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# Key Features Statement for

Wellington, York  
and Dapple  
Deluxe  
Apartments

“The Service”

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**Room Group Name:**

Group 3 : Deluxe Single Room with Ensuite

**Room Category:**

Single room + private ensuite

01 April 2017

**APPROVED PROVIDER: Masonic Care Tasmania Inc**

**RESIDENTIAL AGED CARE FACILITY (THE SERVICE):  
Wellington, York and Dapple Deluxe Apartments**

**LOCATION OF THE SERVICE:** 185 Penquite Road, Norwood  
Tasmania, 7250

**SUMMARY/BRIEF OVERVIEW OF THE SERVICE**

For (Group of) room name: Group 3 : Deluxe Single Room with Ensuite

The maximum accommodation payment is \$350,000 and:

- has been approved by the Aged Care Pricing Commissioner.
- is pending approval from the Aged Care Pricing Commissioner.
- does not require approval from the Aged Care Pricing Commissioner because it is below the maximum amount approved by the Minister.

The Interest Rate used is the Maximum Permissible Interest Rate (MPIR) current at Date of Entry.

The Interest Rate is 5.78 % p.a.

The maximum accommodation payment can be paid as:

- o a Refundable Accommodation Deposit (RAD) of \$350,000 , **or**
- o a Daily Accommodation Payment (DAP) of \$55.42 at an Interest Rate of 5.78 % p.a., **or**
- o a combination of a RAD and a DAP, for example:
  1. Part RAD: \$100,000 **plus** a Part DAP: \$39.59
  2. 15% RAD (Deposit): \$52,500 **plus** an 85% DAP: \$47.11

**The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD). This will result in increased interest amounts being payable on outstanding RAD levels.**

## KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

### 1. ROOM CATEGORY Single room + private ensuite

### 2. MAXIMUM ROOM OCCUPANCY

The room type provides accommodation to: one person only

### 3. QUALITY, CONDITION, SIZE AND AMENITY OF THE ROOM TYPE

#### A. Furniture

The room type features high quality bedroom furniture including:

- |                                                                                      |                                                   |
|--------------------------------------------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> electronic high/low adjustable bed               | <input type="checkbox"/> armchair                 |
| <input type="checkbox"/> manual adjustable bed                                       | <input checked="" type="checkbox"/> visitor chair |
| <input type="checkbox"/> standard bed                                                | <input type="checkbox"/> settee                   |
| <input checked="" type="checkbox"/> bed of domestic appearance (eg. wooden bed head) | <input type="checkbox"/> coffee table and chairs  |
| <input checked="" type="checkbox"/> bedside table                                    | <input type="checkbox"/> <b>other (specify)</b>   |
| <input checked="" type="checkbox"/> built-in wardrobe                                |                                                   |
| <input checked="" type="checkbox"/> lockable storage                                 |                                                   |
| <input type="checkbox"/> occasional table                                            |                                                   |
| <input type="checkbox"/> in-built display cabinet                                    |                                                   |

#### B. Bedding

The room type features high quality bedding including:

- colour-coordinated linen
- pressure-relieving mattress (standard / supplied as needed)
- hypo-allergenic pillows
- matching throw rug
- other (specify)**

#### C. Room fittings

Quality room fittings include:

- nurse call points
- over-head, flat screen TV
- landline telephone connection capability
- access to Foxtel
- Wi-Fi enabled
- colour-coded bathroom tap ware
- picture rails
- window dressings of
  - timber Venetian blinds
  - fabric curtains with matching pelmet/without matching pelmet
  - vertical blinds with matching pelmet/without matching pelmet
- bathroom grab rails of contrasting colour for ease of sight
- 3-in-1 bathroom ducted heat/light/exhaust
- attractive door and draw handles chosen for ease of dexterity
- attractive over-head light fittings
- adjustable lighting levels
- other (specify)**

Wall mounted TV available as and additional service

**D. Condition of walls, windows, doors, floors, ceilings & fittings**

The room type is of high quality featuring:

- painted walls in good condition that are colour coordinated with the decor
- windows fitted with:
  - fly screens
  - security screens
  - double-glazed glass
  - Crimsafe® (or similar)
- wide doors for ease of mobility
- stain-resistant flooring of:
  - colour-coordinated carpet
  - attractive vinyl flooring
  - attractive cushion-backed vinyl
  - polished wood
  - parquetry
- well-maintained ceilings

**E. Size in square metres**

The room type has an average floor area of: 20m2 excluding ensuite

**F. Amenity**

The room type is in close proximity to:

- the lounge room
- the dining room
- sitting nook
- the activities room
- access to the gardens/grounds/courtyards
- spa bath room
- cafe
- theatrette
- facility entrance
- porte cochere
- treatment room
- nurses' station
- other (specify)**

**Privacy** is provided via the room type being/having:

- a private suite with in-room lounge/sitting area
- entry way that shields the bed from immediate view from the doorway
- privacy curtain screening around the bed
- easily self-adjusted window coverings
- located away from service areas
- other (specify)**

