



Key Features Statement for

Beauaraba Lodge

“The Service”

Group 9: The Lodge Single with Ensuite

APPROVED PROVIDER: Pittsworth and District Hospital Friendly Society Ltd.

RESIDENTIAL AGED CARE FACILITY: Beauaraba Lodge

SUMMARY/BRIEF OVERVIEW OF THE SERVICE

Beuaraba Living is located on the Darling Downs just 25 minutes south west of Toowoomba in the serene town of Pittsworth. Beauaraba Living is identified by picturesque views, landscaped gardens and rural ambience. This, coupled with our care team, has built our reputation of delivering exceptional services in a friendly country environment.

Our care programs provide many lifestyle choices to satisfy unique resident's needs. This encourages them to be actively involved in day to day life in ways they find meaningful, thus experiencing a better quality of life. Our care team delivers skilled, timely and compassionate care to meet our resident's needs physically, spiritually, culturally and emotionally. Our model of care also encourages the active involvement of family and friends in everyday life and activities.

Beuaraba Living - friendly country style care

For Room Type: Group 9: The Lodge Single with Ensuite

As at: 01/10/2017

The MPIR is: 5.70 %

The maximum accommodation payment is:

- a refundable accommodation deposit (RAD) of 295,000.00 , **or**
- a daily accommodation payment (DAP) of \$ 46.20 at an interest rate of 5.70%, **or**
- a combination of a RAD and a DAP, for example:

1. Part RAD: \$100,000.00 **plus** a Part DAP: \$30.54

2. Part RAD: \$147,500.00 **plus** a Part DAP: \$23.10

The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation deposit (RAD). Any DAP withdrawals will increase the amount of the outstanding RAD.

CONSIDERATION OF THE PRESCRIBED FACTORS

1. LOCATION OF THE SERVICE

The Service is located at 10 Weale Street,
Pittsworth QLD 4356

in the Local Government Area of Toowoomba

A. The Service is in close proximity to:

- local shopping village/centre
- bank
- post office
- cafe
- chemist
- RSL
- cinema
- motel/hotel
- schools
- childcare centres
- bowls club
- restaurants
- other (specify)**

And community services including

- library
- parks/gardens
- walking tracks
- community centre
- community pool
- medical centre
- hospital
- ambulance
- other (specify)**

B. Access to transport:

The Service is within close proximity to:

- bus stop
- train station
- tram line
- major road access

Key Features Statement as at:

C. Value of real estate (of the Service) Not Applicable



Key Features Statement as at:

2. 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
- setee
- 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 tapware
- 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)**

Key Features Statement as at:

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

The bedroom 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. Age / Date of construction / Date of refurbishment

The room was built in 2015 and last underwent refurbishment in N/A .

F. Size in square metres (inc. floor area and ceiling height)

The bedroom type has an average floor area of:

- 20 m² or more (excluding ensuite)
- 18 m² or more (excluding ensuite)
- 16m² or more (excluding ensuite)
- 14m² or more (excluding ensuite)
- 12m² or more (excluding ensuite)

The ceiling height is:

- 2.5m or below
- 2.5 – 2.7m
- above 2.7m

G. 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)**

Key Features Statement as at:

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)**

- 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)**

Key Features Statement as at:

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)**

Private, individual **storage** space is provided by:

- lockable bedside table drawers
- lockable cupboard in wardrobe/bedside table
- built-in wardrobe with hanging space, shelves
- display shelf / in-wall nook
- other (specify)**

3. NUMBER OF PERSONS PER ROOM

The room type provides accommodation to:

- one person only
- up to two persons, as a double room
- up to two persons, as a couple in a double room
- up to three persons
- up to four persons

4. BATHROOM FACILITIES

The bedroom type room has:

- a private ensuite
- a private bathroom not directly connected to the bedroom
- a shared bathroom between two adjoining single rooms
- a shared ensuite within a double room
- a shared bathroom, not connected to a double room, shared by two persons only
- shared bathroom off the corridor
- other (specify)**

Key Features Statement as at:

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

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

Key Features Statement as at:

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 Annually with minor repairs conducted as necessary.

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

The facility housing the room type common areas was constructed in 2015 .

The last refurbishments of the common areas were undertaken in N/A .

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)**

Key Features Statement as at:

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)**

6. SPECIFIC ACCOMMODATION OR DESIGN FEATURES OF THE BEDROOM 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

Key Features Statement as at:

7. 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 type="checkbox"/> chapel |
| <input checked="" 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 type="checkbox"/> men's shed or workshop |
| <input type="checkbox"/> aviary | <input type="checkbox"/> children's play area |
| <input type="checkbox"/> chook pen | <input checked="" type="checkbox"/> sensory stimulation room |
| <input type="checkbox"/> fish pond | <input checked="" type="checkbox"/> on-site visitor parking |
| <input checked="" type="checkbox"/> water features | <input type="checkbox"/> other (specify) |
| <input type="checkbox"/> flag pole | |
| <input type="checkbox"/> putting green | |
| <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 | |
| <input type="checkbox"/> | |

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

Additional care and services that the Service provides our residents at no additional cost include:

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

Key Features Statement as at:

9. Other Matters for Consideration

Key Features Statement as at:

STATEMENT OF COMPLIANCE

I certify that the prices published have been determined having regard to the relevant legislation, to subsection 14A.7(2) of the Fees and Payments Principles 2013 and to the Accommodation Pricing Guidelines. In particular I certify that the prices take into account the standard of accommodation and other facilities available and have been determined having due regard to the list of factors specified in subsection 14A.7(2) the Fees and Payments Principles 2013 and the Accommodation Pricing Guidelines.

Signed:

Alex Metcalf

Digitally signed by Alex Metcalf
DN: cn=Alex Metcalf, o=Beuaraba
Living, ou,
email=alexm@beuarabaliving.org.au,
c=AU
Date: 2016.01.21 10:04:12 +10'00'

Position: General Manager

Date: 01/10/2017