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# **Key Features Statement for**

**Ridleyton Greek  
Home for the  
Aged**

“The Service”

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PREMIUM ACCOMMODATION

**APPROVED PROVIDER: Greek Orthodox Community of SA Inc**

**RESIDENTIAL AGED CARE FACILITY: Ridleyton Greek Home for the Aged**

**SUMMARY/BRIEF OVERVIEW OF THE SERVICE**

Ridleyton Greek Home for the Aged is a Commonwealth funded, non-smoking, Community-based facility that caters for 120 residents. Accommodation style ranges from single rooms with ensuites, to single and share rooms whose toilet and bathroom facilities are shared.

In addition the facility provides for:

- A 13 bed secure “Memory Support Unit” is dedicated to provide care for people with dementia and challenging behaviours.
- Registered and Enrolled Nurses are available onsite 24 hours a day to ensure the health needs of the residents are met.
- An occupational Therapist is employed by the Home on a full time basis attending to the care needs of the Residents while on-site Physiotherapy is available to provide a personalised exercise program to assist with the maintenance of the independence of the resident.
- A visiting Dentist attends the site on a regular basis with appointments for the Dentist easily arranged through the Clinical Nurse Manager.
- Further assistance via a Dietician and Speech pathologist are provided by the Home on a regular basis.

For Room Type: PREMIUM ACCOMMODATION

As at: 01/01/2025

The MPIR is: 8.42%

The maximum accommodation payment is: \$510,000.00

which can be payed as:

- a refundable accommodation deposit (RAD) of \$510,000.00, **or**
- a daily accommodation payment (DAP) of \$ 117.65 at an interest rate of 8.42%, **or**
- a combination of a RAD and a DAP, for example:
  1. Part RAD: \$255,000.00 **plus** a Part DAP: \$58.82
  2. Part RAD: \$150,000.00 **plus** a Part DAP: \$83.05

**The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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

## CONSIDERATION OF THE PRESCRIBED FACTORS

### 1. LOCATION OF THE SERVICE

The Service is located at 89 Hawker Street Brompton, SA, 5007

in the Local Government Area of City of Charles Sturt, SA

#### 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)**

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

**C. Value of real estate (of the Service) Not Applicable**



## 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
- setee
- 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)**

Access to Greek Satellite TV (user pay), Air Conditioner

Key Features Statement as at: 01 January 2025

**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 1990 and 2000 .

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: 01 January 2025

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
- external courtyard
- city views
- other (specify)**

- picture windows with window seat
- large midfloor-to-ceiling windows
- large floor-to-ceiling windows
- 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: 01 January 2025

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)**

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)**



## 5. COMMON AREAS: QUALITY, CONDITION, SIZE & AMENITY

The common areas accessible to the resident include:

	Number	Maximum Occupancy*
<input checked="" type="checkbox"/> dining: large	1	26
<input type="checkbox"/> dining: small		
<input checked="" type="checkbox"/> lounge room: large	1	
<input type="checkbox"/> lounge room: small		
<input checked="" type="checkbox"/> lounge/dining: large	2	
<input 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	1	
<input type="checkbox"/> art studio		
<input type="checkbox"/> multi-purpose room		
<input 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	1	
<input checked="" type="checkbox"/> gazebo	1	
<input type="checkbox"/> men's shed/workshop		
<input type="checkbox"/> pool		
<input type="checkbox"/> gym		
<input checked="" type="checkbox"/> hairdresser	1	
<input type="checkbox"/> bar		
<input type="checkbox"/> library		
<input 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 checked="" 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 type="checkbox"/> bookcases  |
| <input type="checkbox"/> massage chair  | <input checked="" type="checkbox"/> entertainment unit/s  |
| <input checked="" type="checkbox"/> varied colour schemes   | <input type="checkbox"/> fireplace/mantelpiece  |
| <input checked="" type="checkbox"/> wall art (painting, prints, photographs etc)                  | <input type="checkbox"/> in-door water feature  |
| <input type="checkbox"/> objets d'art (statuettes, vases, carvings, tapestries etc)               | <input type="checkbox"/> fishtank   |
| <input type="checkbox"/> wood panelling   | <input type="checkbox"/> outdoor settees  |
| <input 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"/> <b>other (specify)</b>   |
| <input type="checkbox"/> occasional tables  | <div style="border: 1px solid black; height: 40px; width: 100%;"></div>                           |

**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 Annually with minor repairs conducted as necessary.

The gardens and external common areas are maintained by designated staff on a daily basis.

The facility housing the room type common areas was constructed in 1991 .

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: 01 January 2025

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)**

## 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

## 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 checked="" type="checkbox"/> on-site multi-denominational space for celebration, commemoration |
| <input type="checkbox"/> hydrotherapy pool                        | <input checked="" type="checkbox"/> chapel  |
| <input type="checkbox"/> raised garden beds                       | <input type="checkbox"/> palliative care room   |
| <input type="checkbox"/> small pets allowed                       | <input checked="" type="checkbox"/> designated consultation room for visiting specialists             |
| <input type="checkbox"/> facility pets                            | <input type="checkbox"/> men's shed or workshop   |
| <input type="checkbox"/> aviary                                   | <input type="checkbox"/> children's play area   |
| <input type="checkbox"/> chook pen                                | <input type="checkbox"/> sensory stimulation room   |
| <input type="checkbox"/> fish pond                                | <input checked="" type="checkbox"/> on-site visitor parking   |
| <input type="checkbox"/> water features                           | <input type="checkbox"/> <b>other (specify)</b>   |
| <input checked="" type="checkbox"/> flag pole                     |   |
| <input type="checkbox"/> putting green                            |   |
| <input type="checkbox"/> cafe                                     |   |
| <input type="checkbox"/> Internet cafe/nook                       |   |
| <input checked="" type="checkbox"/> theatrette                    |   |
| <input type="checkbox"/> on-site canteen/shop                     |   |
| <input checked="" type="checkbox"/> kitchenettes for resident use |   |
| <input 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 checked="" type="checkbox"/> aromatherapy   |
| <input checked="" type="checkbox"/> hand massage   |
| <input type="checkbox"/> manicures   |
| <input type="checkbox"/> pedicures   |
| <input checked="" type="checkbox"/> music therapy  |
| <input checked="" 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>                                   |

One-to-One Lifestyle Activity Sessions  
Interactive Games, Crafts and Activities  
Pastoral Visits  
Dental Visits  
Occupational Therapist Sessions  
Bus Trips



## 10. Other Matters for Consideration

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## 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: Thuy Phan

Position: Director of Clinical Services

Date: 01/01/2025