



# **Key Features Statement**

## **Garden View Single Room**

## Overview

Adhumic Nominees Pty Ltd (ABN 48 008 994 232) trading as Kimberley Residential Aged Care is centrally located at 78 Kimberley Street, West Leederville WA ("Approved Provider", "Kimberley" or the "Service")

Kimberley has for over 40 years provided high quality residential aged care services and has established an excellent reputation for providing specialist care and services particularly in recognizing the special needs of dementia.

Kimberley has recently undergone a significant total refurbishment in 2011 enhancing the overall ambiance and improvement of resident's facilities and amenities.

There are four Garden View Single Rooms at Kimberley, each offering views across the landscaped grounds and garden area.

## Garden View Single Room Key Features Statement

As at 1 July 2018 the maximum accommodation payment for this room type is \$320,000 per placement.

The Maximum Permissible Interest Rate is currently 5.96% p.a. as per Government Schedule of Rates and Charges.

The maximum accommodation payment can be paid as;

- Refundable Accommodation Deposit (RAD) of \$320,000 **or**
- Daily Accommodation Payment (DAP) of \$52.25

## OR

Combination of a RAD and a DAP, for example;

- 50% RAD of \$160,000 **plus** DAP of \$26.12 per day **or**
- 15% RAD of \$48,000 **plus** DAP of \$44.41 per day

**The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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

**1. ROOM CATEGORY**

Garden View Single Room

**2. MAXIMUM ROOM OCCUPANCY**

The room type provides accommodation to 1 person

**3. 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
- bedside table
- built-in wardrobe
- lockable storage
- chest of drawers
- overbed table
- in-built display shelf
- Hi-Back adjustable height chair
- Commode chair if required

**b. Bedding**

The room type features high quality bedding including:

- quality linen
- coordinated bedspreads
- memory foam pressure-care mattress
- air pressure-relieving mattress (supplied as needed)
- soft cover pillows

**c. Room fittings**

Quality room fittings include:

- nurse call points
- land line telephone connection capability through DECT system.
- window dressings of fabric curtains with wooden matching pelmet
- attractive door and drawer handles chosen for ease of dexterity
- attractive over-bed light fittings

**d. Condition of walls, windows, doors, floors, ceilings & fittings**

The room type is of high quality featuring:

- painted walls in good condition that are color coordinated with the decor
- windows fitted with fly screens
- stain-resistant flooring
- color-coordinated carpet in adjoining corridor areas
- attractive vinyl flooring
- well-maintained ceilings

**e. Size in square meters**

The room type has an approximate floor area of 12.0m<sup>2</sup>

**f. Amenity**

Depending on the location, this room type can be in close proximity to:

- back entrance
- the lounge room
- the dining room
- sitting nook
- the activities room
- access to the gardens / grounds / courtyards
- café area
- treatment room
- nurses' station

**Privacy** is provided via the room type being / having:

- 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

The room type has natural light and views to the landscaped grounds and garden area. Lighting is also provided by:

- Overhead light
- Over bed lamp

Heating and cooling is provided via centrally-controlled reverse cycle air conditioning

**4. COMMON AREAS: QUALITY, CONDITION & AMENITY**

Residents have access to a range of different communal spaces without restriction including 10 separate strategically located lounge/sitting rooms and several areas where activities are held.

The common areas accessible to the resident include:

- Large dining area
- Sitting rooms/lounges – large

## KEY FEATURES STATEMENT FOR GARDEN VIEW SINGLE ROOM.

- Sitting rooms – small
- Sunroom
- Activities room
- Multi-purpose room
- Outdoor café area
- BBQ area
- Under cover gazebo area
- Sunshade outdoor area with adjacent aviary
- Hairdressing salon

### **a. Quality of furniture & fittings**

Quality furniture and fittings in the common areas include:

- armchairs of high quality and style
- upholstery of water / stain resistant fabric
- attractive dining room settings
- tasteful color schemes
- wall art (painting, prints, photographs etc)
- occasional tables
- display cabinets
- entertainment units
- outdoor comfortable bench seat
- outdoor dining settings that can be configured for large or small groups

### **b. Condition of Common Areas**

The common areas of the Service are in excellent condition.

A formal quality review of building conditions is conducted as part of our preventative maintenance program with minor repairs conducted as necessary.

The gardens and external common areas are maintained by contract gardeners and designated staff on a regular basis.

### **c. Amenity of Common Areas**

All common areas are located within easy access from residents' rooms including:

- centrally-located dining area
- access to landscaped grounds/courtyards/garden areas
- sitting rooms/lounges

## KEY FEATURES STATEMENT FOR GARDEN VIEW SINGLE ROOM.

An abundance of natural light is provided in common areas via:

- floor-to-ceiling windows on central ramp access corridors
- large windows in sitting rooms
- glass doors for external access

Non-natural lighting includes:

- attractive ceiling lighting
- wall-mounted lighting

Common areas have views either and/or to:

- landscaped grounds
- gardens
- parklands
- internal courtyard
- external courtyard
- city views

Entertainment options located in the common areas include:

- large screen TV with DVD / video
- sound system with a choice of CDs and/or cassettes
- DVD / video library
- library of books (incl. large print books)
- piano

## 5. 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 dementia design specific features include:

- attractive and sensory gardens
- raised sensory garden bed with easy access
- café area
- hair salon
- on-site visitor parking
- visiting pets allowed
- aviary
- water features
- large gazebo
- shades over outdoor garden area
- on-site multi-denominational space for celebration, commemoration
- quiet room
- consultation room for visiting allied health practitioners.
- multi-purpose room
- activities room

**6. 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:

- hand massage
- manicures
- sensory therapy
- on-site concerts
- special interest groups
- intergenerational program
- visiting farm animals

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

There are no extra services status rooms in this facility.

Costs of a personal nature are for the account of the resident. These costs are dealt with using a petty cash imprest account for each resident. Costs charged to the residents imprest account are generally from third party suppliers. Some examples of these types of imprest account costs are;

- Newspaper delivery for the exclusive use of the resident
- Hairdressing
- Bus Outings
- Mobile Trolley – A Diversional Therapy Choice and Decision Making Activity
- Community Outings
- Sundry Items – will only be charged when specifically requested to purchase on behalf of the resident
- Prescriptions as ordered by residents' GP and supplied by the pharmacy will be added to the resident's monthly account in lieu of having to make separate arrangements to pay the pharmacy.