Key Features Statement as at: 01 April 2017

The room type has natural light and vistas provided by:

windows with views to:

- landscaped grounds
- gardens
- ocean/beach
- lake/river
- mountain range/hills
- parklands
- golf course
- internal courtyard

- external courtyard
- city views
- other (specify)**

- picture windows with window seat
- large midfloor-to-ceiling windows
- large floor-to-ceiling windows
- other (specify)**

Lighting is also provided by:

- recessed down-lights
- skylight
- bedside lamp
- recessed lighting in bedhead
- movement sensor lights
- other (specify)**

The room type has direct access to a:

- private balcony
- shared balcony
- private patio
- verandah
- courtyard
- other (specify)**

Heating and cooling is provided via:

- individually-controlled reverse cycle air conditioning
- centrally-controlled reverse cycle air conditioning
- ceiling fans
- in-room, wall-mounted radiators
- 3-in-1 bathroom ducted heat/light/exhaust ceiling fixture
- heated flooring in bathroom
- central heating
- other (specify)**

Individually controlled floor heating in bedroom and ensuite

#### 4. COMMON AREAS: QUALITY, CONDITION, SIZE & AMENITY

The common areas accessible to the resident include:

	Number	Maximum Occupancy*
<input checked="" type="checkbox"/> dining: large	1	20
<input type="checkbox"/> dining: small		
<input checked="" type="checkbox"/> lounge room: large	1	10
<input type="checkbox"/> lounge room: small		
<input type="checkbox"/> lounge/dining: large		
<input checked="" type="checkbox"/> lounge/dining: small	1	10
<input type="checkbox"/> sitting room: large		
<input checked="" type="checkbox"/> sitting room: small		
<input checked="" type="checkbox"/> sunroom		
<input type="checkbox"/> theatrette		
<input checked="" type="checkbox"/> activities room	1	10
<input type="checkbox"/> art studio		
<input type="checkbox"/> multi-purpose room		
<input type="checkbox"/> cafe		
<input type="checkbox"/> alfresco dining terrace		
<input type="checkbox"/> balcony: large		
<input type="checkbox"/> balcony: small		
<input type="checkbox"/> BBQ area		
<input type="checkbox"/> gazebo		
<input checked="" type="checkbox"/> men's shed/workshop		
<input type="checkbox"/> pool		
<input type="checkbox"/> gym		
<input checked="" type="checkbox"/> hairdresser		
<input type="checkbox"/> bar		
<input type="checkbox"/> library		
<input type="checkbox"/> central community area/ boulevard/atrium with amenities (canteen, hairdresser etc)		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

\* Maximum occupancy is a cumulative figure, e.g. for one large dining room of max. occupancy of 45 and one large dining room of max. occupancy of 50, indicate '2' at number of large dining rooms and 95 at max. occupancy.

##### A. Quality of furniture & fittings

Quality furniture and fittings in the common areas include:

- |                                                                                                   |                                                                                                   |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> armchairs and lounges of high quality fabric and style        | <input checked="" type="checkbox"/> hall tables                                                   |
| <input checked="" type="checkbox"/> upholstery of water/stain resistant fabric, domestic in style | <input checked="" type="checkbox"/> display cabinets                                              |
| <input checked="" type="checkbox"/> attractive dining room settings                               | <input checked="" type="checkbox"/> bookcases                                                     |
| <input type="checkbox"/> massage chair                                                            | <input checked="" type="checkbox"/> entertainment unit/s                                          |
| <input checked="" type="checkbox"/> varied colour schemes                                         | <input checked="" type="checkbox"/> fireplace/mantelpiece                                         |
| <input checked="" type="checkbox"/> wall art (painting, prints, photographs etc)                  | <input type="checkbox"/> in-door water feature                                                    |
| <input checked="" type="checkbox"/> objets d'art (statuettes, vases, carvings, tapestries etc)    | <input type="checkbox"/> fishtank                                                                 |
| <input checked="" type="checkbox"/> wood panelling                                                | <input checked="" type="checkbox"/> outdoor settees                                               |
| <input checked="" type="checkbox"/> picture rails                                                 | <input type="checkbox"/> outdoor dining settings that can be configured for large or small groups |
| <input checked="" type="checkbox"/> adjustable lighting levels                                    | <input type="checkbox"/> <b>other (specify)</b>                                                   |
| <input checked="" type="checkbox"/> occasional tables                                             | <div style="border: 1px solid black; height: 40px; width: 100%;"></div>                           |

**B. Condition of Common Areas**

The common areas of the Service are in:

- acceptable condition
- good condition
- very good condition
- excellent condition

A formal quality review of building conditions is conducted Bi-annually with minor repairs conducted as necessary.

The gardens and external common areas are maintained by designated staff on a regular basis.

