EVA TILLEY MEMORIAL HOME

ACCOMMODATION PRICES – EFFECTIVE 1st July 2022

KEY FEATURES

Room Type		
Standard room		Single room with private ensuite. Maximum occupancy is one.
Maximum accommodation prices		
Standard room		
Maximum Refundable Accommodation Deposit (RAD)	$550,000	
Maximum Daily Accommodation Payment (DAP) Maximum Permissible Interest Rate (MPIR) 365 days a year	$75.34	Calculated by the system using the following formula DAP = RAD x MPIR / 365. $75.34= $550,000 x 5.00% / 365.
Explanation of payment options		The accommodation payment may be paid; • as a refundable Accommodation Deposit (RAD) • as a Daily Accommodation Payment (DAP) • or a combination of RAD and DAP A refundable accommodation deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically (monthly). An accommodation payment can be made up of a combination of RAD and DAP (partial lump sum and daily payments) which combined does not exceed the maximum price for the room.
Example of how the accommodation price could be paid as a combination of refundable deposit and daily payment		
RAD %	60%	
RAD $	$330,000	The RAD is derived using the following formula: RAD $550,000 60 % = $330,000
DAP %	40 %	The DAP % is derived using the following formula: 40% of RAD $550,000 = $220,000
DAP $	$30.14	The DAP $30.14 is derived using the following formula: DAP $30.14= $220,000 x 5.00% / 365
Key Features Statement - description of quality, condition and amenity of room.		
Description of quality, condition and amenity of room		Residents rooms in Houses 4,5 & 6 (two storey building wings) are new (build within 3-4 Years) and Houses 1,2 & 3 have been upgraded to meet the quality care and accommodation at the facility. Furniture and fittings are of high quality incorporating aged specific design principles to enhance independence and privacy for residents. Eva Tilley rooms provide a range of features to enhance the amenity of the residents. These include: • Hi lo beds fitted with special foam pressure relieving mattresses. • Bedside table with 4 drawers, one lockable for securing personal items. • An attractive fabric covered armchair for reading and relaxing. • Some rooms have a fitted desk and picture rails around the room allowing residents to easily hang photographs or works of art. • Fitted wardrobes with additional overhead storage. • Attractive custom made fabric curtains and blinds. • Quality light fittings with dedicated lighting over the bed for reading. • Windows offer ample natural light, some with views of the courtyards and gardens. • Ceiling fans and hydronic heating that is individually controlled to provide a constant level of comfort.

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Size of room		14-16sqm
Description of quality, condition, size and amenity of common areas to which a person living in this room would have access		Eva Tilley has ample common areas, residents have access to the following: Ground floor • A large dining room of 230sqm with private reservation service. • Activities area: 30sqm. • Kiosk: 16sqm with sitting area. • Hairdresser/beauty salon: 14sqm. • Two consulting rooms: 14sqm. Houses 2 & 3: • Lounge area: 68sqm. • Sitting area: 30sqm. Houses 4 & 5: • Two lounge areas: 105sqm and 65sqm. • Two quiet sitting areas in each house of 10.5sqm and 12sqm. House 6: • Lounge area 66sqm. • Two quiet sitting areas of 15.5sqm and 12sqm. First Floor: • Activities area: 22sqm. Design features The lounge and dining areas have been designed with coffered or highlight ceilings to provide a sense of height and space. This is complemented by large windows with loads of natural light and pendant and recessed lighting to create bright open spaces. The resident rooms in the accommodation group are well located, with easy access to the many lounge and communal areas. Dining Rooms The main dining room on the ground floor has a mix of tables seating 4 or 6 people with ample space to circulate and socialise. This restaurant style dining also has a private reservation system where residents can book for special occasions dedicated dining space. The other dining areas provide a more intimate dining experience close to the residents' living areas. The dining chairs are padded with high backs and arm rests which offer both comfort and support for residents. The timber dining tables are covered with tasteful table cloths to create a fine dining atmosphere. Lounge Rooms The many lounges throughout Eva Tilley are restful places, well lit through floor to ceiling windows affording excellent views onto the many courtyards and garden areas. Each room is divided by careful placement of the furniture into a number of different spaces, including: • Tables and chairs for reading, games and other activities. • Armchairs and sofas for restful activities. • Television/Foxtel areas for enjoying the news, DVDs, sporting events and other programs of interest. The furniture in the lounges is designed for aged care living, providing both support for good posture and ease of sitting, with high quality protective fabrics. There are a range of wooden coffee tables and side units to complement the chairs. There are pianos in a number of the lounges which are used for resident functions and other occasions. There is access to tea and coffee making facilities and easy access to a disabled toilet off the lounge areas. Sitting Rooms Within the various resident accommodation wings there are smaller sitting areas in the middle and end of the wings to provide a choice of quiet areas for residents to sit and enjoy their own company or to share

