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# Key Features Statement for Beauaraba Lodge

“The Service”

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**Room Group Name:**

Group 4: Shared Room with ensuite

**Room Category:**

Shared room + shared ensuite

19 May 2014

**APPROVED PROVIDER: Pittsworth and District Hospital Friendly Society Ltd.**

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

**Beuaraba Lodge**

**LOCATION OF THE SERVICE:** 10 Weale Street

Pittsworth, QLD 4356

### **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. Beuaraba 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.

Resident rooms and common areas take advantage of natural light with skylighting, glass doors throughout the corridors and the northern orientation of many of our rooms to catch the warming winter sun.

Beuaraba Living - friendly country care

For (Group of) room name: Group 4: Shared Room with ensuite

The maximum accommodation payment is \$245,000 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 5.70 % p.a.

The maximum accommodation payment can be paid as:

- a Refundable Accommodation Deposit (RAD) of \$245,000 , or
- a Daily Accommodation Payment (DAP) of \$38.26 at an Interest Rate of 5.70 % p.a., or
- a combination of a RAD and a DAP, for example:
  1. Part RAD: \$140,000 **plus** a Part DAP: \$16.40
  2. 15% RAD (Deposit): \$36,750 **plus** an 85% DAP: \$31.35

**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** Shared room + shared ensuite \_\_\_\_\_

### 2. MAXIMUM ROOM OCCUPANCY

The room type provides accommodation to: one person only \_\_\_\_\_

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

#### A. Furniture

The room type features high quality bedroom furniture including:

- |                                                                           |                                                   |
|---------------------------------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> electronic high/low adjustable bed    | <input type="checkbox"/> armchair                 |
| <input type="checkbox"/> manual adjustable bed                            | <input checked="" type="checkbox"/> visitor chair |
| <input type="checkbox"/> standard bed                                     | <input type="checkbox"/> settee                   |
| <input type="checkbox"/> bed of domestic appearance (eg. wooden bed head) | <input type="checkbox"/> coffee table and chairs  |
| <input checked="" type="checkbox"/> bedside table                         | <input type="checkbox"/> <b>other (specify)</b>   |
| <input checked="" type="checkbox"/> built-in wardrobe                     |                                                   |
| <input checked="" type="checkbox"/> lockable storage                      |                                                   |
| <input type="checkbox"/> occasional table                                 |                                                   |
| <input type="checkbox"/> in-built display cabinet                         |                                                   |

#### 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: 20m2 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)**

Our onsite medical centre, hair salon, allied health consult room, reflection room and shower bed bath room.

Our facility is situated adjacent to the Pittsworth Bowls Club.

**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)**

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 checked="" type="checkbox"/> dining: large	1	44
<input checked="" type="checkbox"/> dining: small	1	8
<input type="checkbox"/> lounge room: large		
<input type="checkbox"/> lounge room: small		
<input checked="" type="checkbox"/> lounge/dining: large	1	34
<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 checked="" type="checkbox"/> activities room	1	44
<input type="checkbox"/> art studio		
<input type="checkbox"/> multi-purpose room		
<input type="checkbox"/> cafe		
<input checked="" type="checkbox"/> alfresco dining terrace	1	8
<input type="checkbox"/> balcony: large		
<input type="checkbox"/> balcony: small		
<input type="checkbox"/> BBQ area		
<input checked="" type="checkbox"/> gazebo	1	6
<input type="checkbox"/> men's shed/workshop		
<input type="checkbox"/> pool		
<input type="checkbox"/> gym		
<input checked="" type="checkbox"/> hairdresser	1	2
<input type="checkbox"/> bar		
<input type="checkbox"/> library		
<input type="checkbox"/> central community area/ boulevard/atrium with amenities (canteen, hairdresser etc)		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

\* 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:

- |                                                                                        |                                                                                                              |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> armchairs and lounges of high quality fabric and style        | <input type="checkbox"/> hall tables                                                                         |
| <input 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 checked="" type="checkbox"/> bookcases                                                                |
| <input type="checkbox"/> massage chair                                                 | <input checked="" 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 checked="" type="checkbox"/> outdoor dining settings that can be configured for large or small groups |
| <input checked="" type="checkbox"/> adjustable lighting levels                         | <input type="checkbox"/> <b>other (specify)</b>                                                              |
| <input type="checkbox"/> occasional tables                                             | <div style="border: 1px solid black; height: 40px; width: 100%;"></div>                                      |

**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 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)**

Rural Views

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)**

Access to private dining/community kitchen to share meals with family and friends

### 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:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> spa bath</li> <li><input type="checkbox"/> hydrotherapy pool</li> <li><input type="checkbox"/> raised garden beds</li> <li><input type="checkbox"/> small pets allowed</li> <li><input type="checkbox"/> facility pets</li> <li><input type="checkbox"/> aviary</li> <li><input type="checkbox"/> chook pen</li> <li><input type="checkbox"/> fish pond</li> <li><input type="checkbox"/> water features</li> <li><input type="checkbox"/> flag pole</li> <li><input type="checkbox"/> putting green</li> <li><input type="checkbox"/> cafe</li> <li><input checked="" type="checkbox"/> Internet cafe/nook</li> <li><input type="checkbox"/> theatrette</li> <li><input type="checkbox"/> on-site canteen/shop</li> <li><input checked="" type="checkbox"/> kitchenettes for resident use</li> <li><input checked="" type="checkbox"/> hair salon</li> <li><input type="checkbox"/> overnight guest accommodation</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> on-site multi-denominational space for celebration, commemoration</li> <li><input type="checkbox"/> chapel</li> <li><input type="checkbox"/> palliative care room</li> <li><input checked="" type="checkbox"/> designated consultation room for visiting specialists</li> <li><input type="checkbox"/> men's shed or workshop</li> <li><input type="checkbox"/> children's play area</li> <li><input type="checkbox"/> sensory stimulation room</li> <li><input checked="" type="checkbox"/> on-site visitor parking</li> <li><input checked="" type="checkbox"/> <b>other (specify)</b></li> </ul> |
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Our facility has a reflection room for family members or residents who wish to spend time in quiet reflection. Palliative care is enhanced

### 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)**

**8. Additional care and services (at additional cost to resident)**

- There are no additional costs.
- There are no extra services status room in this group.
- Please select of the rooms in this group has extra services status that includes additional costs and additional care or services. Where the room that is offered has extra services status, the resident is provided full details of fees and services with a full listing of all services. The details are also on the Department of Social Services website. The extra service fee is /day and is subject to annual increase. The extra service fee may be withdrawn from the RAD, with approval from the Service.
- There are additional costs for additional care or services other than extra services. These additional costs are:

Mandatory
  Optional

and are detailed as follow:

Service	Fee (\$/day)