**Other (specify):**

**C. Amenity of Common Areas**

All common areas are located within easy access from residents' rooms including:

- centrally-located main lounge and dining areas
- direct access to landscaped grounds/courtyards/garden areas
- smaller sitting rooms

An abundance of natural light is provided in common areas via:

- floor-to-ceiling windows
- skylights
- central atrium
- picture/bay windows in sitting rooms
- glass doors for external access
- other (specify)**

Non-natural lighting includes:

- recessed downlights
- attractive ceiling lighting
- pendulum lighting
- wall-mounted lighting
- decorative table lamps
- other (specify)**

Views to:

- landscaped grounds
- gardens
- ocean/beach
- lake/river
- mountain range/hills
- parklands
- golf course
- internal courtyard

- external courtyard
- city views
- Other (specify)**

Entertainment options located in the common areas include:

- large screen TV with DVD/video with cable/satellite TV
- large screen TV with DVD/video with no cable/satellite TV
- sound system with a choice of CDs and/or cassettes
- DVD/video library
- library of books (inc. large print books)
- piano
- cards table
- pool table
- computers with internet access
- Wi-Fi enabled communal areas
- Other (specify)**

### 5. SPECIFIC ACCOMMODATION OR DESIGN FEATURES OF THE ROOM TYPE

Specific accommodation features of this room type includes:

- in-ceiling hoist mechanism
- movement sensor lighting
- sensor mats next to bed
- ensuite/toilet within sight-line of the bed
- memory boxes at bedroom doorway
- other (specify)**

low-low bed

There are design features that are of particular benefit to residents with:

- dementia
- mobility challenges
- incontinence
- accessing palliation



Key Features Statement as at: 01 April 2017

## 6. SPECIFIC ACCOMMODATION OR DESIGN FEATURES OF THE SERVICE

The Service has many accommodation and/or design features that cater to the needs of our residents with regards to lifestyle needs; social and emotional needs; cultural needs; spiritual needs; and the needs of those with dementia.

These design specific features include:

- |                                                                   |                                                                                                       |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> spa bath                                 | <input checked="" type="checkbox"/> on-site multi-denominational space for celebration, commemoration |
| <input type="checkbox"/> hydrotherapy pool                        | <input checked="" type="checkbox"/> chapel                                                            |
| <input type="checkbox"/> raised garden beds                       | <input type="checkbox"/> palliative care room                                                         |
| <input type="checkbox"/> small pets allowed                       | <input type="checkbox"/> designated consultation room for visiting specialists                        |
| <input type="checkbox"/> facility pets                            | <input checked="" type="checkbox"/> men's shed or workshop                                            |
| <input type="checkbox"/> aviary                                   | <input type="checkbox"/> children's play area                                                         |
| <input type="checkbox"/> aviary                                   | <input type="checkbox"/> sensory stimulation room                                                     |
| <input type="checkbox"/> chook pen                                | <input checked="" type="checkbox"/> on-site visitor parking                                           |
| <input type="checkbox"/> fish pond                                | <input checked="" type="checkbox"/> <b>other (specify)</b>                                            |
| <input type="checkbox"/> water features                           |                                                                                                       |
| <input checked="" type="checkbox"/> flag pole                     | Delta Dogs visit regularly                                                                            |
| <input type="checkbox"/> putting green                            | Small private room available for meeting and consults                                                 |
| <input type="checkbox"/> cafe                                     |                                                                                                       |
| <input type="checkbox"/> Internet cafe/nook                       |                                                                                                       |
| <input type="checkbox"/> theatre                                  |                                                                                                       |
| <input type="checkbox"/> on-site canteen/shop                     |                                                                                                       |
| <input checked="" type="checkbox"/> kitchenettes for resident use |                                                                                                       |
| <input checked="" type="checkbox"/> hair salon                    |                                                                                                       |
| <input type="checkbox"/> overnight guest accommodation            |                                                                                                       |

## 7. Additional care and services (at no additional cost to resident)

Additional care and services (other than care and services specified in the *Quality of Care Principles 1997*) that the Service provides the residents in the room type **at no additional cost** include:

- |                                                                                                         |
|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> aromatherapy                                                                   |
| <input checked="" type="checkbox"/> hand massage                                                        |
| <input checked="" type="checkbox"/> manicures                                                           |
| <input checked="" type="checkbox"/> pedicures                                                           |
| <input type="checkbox"/> music therapy                                                                  |
| <input checked="" type="checkbox"/> sensory therapy                                                     |
| <input checked="" type="checkbox"/> Tai Chi                                                             |
| <input checked="" type="checkbox"/> daily delivery of a newspaper for the exclusive use of the resident |
| <input checked="" type="checkbox"/> <b>other (specify)</b>                                              |

Physiotherapy  
 Exercise programs  
 Pain Management  
 Nutritional supplements for wound care  
 Leisure & lifestyle program  
 chaplaincy  
 Delta Dogs  
 Speech Pathology  
 Day therapy program

