

RESIDENTIAL AGED CARE ACCOMMODATION – KEY FEATURES STATEMENT

Facility:	Carinya Hostel
Room Name:	Single Ensuite
Rooms Included under this group:	7
Maximum Occupants per room:	1

Key Features of Room/Facility: This room class includes spacious, newly renovated and newly built single rooms, each with private ensuite bathroom and individual reverse-cycle air conditioner. Rooms are furnished with bed, built in robes, fixed shelving and bedside drawers. There is room for residents to add some of their favourite furnishings, which may include a small cupboard for personal items. Large, double-glazed windows provide attractive outlook to the internal courtyard and surrounding gardens and farmland.

Common Areas: The recent significant refurbishment and extension has been constructed to meet the Department of Health's "Dementia Friendly Environment" guidelines, to ensure all residents enjoy the highest possible quality of life. Residents have access to all common areas within the facility. These include the existing dining/activity room and the spacious new central lounge and visitor area, featuring large screen television and comfortable lounge furniture, tea/coffee making facilities and visitor seating. Two smaller sitting rooms are available, both north facing and furnished with television and modern furnishings, including sofa and lounge chairs. The combined living and recreation areas in the facility measure approximately 200 m2. All areas feature reverse cycle air conditioning and nurse call system. All windows are double glazed. Central to the building is an outdoor courtyard with artificial turf, cantilever umbrella and outdoor furniture. In full view of the nurses' station and write-up bay, the courtyard is accessible from 3 sides. The Northern garden area is fully fenced with secure gates. Comfortable park-style seating is available throughout the garden area and pathways are well defined and well lit.

Room Sizes: Rooms, including ensuite, range from 20-30m2

Maximum Room Price (Accommodation Payment): \$500,000 Payable:

- Fully as a Refundable Accommodation Deposit (RAD) of \$500,000
Or
- Fully as a Daily Accommodation Payment (DAP) of \$104.79, calculated using the Maximum Permissible Interest Rate of 7.65%
Or
- A Combination of RAD and DAP. For example: for this room the resident may elect to pay 50% of the price by RAD of \$250,000 and 50% of the price by DAP of \$52.40

Additional Care or services included in the room price:

The staffing profile at Carinya includes Registered Nurses, Endorsed Enrolled Nurses and Enrolled Nurses. Mallee Track Health & Community Service provides a variety of allied and primary health services to the community, of which podiatry, physiotherapy and occupational therapy are available to residents at no cost. The Mallee Track Medical Clinic is co-located in the building and attending Medical Practitioners bulk bill residents for consultations.

Additional care or services not included in the room price:

The Urgent Care Centre and acute care services are co-located in the building. Mallee Track Health & Community Service hosts a variety of visiting service providers who attend at Sea Lake or Ouyen and charge a fee for service. These include Dental, Chiropractic, Optometry and Hearing Services. Visits to these providers can be arranged for residents.

On track for a *vibrant future*

Mallee Track Health and Community Service

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