

## RESIDENTIAL AGED CARE ACCOMMODATION - KEY FEATURES STATEMENT

**Facility:** Canon TD Martin Nursing Home  
**Room Name:** Private Suite  
Rooms Included under this group: Room 1 Nihill Wing Room

**Maximum Occupants per room:** 1

**Key Features of Room/Facility:** Room 1 is a private, 2-room Suite with Ensuite. The main bedroom, comprising 28m<sup>2</sup>, and ensuite, 4.95 m<sup>2</sup>, has ample space to care for residents requiring complex nursing care and mobility support. The adjacent sitting room offers family members and special friends a private sanctuary and the opportunity to sleep over. Built in robes, bedside furnishings and individual reverse-cycle air conditioning are provided. A private courtyard opens off the bedroom and allows direct access for visiting family. Nearby a small kitchenette offers tea & coffee facilities, microwave and fridge for use by the occupant and visitors.

**Common Areas:** Residents have access to all communal areas within the facility, including 3 sitting rooms, 2 lounge rooms and a lounge/kitchen, with total common area of 282 m<sup>2</sup>. Access is available for residents to the recently developed, secure dementia-friendly garden.

**Room Sizes:** Total space in the Suite is 46.15m<sup>2</sup>

**Maximum Room Price (Accommodation Payment):** \$549,000 Payable:

- Fully as a Refundable Accommodation Deposit (RAD) of \$549,000  
Or
- Fully as a Daily Accommodation Payment (DAP) of \$126.04, calculated using the Maximum Permissible Interest Rate of 8.38%  
Or
- A Combination of RAD and DAP. For example: for this room the resident may elect to pay \$274,500 as a RAD and the balance of \$274,500 as a DAP of \$63.02

**Additional Care or services included in the room price:**

Mallee Track Health and Community Service provides a variety of allied and primary health services to the community, co-located in the main service centre with the Nursing Home. Residents have access to these services, including podiatrist, physiotherapist, occupational therapist and dietician, at no charge. The Urgent Care Centre and hospital beds are also co-located.

**Additional care or services not included in the room price:**

Also located at the main service centre, Mallee Track Health and Community Service hosts a variety of visiting service providers, including Dental, Chiropractic, Optometry and Hearing. These providers charge a fee for service. Visits to the Ouyen Service Centre to see these providers can be arranged for residents.

On track for a *vibrant future*

Mallee Track Health and Community Service

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