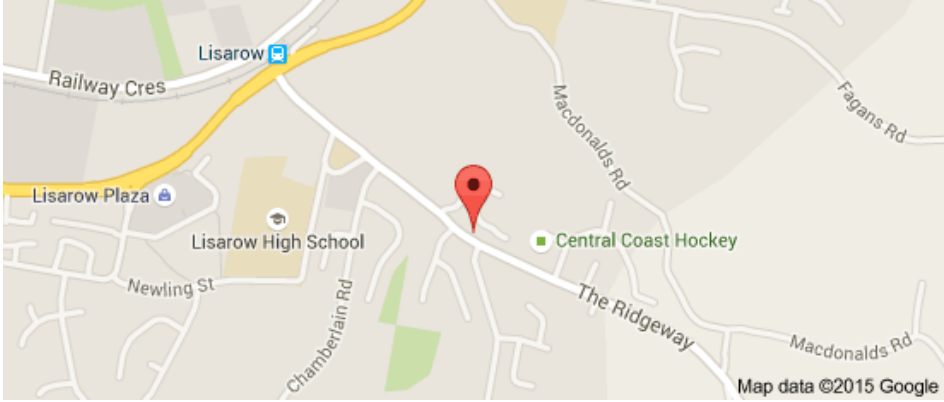




The Orchards Aged Care Key Features Statement

Fees and Payments Principles 2014 [Section 19]

LOCATION	
<p>Where are we?</p>	<p>The Orchards Aged Care 15 The Ridgeway, Lisarow NSW</p> <p>On the New South Wales Central Coast, 7 kilometres North of Gosford and 500 metres from Lisarow Railway Station.</p> <p>Sydney and Newcastle are 1 hour away by car or train.</p>  <p>Map data ©2015 Google</p>

FEATURES

Summary

- Opened in November 2012 and home to 120 residents.
- Winner 2013 Master Builders Association Awards.

Designed to provide person-centred care in a home-like environment.

- Accommodation is grouped into eight wings each accommodating fourteen to fifteen residents.
- Residents of each wing live as a household group and enjoy their own dedicated care team.
- Each wing has its own identity with a variety of living spaces and common areas provided including, a resident's dining room, kitchen serveries, lounge room, tea prep facilities, and balcony areas and/or courtyards.
- Each resident room offers individually controlled air conditioning, internet connection, private ensuite, wardrobe and television.
- The Building is fitted with fire sprinklers, smoke detectors, and smoke isolating zones.

Constructed over two levels consisting of:

- 4 wings on the ground floor and 4 wings on the first floor are served by an internal stair and 2 lifts.
- An activity room, gymnasium, hair dresser, beautician / massage room, consulting room, private dining room and theatre.
- Palliative care and respite care is available.
- Nursing staff are available 24 hours a day.
- A dedicated lifestyle team facilitates daily and regular activities for residents.
- On site laundry
- On site commercial kitchen supplying fresh food meals 7 days per week.
- Electronic locking devices to external doors and CCTV for enhanced security.
- On site visitor parking.
- Extensive gardens, shade structures and landscaping.

COMMON AREAS	
ACTIVITIES ROOM (104m²)	<ul style="list-style-type: none"> • Located on the ground floor and contains seating and tables for activities and large group events. • Piano, public address system and television.
ADMINISTRATION AND RECEPTION	<ul style="list-style-type: none"> • Administration Offices and staff – business hours. • Front desk reception attended business hours.
CAFE	<ul style="list-style-type: none"> • Located in the central core area on the Ground Floor.
CONSULTING ROOM	<ul style="list-style-type: none"> • Located on the ground floor is one Consulting Room for use by Doctors and visiting allied health practitioners.
DESIGN FEATURES	<ul style="list-style-type: none"> • Specifically designed to provide person-centred care in a home-like environment • Eight interconnected accommodation wings with dedicated nurse stations linked by Smart Caller Nurse Monitoring system. • All rooms are designed to cater for ageing in place, such that ongoing care can be provided as residents' needs change. • The accommodation wings are designed to minimise the travel distance between a residents' room and the common areas. • Two internal lifts allow residents to move easily between floors. • Hand rails throughout building to aid independent mobility. • Service areas (cooking, laundry, storage) located away from the accommodation and common areas.
GYMNASIUM (47sqm)	<ul style="list-style-type: none"> • Located on the Ground Floor. Fitted with specialised gym and rehabilitation equipment for use by Residents under supervision by Physiotherapists and/or allied health professionals.
HAIRDRESSING SALON (20sqm)	<ul style="list-style-type: none"> • Located on the Ground Floor. • A beauty therapist for manicures and pedicures is available by appointment.

