

## RESIDENTIAL AGED CARE ACCOMMODATION – KEY FEATURES STATEMENT

**Facility:** Canon TD Martin Nursing Home  
**Room Name:** Double Room with Ensuite  
**Rooms Included in this group:** Nihill Wing – room 7  
Martin Wing – room 21 and room 26

**Maximum Occupants per room:** 2

**Key Features of Room/Facility:** Double room with large ensuite shared by the two occupants. Built-in robes and bedside furniture included. Each room includes reverse cycle air conditioning.

**Common Areas:** Residents have access to all communal areas within the facility, including 3 sitting rooms, 2 lounge rooms and a lounge/kitchen, with total common area of 282 m<sup>2</sup>. Residents in the Garner wing have the added security of key-pad entry/exit to aid in the care of wandering residents. Access is available for residents to the recently developed, secure dementia-friendly garden.

**Room Sizes:** Rooms vary slightly in size and configuration, from 23.39 - 26.64 m<sup>2</sup>

**Maximum Room Price (Accommodation Payment): \$350,000 Payable:**

- Fully as a Refundable Accommodation Deposit (RAD) of \$350,000  
OR
- Fully as a Daily Accommodation Payment (DAP) of \$79.97 per day, calculated using the Maximum Permissible Interest Rate of 8.34%  
OR
- Payable by a combination of RAD and DAP. For example: for this room the resident may elect to pay 50 % of the Room Price as a RAD of \$175,000 and the balance of the price by DAP of \$39.99

**Additional Care or services included in the room price:**

Mallee Track Health & Community Service provides a variety of allied and primary health services to the community, co-located in the main service centre with the Nursing Home. Residents have access to these services, including podiatrist, physiotherapist, occupational therapist and dietician, at no charge. The Urgent Care Centre and hospital beds are also co-located.

**Additional care or services not included in the room price:**

Also located at the main service centre, Mallee Track Health & Community Service hosts a variety of visiting service providers, including Dental, Chiropractic, Optometry and Hearing. These providers charge a fee for service. Visits to the Ouyen Service Centre to see these providers can be arranged for residents.

On track for a *vibrant future*

Mallee Track Health and Community Service

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