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		time with close friends and/or family. The sitting areas are furnished with colourful and tasteful fabric covered armchairs, coffee tables and attractive pictures and ornaments. Activity Rooms The activity rooms have large fitted cupboards for storage of the many items used in the resident activity programs. There are tables and chairs for craft making and other activities and a white board for display purposes and games. Kiosk The kiosk 'Tilley on Burke' is well located close to the main dining and lounge areas on the ground floor and within easy access by lift from the first floor. It is accessible for residents and visitors and is well fitted out to provide a range of refreshments and special gifts. Consulting Rooms There are two dedicated consulting rooms located throughout the facility to provide consulting space for a range of specialist health care services including podiatry and speech therapy. These rooms have furniture and equipment for examinations and consultations with residents and their families. Hairdressing/Beauty Salon A purpose built hairdressing and beauty salon is well equipped with two specialist hairdressing chairs and two washers and driers to allow four residents to be served at the same time. There is also the capacity for massage services to be provided as part of an enhanced beauty/therapeutic regime. Library A section of the main lounge area features a well stccked library which is maintained by the visiting service from the local Council library service. This ensures a good turnover of reading and other resources to offer topical and quality literary articles.
Description of any specific accommodation or design features	Overhead tracking system Sensor lighting Pressure mats Monitoring systems	The latest overhead tracking system installed in the resident rooms of Houses 4,5 and 6 allows for ease of transfer in and around the resident's bed and good occupational health and safety practices. Bathrooms have sensor lights to provide a safe environment for residents at all times of the day and night. Pressure mats and monitoring systems are available to monitor night time resident movements to minimise risks to the residents
Additional care or services offered at no additional cost	Air conditioning Security system Personal laundry Lifestyle program Catering Religion	The common areas have air conditioning that allows a constant temperature in the living spaces at Eva Tilley. A key feature of Eva Tilley is the comprehensive safety, monitoring and security systems incorporating security monitors in common areas, key pad areas and secure courtyards and gardens. There are six courtyards for the residents at Eva Tilley to enjoy the views or environment of the gardens, with 2 internal and 4 external courtyard garden areas with security fencing. Lifestyle program including the following: • Diversional Therapist • Entertainment • Manicurist • Mobile library • Exercise programs Wide screen televisions in main common areas.

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		The Chef Manager oversees the catering department. There is a five week rotating menu, including alternate meals, with special requests and diets catered for. Alcohol can be served at a cost to the resident. Church services are held weekly at the home.
Services offered with the room at additional cost?	Computer points Wi-Fi Foxtel Telephone	Computer points are installed for resident use. Wi-Fi is installed throughout the whole of Eva Tilley affording excellent service. The cost for resident internet access is $25 per month and for visitors $5.00 each access. Residents and visitors wishing to use the internet will be requested to agree and sign the Acceptable Usage of the Internet Policy before using the service. Access to Foxtel is availabe in the resident rooms, installation is at a cost to the resident. of installation. Individual telephone services is available in resident rooms, outgoing calls are at a cost to the resident. All electrical appliances brought into the facility must be tagged by a qualified electrician. Tagging undertaken by Eva Tilley is at a cost of $10 per appliance. Residents are requested to have their personal clothing labeled before entry, including additional clothing brought in during their stay. Eva Tilley offers a heat labelling system, if required, at the initial cost of $85 (includes 100 labels) for this service to be undertaken by staff.
Extra service basis?	No	