Key Features Statement for

Toosey Aged Care

"The Service"

Room Group Name:
Group 1: Standard Single Room with Ensuite

Room Category:
Single room + private ensuite

Save

01 October 2026

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APPROVED PROVIDER: **Toosey Limited**

RESIDENTIAL AGED CARE FACILITY (THE SERVICE):

Toosey Aged Care

LOCATION OF THE SERVICE: 10 Archer Street

Longford Tas 7301

SUMMARY/BRIEF OVERVIEW OF THE SERVICE

Well-appointed room overlooking an internal court yard.

Window drapes are of a contemporary design with modern tones to compliment the colour scheme of the room. Drapes are double backed to provide temperature control. Sheers provide privacy. The room has natural light which is provided via large mid floor to ceiling windows. Floors are carpeted with tactile carpet recommended for its superior noise reducing and insulating qualities. This room has a private en-suite with a heat/light/exhaust ceiling fixture, grab rails and emergency call bell. Amenities available in this room include an already connected telephone and internet service, picture rails, nurse call points, wide access doors and an in-room wall mounted heater with adjustable temperature controls.

For (Group of) room name: Group 1: Standard Single Room with Ensuite

The maximum accommodation payment is $360,000 and:

- ◉ has been approved by the Aged Care Pricing Commissioner.
- ○ is pending approval from the Aged Care Pricing Commissioner.
- ○ does not require approval from the Aged Care Pricing Commissioner because it is below the maximum amount approved by the Minister.

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

The Interest Rate is 8.51 % p.a.

The maximum accommodation payment can be paid as:

- o a Refundable Accommodation Deposit (RAD) of $360,000 , **or**
- o a Daily Accommodation Payment (DAP) of $83.93 at an Interest Rate of 8.51 % p.a., **or**
- o a combination of a RAD and a DAP, for example:
    1. Part RAD: $100,000 **plus** a Part DAP: $60.62
    2. 15% RAD (Deposit): $54,000 **plus** an 85% DAP: $71.34

The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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

Key Features Statement as at: 01 October 2026

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

1. ROOM CATEGORY
Single room + private ensuite

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
- ☐ 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 tap ware
- ☒ 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)**

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:
  - ☒ 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. Size in square metres

The room type has an average floor area of: 17m2 excluding ensuite

F. 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)**

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:

- [x] windows with views to:
  - [ ] landscaped grounds
  - [ ] gardens
  - [ ] ocean/beach
  - [ ] lake/river
  - [ ] mountain range/hills
  - [ ] parklands
  - [ ] golf course
  - [x] internal courtyard
  - [ ] external courtyard
  - [ ] city views
  - [ ] **other (specify)**
- [ ] picture windows with window seat
- [x] large midfloor-to-ceiling windows
- [ ] large floor-to-ceiling windows
- [ ] **other (specify)**

Lighting is also provided by:

- [ ] recessed down-lights
- [x] skylight
- [x] 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)**

Heating and cooling is provided via:

- [x] individually-controlled reverse cycle air conditioning
- [ ] centrally-controlled reverse cycle air conditioning
- [ ] ceiling fans
- [x] in-room, wall-mounted radiators
- [ ] 3-in-1 bathroom ducted heat/light/exhaust ceiling fixture
- [ ] heated flooring in bathroom
- [ ] central heating
- [ ] **other (specify)**

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

The common areas accessible to the resident include:

	Number	Maximum Occupancy*
☒ **dining: large**		
☒ **dining: small**		
☒ **lounge room: large**		
☒ **lounge room: small**		
☐ **lounge/dining: large**		
☐ **lounge/dining: small**		
☒ **sitting room: large**		
☒ **sitting room: small**		
☒ **sunroom**		
☒ **theatrette**		
☒ **activities room**		
☐ **art studio**		
☒ **multi-purpose room**		
☐ **cafe**		
☐ **alfresco dining terrace**		
☒ **balcony: large**		
☒ **balcony: small**		
☒ **BBQ area**		
☐ **gazebo**		
☐ **men's shed/workshop**		
☐ **pool**		
☐ **gym**		
☒ **hairdresser**		
☐ **bar**		
☒ **library**		
☐ **central community area/ boulevard/atrium with amenities (canteen, hairdresser etc)**		
☐		
☐		
☐		

