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# Key Features Statement for Pine Lodge Home for the Aged

“The Service”

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**Room Group Name: Room Type Two (\$445,000)**

**Room Category: Single room + private en suite**

**APPROVED PROVIDER: The Russian Benevolent Association for Homes for the Aged**

**RESIDENTIAL AGED CARE FACILITY (THE SERVICE): Pine Lodge Home for the Aged**

**LOCATION OF THE SERVICE:**

**SUMMARY/BRIEF OVERVIEW OF THE SERVICE**

A modern, comfortable home that started from humble beginnings, Pine Lodge provides care not only for older members of the Russian community, but also older people from a number of non-English speaking countries who need assistance.

Our facility is designed to maximise living space and residents are able to sit in the gazebo or walk in our landscaped gardens. Our environment consists of eight wings: four wings where residents live, as well as four wings that houses the administration area, dining area, recreation area, and care support area.

Each room has a private en suite, an air conditioning unit and is fully furnished and serviced. Rooms are designed to maximise the living space.

Pine Lodge Home for the Aged is accredited by the Aged Care Standards and Accreditation Agency and provides a high standard of care and services that has been acknowledged through the accreditation process since 2000.

Our facility is designed and built to meet Government requirements for safety, security, privacy and space requirements.

Room type: Two

The maximum accommodation payment is \$445,000

The Interest Rate used is the Maximum Permissible Interest Rate (MPIR) current at Date of Entry.

**The MPIR is 6.31% p.a. as of 1 OCTOBER 2022**

The accommodation payment can be paid as:

1. a **Refundable Accommodation Deposit (RAD)** of \$445,000, **or**
2. a **Daily Accommodation Payment (DAP)** of \$76.93 (at an Interest Rate of 6.31% p.a.) + BDF \$56.87 = \$133.80 per day, **or**
3. a **combination** of a RAD and a DAP, *for example*: 50% RAD payment of \$222,500 plus a part DAP: \$38.46 + BDF \$56.87 = \$95.33 per day, **or**
4. **DAP from the RAD** the agreed Daily Accommodation Payment may be withdrawn from the RAD.

## KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

**1. ROOM CATEGORY:** Single Room + Private en suite

### **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:

- electronic high/low adjustable bed
- bedside table
- built-in wardrobe
- lockable storage
- armchair
- visitor chair

#### **B. Bedding**

The room type features high quality bedding including pressure-relieving mattress (supplied as needed)

#### **C. Room fittings**

Quality room fittings include:

- nurse call points
- over-head, flat screen TV
- landline telephone connection capability
- Wi-Fi access
- window dressings of fabric curtains
- bathroom grab rails of contrasting colour for ease of sight
- attractive over-head 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 colour coordinated with the decor
- windows fitted with security screens
- wide doors for ease of mobility
- stain-resistant flooring of attractive vinyl flooring
- well-maintained ceilings

#### **E. Size in square metres**

The room type has an average floor area of: 16.5m<sup>2</sup>, excluding ensuite

#### **F. Amenity**

The room type is in close proximity to:

- the lounge room
- the dining room
- sitting nook
- the activities room
- treatment room
- nurses' station

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

- easily self-adjusted window coverings
- located away from service areas

The room type has natural light and vistas provided by:

- windows with views to:
  - landscaped grounds, or
  - internal courtyard
- large midfloor-to-ceiling windows
- large floor-to-ceiling windows

Some room types have direct access to a:

- private patio (one room)
- internal courtyard

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

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

Other common areas accessible to residents in the room type include a large lounge/dining room; a large activities room; multi-purpose rooms; an alfresco dining terrace; and a hairdressing salon.

Quality furniture and fittings in the common areas include: armchairs and lounges of high quality fabric and style; upholstery of water/ stain resistant fabric, domestic in style; attractive dining room settings; varied colour schemes; wall art (paintings, prints, photographs); adjustable lighting levels; occasional tables; hall tables; and outdoor settees.

The common areas are in excellent condition.

A formal 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 regular basis.

The facility housing the room type common areas was refurbished in 2011.

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; and glass doors for external access.

Common areas have views to landscaped grounds and gardens. Our facility is designed to maximise living space and residents are able to sit in the gazebo area or walk in our landscaped gardens.

Entertainment options located in the common areas include:

- large screen TV with DVD/ video
- sound system with a choice of CDs and/ or cassettes
- library of books
- cards table
- Wi-Fi enabled communal areas

## 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.

## 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:

- ✓ A wider, quality menu selection that has been awarded 5 stars under the Brisbane City Council "Eat Safe Brisbane" Food Safety Program.
- ✓ Culturally tailored one to one time with our Diversional Therapist to enhance residents' lifestyle and quality of life
- ✓ Expansive diverse and culturally appropriate activities program including comprehensive sensory and oral and dental programs
- ✓ Access to staff from a wide range of cultural backgrounds who speak a variety of languages
- ✓ Formal and informal translating and interpreting services available and selections of written information in a variety of languages for aged care reference and assistance.