple services running through these walls and ceilings.





8: Somerset bush-care group

There is a delightful walking path (Tarcoola Track) alongside the nearby radio tower on Meiers Road (near the golf club entrance), up past the end of Jacaranda Place, past the St Lucia Golf Course, and ending at The Esplanade, St Lucia.

Over sections of its length and, especially at the far end, extensive weeding has been carried out over 25 years, and the land replanted with native trees and shrubs. This has been done by council-supported volunteer bush-care workers.

One of our Residents, Jack Wade, has had the pleasure of working with that group for just over 20 years and has gained great experience and pleasure from his involvement.

Here at Somerset, we are most fortunate in residing opposite another fine stretch of bushland. Unfortunately, this land has not been cared for, so it is, in parts, quite badly infested with exotic weeds, and a few very undesirable vine species are starting to smother and kill the native trees. Somerset has set up a new bush-care group to look after this land.

It has been suggested that the extent of the group's responsibility would cover both the established vegetation adjacent the small creek that flows from the Somerset lake by our village and roughly down to the Brisbane River, as well as the thickly treed area alongside Jacaranda Place.

If any Residents are interested in assisting this nature-supporting group, meets weekly on Tuesdays mornings at varying times depending on the time of the year.

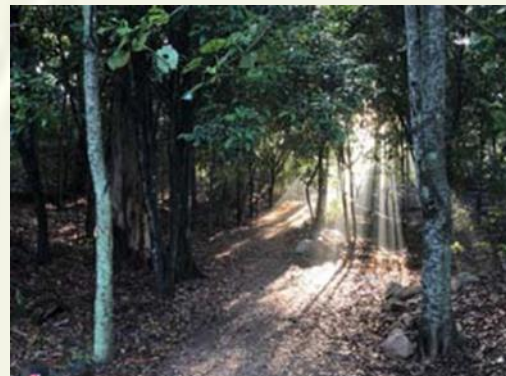
Contact: Jack Wade

Apt: 242

Ph: 0412 721 624.



Relatively recent work the local bush-care group has completed on the Tarcoola Track, adjacent to the 4th tee of the St Lucia golf course



The Esplanade end of the track, showing the rain forest that was planted about 22 years ago.



ABOUT AURA

9: About Aura

AURA HOLDINGS

Somerset Indooroopilly is developed and managed by the experienced retirement community operator, Aura Holdings.

Founded in 2016 by Tim Russell and Mark Taylor, Aura develops and manages luxury mid-rise retirement communities in South-East Queensland.



TIM



MARK

Prior to founding Aura Holdings, Tim and Mark founded and managed RetireAustralia, Australia's largest privately-owned operator of retirement villages in the country since 2005.

Our philosophy

At Aura, we create communities built on three fundamental principles: fairness, freedom and transparency.

We're open, honest and straight-talking; you can ask us anything. All our Residents get a fair go, a premise that's reflected in our fee structure as well as our philosophy.

Most importantly, we empower Residents to shape, take ownership of, and make decisions about the community in which they live – because this is your home and we work for you.

For more information about Aura Holdings, visit auraholdings.com.au

WHAT WE BELIEVE IN

Fairness

We put people first.

Our business is centered on creating and empowering respectful environments that enrich retirees' lives. We think of ourselves as the anti-corporate because our approach is influenced first and foremost by our Residents' needs and wants, just the way it should be.

Freedom

We listen and empower.

Our Residents have an important role to play in shaping the place in which they live and are encouraged to participate in decision-making processes. Every village is uniquely adaptable and ready to be shaped by the people who use it most – those who call it home.

Transparency

We make ourselves available.

Just like a true friend, our doors are always open. That means we're always happy to talk about the way we do things and we'll gladly make time to sit down and chat – whether you want a Resident's insight into village life or a conversation with the Village Manager.



Wendy Armitage, Kymn Collins, Jarvis Finger, Sally Marshall

ACKNOWLEDGEMENTS

2022: VERSION 1: Putting this *Handbook* together has been quite an undertaking and would not have been possible without the fantastic support and assistance of the following Somerset Residents .

Wendy Armitage and Sally Marshall worked on general content. Jarvis Finger pulled together all our bits and pieces into this great village guide.

2024:VERSION 2. With thanks to Wendy Armitage for the new format and updating of our 2nd edition for the opening of Stage 2.

And thanks to those who assisted with proof reading and collating the books.

I had fun working on this publication with these Residents and hope everyone will find something helpful within.