** 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:

- ☒ armchairs and lounges of high quality fabric and style
- ☒ upholstery of water/stain resistant fabric, domestic in style
- ☒ attractive dining room settings
- ☐ massage chair
- ☒ varied colour schemes
- ☒ wall art (painting, prints, photographs etc)
- ☒ objets d'art (statuettes, vases, carvings, tapestries etc)
- ☐ wood panelling
- ☒ picture rails
- ☒ adjustable lighting levels
- ☒ occasional tables
- ☒ hall tables
- ☒ display cabinets
- ☒ bookcases
- ☒ entertainment unit/s
- ☒ fireplace/mantelpiece
- ☐ in-door water feature
- ☒ fishtank
- ☒ outdoor settees
- ☒ outdoor dining settings that can be configured for large or small groups
- ☐ **other (specify)**

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 regular basis.

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)**

Views to:

- [x] landscaped grounds
- [x] gardens
- [ ] ocean/beach
- [ ] lake/river
- [x] mountain range/hills
- [x] parklands
- [ ] golf course
- [x] internal courtyard
- [x] external courtyard
- [ ] city views
- [ ] **Other (specify)**

Entertainment options located in the common areas include:

- [ ] large screen TV with DVD/video with cable/satellite TV
- [x] large screen TV with DVD/video with no cable/satellite TV
- [x] sound system with a choice of CDs and/or cassettes
- [x] DVD/video library
- [x] library of books (inc. large print books)
- [x] piano
- [x] cards table
- [ ] pool table
- [x] computers with internet access
- [x] Wi-Fi enabled communal areas
- [ ] **Other (specify)**

5. Specific Accommodation or Design Features of the Room Type

Specific accommodation features of this room type includes:

- [ ] in-ceiling hoist mechanism
- [ ] movement sensor lighting
- [ ] sensor mats next to bed
- [x] ensuite/toilet within sight-line of the bed
- [x] memory boxes at bedroom doorway
- [ ] **other (specify)**

There are design features that are of particular benefit to residents with:

- [x] dementia
- [x] mobility challenges
- [x] incontinence
- [x] accessing palliation

6. 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:

- ☐ spa bath
- ☐ hydrotherapy pool
- ☐ raised garden beds
- ☐ small pets allowed
- ☐ facility pets
- ☐ aviary
- ☐ chook pen
- ☐ fish pond
- ☐ water features
- ☐ flag pole
- ☐ putting green
- ☐ cafe
- ☒ Internet cafe/nook
- ☐ theatrette
- ☒ on-site canteen/shop
- ☒ kitchenettes for resident use
- ☒ hair salon
- ☐ overnight guest accommodation
- ☒ on-site multi-denominational space for celebration, commemoration
- ☐ chapel
- ☐ palliative care room
- ☒ designated consultation room for visiting specialists
- ☐ men's shed or workshop
- ☒ children's play area
- ☐ sensory stimulation room
- ☒ on-site visitor parking
- ☐ **other (specify)**

7. 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:

- ☐ aromatherapy
- ☒ hand massage
- ☒ manicures
- ☒ pedicures
- ☐ music therapy
- ☐ sensory therapy
- ☐ Tai Chi
- ☐ daily delivery of a newspaper for the exclusive use of the resident
- ☐ **other (specify)**

8. Additional care and services (at additional cost to resident)

☐ There are no additional costs.

☒ There are no extra services status room in this group.

☐ Please select of the rooms in this group has extra services status that includes additional costs and additional care or services. Where the room that is offered has extra services status, the resident is provided full details of fees and services with a full listing of all services. The details are also on the Department of Social Services website. The extra service fee is /day and is subject to annual increase. The extra service fee may be withdrawn from the RAD, with approval from the Service.

☒ There are additional costs for additional care or services other than extra services. These additional costs are:

◉ Mandatory ○ Optional

and are detailed as follow:

Service	Fee ($/day)
The Additional Services Provided at Toosey will vary as items are	
included or excluded to reflect changing needs and desires. A full	
listing and details of fee per day will be provided at the home and in	
your Resident Agreement before entry into Toosey.	

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