

---

# Key Features Statement for Rubicon Grove

“The Service”

---

Group 3: Street View Room with Ensuite

**APPROVED PROVIDER: OneCare Limited**

**RESIDENTIAL AGED CARE FACILITY: Rubicon Grove**

**SUMMARY/BRIEF OVERVIEW OF THE SERVICE**

Rubicon Grove is a beautiful and modern facility situated in a seaside town. The building has many architectural features, is spacious light and airy, and features four beautiful courtyard areas and outdoor areas with seating to enable residents to sit and enjoy bush and mountain views. The town centre, beaches and walking tracks are a five minute drive away, and a new retail shopping district is within walking distance or a minute's drive away. There is a door-to-door public bus service daily to nearby city, as well as facility bus trips to the local shopping centres, beaches and walking tracks. There are many opportunities to participate in a full and active lifestyle both within the facility and local community and everything we do is based on providing choice and the best experience possible.

For Room Type: Group 3: Street View Room with Ensuite

As at: 01/04/2021

The MPIR is: 4.01 %

The maximum accommodation payment is: \$395,000.00

which can be paid as:

- a refundable accommodation deposit (RAD) of \$395,000.00, **or**
- a daily accommodation payment (DAP) of \$ 43.40 at an interest rate of 4.01%, **or**
- a combination of a RAD and a DAP, for example:
  1. Part RAD: \$250,000.00 **plus** a Part DAP: \$15.93
  2. Part RAD: \$300,000.00 **plus** a Part DAP: \$10.44

**The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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 Features Statement as at:

## CONSIDERATION OF THE PRESCRIBED FACTORS

### 1. LOCATION OF THE SERVICE

The Service is located at 89 Club Drive Port Sorell Tasmania 7307

in the Local Government Area of Latrobe

#### 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)**

Men's Shed

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
- 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)**

## 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 type was built between 2008 and 2009 .

The room type group 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 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:

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
- picture windows with window seat
- large midfloor-to-ceiling windows
- large floor-to-ceiling windows
- other (specify)**

- external courtyard
- city views
- 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)**

Over head heaters in bedroom

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 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		
<input type="checkbox"/> art studio		
<input checked="" type="checkbox"/> multi-purpose room		
<input checked="" 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		
<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 checked="" 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 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 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 checked="" type="checkbox"/> fishtank  |
| <input type="checkbox"/> wood panelling   | <input checked="" type="checkbox"/> outdoor settees   |
| <input checked="" type="checkbox"/> picture rails   | <input 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: 50px; 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 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 2009 .

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)**

Jigsaws, board and card games

**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 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 checked="" type="checkbox"/> aviary                        | <input type="checkbox"/> children's play area  |
| <input checked="" 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 checked="" type="checkbox"/> <b>other (specify)</b>                                 |
| <input checked="" type="checkbox"/> flag pole                     | Portable bed available for family wishing to stay overnight.                               |
| <input type="checkbox"/> putting green                            |  |
| <input checked="" type="checkbox"/> cafe                          |  |
| <input checked="" type="checkbox"/> Internet cafe/nook            |  |
| <input type="checkbox"/> theatrette                               |  |
| <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:

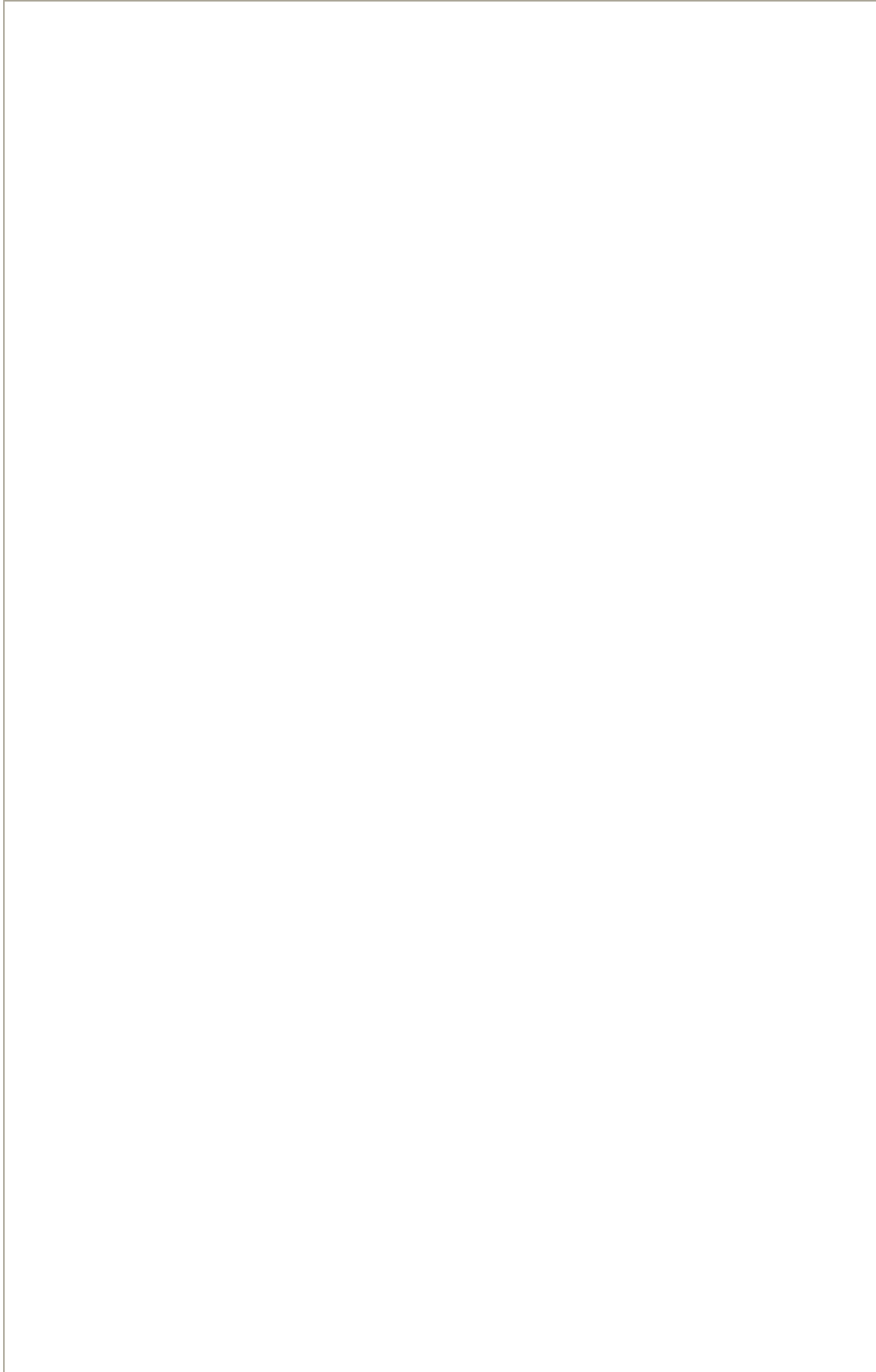
- |  |
|--|
| <input type="checkbox"/> aromatherapy  |
| <input type="checkbox"/> hand massage  |
| <input type="checkbox"/> manicures   |
| <input type="checkbox"/> pedicures   |
| <input checked="" type="checkbox"/> music therapy  |
| <input type="checkbox"/> sensory therapy   |
| <input type="checkbox"/>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

Physiotherapy service



Key Features Statement as at:

## 10. Other Matters for Consideration

A large, empty rectangular box with a thin black border, occupying the central portion of the page. It is intended for the user to provide details regarding '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 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: 01/04/2021