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# Key Features Statement for The Manor

“The Service”

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Group 5 : Garden View Rooms with Ensuite

**APPROVED PROVIDER: OneCare Limited**

**RESIDENTIAL AGED CARE FACILITY: The Manor**

**SUMMARY/BRIEF OVERVIEW OF THE SERVICE**

The Manor is known throughout the local community as a warm and welcoming home that is always filled with laughter and friendliness.

Set among beautiful gardens, The Manor is centred around a large internal garden. With its magnificent grounds and easily accessible gardens, The Manor is a perfect address for garden lovers. The Manor is a modern, spacious facility where residents are encouraged and supported to make the most of their surroundings and the extensive range of facilities close by. All rooms have been designed and set up to maximise the surrounding gardens and views.

Common sitting and dining areas are bright and feature comfortable furniture and fittings including a feature chandelier and air conditioning/heating. Modern large screen entertainment units are featured in each sitting room and can be enjoyed from the comfort of custom designed armchairs and lounges.

For Room Type: Group 5 : Garden View Rooms with Ensuite

As at: 01/04/2020

The MPIR is: 4.89 %

The maximum accommodation payment is: \$400,000.00

which can be paid as:

- a refundable accommodation deposit (RAD) of \$400,000.00, **or**
- a daily accommodation payment (DAP) of \$ 53.59 at an interest rate of 4.89%, **or**
- a combination of a RAD and a DAP, for example:

1. Part RAD: \$250,000.00 **plus** a Part DAP: \$20.10

2. Part RAD: \$300,000.00 **plus** a Part DAP: \$13.40

**The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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.**

## CONSIDERATION OF THE PRESCRIBED FACTORS

### 1. LOCATION OF THE SERVICE

The Service is located at 2 Guy Street Kings Meadows Tasmania 7249

in the Local Government Area of Launceston

#### 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)**

Telstra shop, Coles and Woolworths supermarkets, swimming pool

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

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



## 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
- settee
- 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)**

**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 type was built between            and            .

The room type group last underwent refurbishment in            .

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

The bedroom type has an average floor area of:

- 20 m<sup>2</sup> or more (excluding ensuite)
- 18 m<sup>2</sup> or more (excluding ensuite)
- 16m<sup>2</sup> or more (excluding ensuite)
- 14m<sup>2</sup> or more (excluding ensuite)
- 12m<sup>2</sup> 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: 01 April 2020

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)**

Some rooms have access to a small garden patio.

Key Features Statement as at: 01 April 2020

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: 01 April 2020

## 5. COMMON AREAS: QUALITY, CONDITION, SIZE & AMENITY

The common areas accessible to the resident include:

	Number	Maximum Occupancy*
<input checked="" type="checkbox"/> dining: large	1	45
<input checked="" type="checkbox"/> dining: small	1	20
<input type="checkbox"/> lounge room: large		
<input type="checkbox"/> lounge room: small		
<input checked="" type="checkbox"/> lounge/dining: large	4	8
<input checked="" 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	2	20
<input type="checkbox"/> art studio		
<input checked="" type="checkbox"/> multi-purpose room	1	40
<input type="checkbox"/> cafe		
<input type="checkbox"/> alfresco dining terrace		
<input type="checkbox"/> balcony: large		
<input type="checkbox"/> balcony: small		
<input checked="" type="checkbox"/> BBQ area	1	10
<input type="checkbox"/> gazebo		
<input type="checkbox"/> men's shed/workshop		
<input type="checkbox"/> pool		
<input type="checkbox"/> gym		
<input checked="" type="checkbox"/> hairdresser	1	3
<input type="checkbox"/> bar		
<input checked="" type="checkbox"/> library	3	2
<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 checked="" type="checkbox"/> hall tables  |
| <input checked="" type="checkbox"/> upholstery of water/stain resistant fabric, domestic in style | <input checked="" 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 checked="" type="checkbox"/> varied colour schemes   | <input checked="" type="checkbox"/> fireplace/mantelpiece  |
| <input checked="" type="checkbox"/> wall art (painting, prints, photographs etc)                  | <input type="checkbox"/> in-door water feature   |
| <input checked="" type="checkbox"/> objets d'art (statuettes, vases, carvings, tapestries etc)    | <input type="checkbox"/> fishtank  |
| <input checked="" type="checkbox"/> wood panelling  | <input checked="" type="checkbox"/> outdoor settees  |
| <input checked="" 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"/> other (specify)   |
| <input checked="" 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 Bi-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 2004 .

The last refurbishments of the common areas were undertaken in 2013

**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: 01 April 2020

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

## 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 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"/> <b>other (specify)</b>   |
| <input checked="" type="checkbox"/> flag pole                     | Visiting pets welcome.<br>Overnight accommodation in resident's room negotiable.                      |
| <input type="checkbox"/> putting green                            |   |
| <input type="checkbox"/> cafe                                     |   |
| <input type="checkbox"/> Internet cafe/nook                       |   |
| <input type="checkbox"/> theatrette                               |   |
| <input checked="" 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 checked="" type="checkbox"/> aromatherapy   |
| <input checked="" type="checkbox"/> hand massage   |
| <input checked="" type="checkbox"/> manicures  |
| <input checked="" type="checkbox"/> pedicures  |
| <input checked="" type="checkbox"/> music therapy  |
| <input checked="" type="checkbox"/> sensory therapy  |
| <input checked="" type="checkbox"/> Tai Chi  |
| <input type="checkbox"/> daily delivery of a newspaper for the exclusive use of the resident |
| <input type="checkbox"/> <b>other (specify)</b>  |

Massage therapy  
 Physiotherapy  
 Counselling services

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

- There are no additional costs.
- There are no extra services status room in this group.
- A proportion of the rooms in this group has extra services status that include 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 resident agreement details additional fees and additional services in full.
- 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)

## 10. Other Matters for Consideration



## STATEMENT OF COMPLIANCE

*I certify that the prices published have been determined having regard to the relevant legislation, to Section 7 of the Fees and Payments Principles 2014. 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 7(2) of the Fees and Payments Principles 2014.*

Signed: Colin Stewart

Position: Chief Financial Officer

Date: 01/04/2020