COMMON AREAS (continued)	
DINING/KITCHEN/SERVERY Dining (40sqm) Kitchen/Servery (12sqm)	<ul style="list-style-type: none"> • Each Wing has its own Dining area and kitchen servery. • Dining tables and chairs for the residents, tea and coffee making facilities, refrigeration, chilled water and a microwave.
LOBBY/WAITING (235sqm)	<ul style="list-style-type: none"> • Two waiting areas in the foyer with lounge suites and coffee tables. • Cafe serving coffee and tea – 10am till 4pm.
LOUNGE ROOMS (30sqm)	<ul style="list-style-type: none"> • Each wing has a large air conditioned lounge room containing arm chairs, curtains, fireplace, television and DVD player. • Access to a courtyard, balcony or garden space through manual or auto opening doors from each common living area.
PRIVATE DINING ROOM (31sqm)	<ul style="list-style-type: none"> • Located on the First Floor for use by Residents for Private functions. • Bookings essential, booking fees apply.
THEATRE (67sqm)	<ul style="list-style-type: none"> • Located on the First Floor for viewing by Residents of movies under supervision.

ROOM TYPES				
Category	No. of Rooms	Size	Description	APPROVED
Standard	78	22 sqm	Standard private rooms and private ensuite on Ground and First Floors.	Yes
Premium	35 (7 being suitable for companions)	31 sqm	Premium private rooms and private ensuite on Ground and First Floors.	Yes

ROOM DESCRIPTIONS	
OVERVIEW	<p>All rooms have the following features:</p> <ul style="list-style-type: none"> • A minimum internal floor area of 22 sqm. including ensuite • Electric bed with remote control • Bed coverings, linen, pillows, blankets, towels • Built-in wardrobe with drawers • Cupboards with lockable drawer • Windows, sheer curtains and curtains • Floor coverings - carpet • Individually controlled air conditioning • Emergency call buttons next to bed, toilet and showers. Pendants and wrist bands available for residents who need them. • Lights at entry, main room, bedside, bathroom • Television • Data access point • Phone connections and power points next to bed
NUMBER OF RESIDENTS PER ROOM	<p>One. A number of Premium rooms are designed to accommodate two persons.</p>
BATHROOM	<ul style="list-style-type: none"> • Each room has its own ensuite bathroom - tiled floors, night light, shower chairs, over toilet aids, sink and vanity unit with storage and power point. • Can be accessed by wheelchair and walking frame.
COMMON AREAS	<ul style="list-style-type: none"> • There are 15 rooms within each wing, with residents having access to the common areas including activity room, cafe, gymnasium, foyer, lounge rooms, private dining, theatre, outdoor paths and landscaped grounds.

ROOM DESCRIPTIONS	
ADDITIONAL CARE AND SERVICES OFFERED AT NO ADDITIONAL COST	<ul style="list-style-type: none"> • Church services. • Nursing staff available 24 hours a day. • Assistance for showering, dressing, medication supervision, nursing care and personal care needs. • A dedicated lifestyle team facilitates daily and regular activities for residents.
ADDITIONAL COSTS ASSOCIATED WITH THE ROOM	<ul style="list-style-type: none"> • Services provided at the hairdressing salon • Services provided at the beauty salon • Services provided by allied health professionals • Telephone line rental and call charges • Ironing services • Private dining room
PALLIATIVE CARE	<ul style="list-style-type: none"> • If required, palliative care is available.
RESPITE CARE	<ul style="list-style-type: none"> • Subject to availability

COSTS		
Room Type	Maximum Refundable Accommodation Deposit (RAD)	Maximum Daily Accommodation Payment (DAP)
Single occupant rooms	\$550,000	\$60.42
Companion rooms	\$400,000	\$43.95

Payment Options

Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example fortnightly. A combination payment includes both a partial lump sum and daily payments.

Where a resident doesn't pay the RAD in full, they can elect to have their DAP deducted from their contribution. Where this occurs, the amount of DAP will gradually increase as their contribution decreases. As their contribution decreases, the resident may be required to make a further contribution if the deductions are to continue.

For further enquiries please
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