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# Key Features Statement for

“The Service”

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**Room Group Name:**

**Room Category:**

**APPROVED PROVIDER:**

**RESIDENTIAL AGED CARE FACILITY (THE SERVICE):**

**LOCATION OF THE SERVICE:**

**SUMMARY/BRIEF OVERVIEW OF THE SERVICE**

For (Group of) room name:

The maximum accommodation payment is \_\_\_\_\_ 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 \_\_\_\_\_ % p.a.

The maximum accommodation payment can be paid as:

- a Refundable Accommodation Deposit (RAD) of \_\_\_\_\_, **or**
- a Daily Accommodation Payment (DAP) of \_\_\_\_\_ at an Interest Rate of \_\_\_\_\_ % p.a., **or**
- a combination of a RAD and a DAP, for example:
  1. Part RAD: \_\_\_\_\_ **plus** a Part DAP: \_\_\_\_\_
  2. 15% RAD (Deposit): \_\_\_\_\_ **plus** an 85% DAP: \_\_\_\_\_

**The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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

### 2. MAXIMUM ROOM OCCUPANCY

The room type provides accommodation to:

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

#### A. Furniture

The room type features high quality bedroom furniture including:

- electronic high/low adjustable bed
- manual adjustable bed
- standard bed
- bed of domestic appearance (eg. wooden bed head)
- bedside table
- built-in wardrobe
- lockable storage
- occasional table
- in-built display cabinet
- armchair
- visitor chair
- settee
- coffee table and chairs
- **other (specify)**

#### 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)**

**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: \_\_\_\_\_ 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)**

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)**
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- 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)**

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

The common areas accessible to the resident include:

	Number	Maximum Occupancy*
<input type="checkbox"/> dining: large		
<input type="checkbox"/> dining: small		
<input type="checkbox"/> lounge room: large		
<input type="checkbox"/> lounge room: small		
<input type="checkbox"/> lounge/dining: large		
<input type="checkbox"/> lounge/dining: small		
<input type="checkbox"/> sitting room: large		
<input type="checkbox"/> sitting room: small		
<input type="checkbox"/> sunroom		
<input type="checkbox"/> theatrette		
<input type="checkbox"/> activities room		
<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 type="checkbox"/> men's shed/workshop		
<input type="checkbox"/> pool		
<input type="checkbox"/> gym		
<input type="checkbox"/> hairdresser		
<input type="checkbox"/> bar		
<input type="checkbox"/> library		
<input type="checkbox"/> central community area/ boulevard/atrium with amenities (canteen, hairdresser etc)		

\* 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:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> armchairs and lounges of high quality fabric and style</li> <li><input type="checkbox"/> upholstery of water/stain resistant fabric, domestic in style</li> <li><input type="checkbox"/> attractive dining room settings</li> <li><input type="checkbox"/> massage chair</li> <li><input type="checkbox"/> varied colour schemes</li> <li><input type="checkbox"/> wall art (painting, prints, photographs etc)</li> <li><input type="checkbox"/> objets d'art (statuettes, vases, carvings, tapestries etc)</li> <li><input type="checkbox"/> wood panelling</li> <li><input type="checkbox"/> picture rails</li> <li><input type="checkbox"/> adjustable lighting levels</li> <li><input type="checkbox"/> occasional tables</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> hall tables</li> <li><input type="checkbox"/> display cabinets</li> <li><input type="checkbox"/> bookcases</li> <li><input type="checkbox"/> entertainment unit/s</li> <li><input type="checkbox"/> fireplace/mantelpiece</li> <li><input type="checkbox"/> in-door water feature</li> <li><input type="checkbox"/> fishtank</li> <li><input type="checkbox"/> outdoor settees</li> <li><input type="checkbox"/> outdoor dining settings that can be configured for large or small groups</li> <li><input type="checkbox"/> <b>other (specify)</b></li> </ul> |
|---|---|
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**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 \_\_\_\_\_ 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)**

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

- dementia
- mobility challenges
- incontinence
- accessing palliation



## 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:

- spa bath
- hydrotherapy pool
- raised garden beds
- small pets allowed
- facility pets
- aviary
- chook pen
- fish pond
- water features
- flag pole
- putting green
- cafe
- Internet cafe/nook
- theatrette
- on-site canteen/shop
- kitchenettes for resident use
- hair salon
- overnight guest accommodation
- on-site multi-denominational space for celebration, commemoration
- chapel
- palliative care room
- designated consultation room for visiting specialists
- men's shed or workshop
- children's play area
- sensory stimulation room
- on-site visitor parking
- **other (specify)**

## 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:

- aromatherapy
- hand massage
- manicures
- pedicures
- music therapy
- sensory therapy
- Tai Chi
- daily delivery of a newspaper for the exclusive use of the resident
- **other (specify)**

