

RESIDENTIAL AGED CARE ACCOMMODATION – KEY FEATURES STATEMENT

Facility Name: Pattinson House Hostel
Room Name: Single Ensuite Hostel

Maximum Occupants per room: 1

Key Features of Room/Facility: Comfortable single room with private ensuite. Built in robes, bedside furnishings and basic kitchen amenities are included in the room. Residents are able to bring in some favourite personal furnishings to promote an increased sense of homeliness. The hostel features a U shaped design around a large shade sail covered courtyard. Rooms are configured along the outer parameter with communal areas within. Rooms in each wing open into common areas strategically designed and furnished to allow a diversity of recreational activities.

Common Areas: Total indoor living, dining and recreation area of approximately 400 sq/m combine a variety of both large, open areas for group functions and activities, whilst more private areas are available for residents to enjoy quiet time or personal visitors. All residents have access to all common areas. The grounds are spacious, looking out over Mallee farmland, and gardens provide a further opportunity for activities and socialisation.

Room Sizes: Most rooms are similar size, from 15.54 to 17.24 m².

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 \$114.25 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 price by RAD of \$250,000 and 50% of the price by DAP of \$57.12

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, based at the main service centre. Residents have access to these services, including podiatrist, physiotherapist, occupational therapist and dietician, at no charge. The Urgent Care Centre, Hospital and Nursing Home are similarly located at the main service centre, just a few minutes from the Hostel.

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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