Key Features Statement for

Pam Palmer House - 1 Person Units

"The Service"

Group 1: Standard Single Room with Ensuite

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APPROVED PROVIDER: **Peninsula Village Ltd**

RESIDENTIAL AGED CARE FACILITY: **Pam Palmer House - 1 Person Units**

SUMMARY/BRIEF OVERVIEW OF THE SERVICE

We are a community owned, not for profit facility with the purpose of delivering to individuals continually improving aged care services that enhance their quality of life.

We provide for all levels of care, including dementia and palliative.

For Room Type: Group 1: Standard Single Room with Ensuite

As at: 01/10/2026

The MPIR is: 8.51 %

The maximum accommodation payment is: $789,600.00

which can be paid as:

- a refundable accommodation deposit (RAD) of $789,600.00, **or**
- a daily accommodation payment (DAP) of $ 184.10 at an interest rate of 8.51%, **or**
- a combination of a RAD and a DAP, for example:
    1. Part RAD: $250,000.00 **plus** a Part DAP: $125.81
    2. Part RAD: $150,000.00 **plus** a Part DAP: $149.12

The agreed Daily Accommodation Payment may be withdrawn from the Refundable Accommodation Deposit (RAD).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

CONSIDERATION OF THE PRESCRIBED FACTORS

1. LOCATION OF THE SERVICE

The Service is located at 91 Pozieres Ave, Umina Beach, NSW 2257

in the Local Government Area of Central Coast Council

A. The Service is in close proximity to:

- [x] local shopping village/centre
- [x] bank
- [x] post office
- [x] cafe
- [x] chemist
- [x] RSL
- [x] cinema
- [x] motel/hotel
- [x] schools
- [x] childcare centres
- [x] bowls club
- [x] restaurants
- [ ] **other (specify)**

And community services including

- [x] library
- [x] parks/gardens
- [ ] walking tracks
- [ ] community centre
- [x] community pool
- [x] medical centre
- [x] hospital
- [x] ambulance
- [ ] **other (specify)**

B. Access to transport:

The Service is within close proximity to:

- [x] bus stop
- [x] train station
- [ ] tram line
- [x] 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:

- [x] electronic high/low adjustable bed
- [ ] manual adjustable bed
- [ ] standard bed
- [ ] bed of domestic appearance (eg. wooden bed head)
- [x] bedside table
- [x] built-in wardrobe
- [x] lockable storage
- [ ] occasional table
- [ ] in-built display cabinet
- [x] armchair
- [ ] visitor chair
- [ ] setee
- [ ] coffee table and chairs
- [ ] **other (specify)**

B. Bedding

The room type features high quality bedding including:

- [x] colour-coordinated linen
- [x] pressure-relieving mattress (standard / supplied as needed)
- [ ] hypo-allergenic pillows
- [ ] matching throw rug
- [ ] **other (specify)**

C. Room fittings

Quality room fittings include:

- [x] nurse call points
- [x] over-head, flat screen TV
- [x] landline telephone connection capability
- [x] access to Foxtel
- [ ] Wi-Fi enabled
- [x] colour-coded bathroom tapware
- [ ] picture rails
- [x] window dressings of
  - [ ] timber Venetian blinds
  - [x] fabric curtains with matching pelmet/without matching pelment
  - [ ] 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 bedroom type is of high quality featuring:

- [x] painted walls in good condition that are colour coordinated with the decor
- [ ] windows fitted with:
  - [x] fly screens
  - [ ] security screens
  - [ ] double-glazed glass
  - [ ] *Crimsafe* ® (or similar)
- [ ] wide doors for ease of mobility
- [x] stain-resistant flooring of:
  - [x] colour-coordinated carpet
  - [ ] attractive vinyl flooring
  - [ ] attractive cushion-backed vinyl
  - [ ] polished wood
  - [ ] parquetry
- [x] well-maintained ceilings

E. Age / Date of construction / Date of refurbishment

The room type was built between 1980 and 1985 .

The room type group last underwent refurbishment in 2014 .

F. Size in square metres (inc. floor area and ceiling height)

The bedroom type has an average floor area of:

- [ ] 20 m^2 or more (excluding ensuite)
- [ ] 18 m^2 or more (excluding ensuite)
- [ ] 16m^2 or more (excluding ensuite)
- [x] 14m^2 or more (excluding ensuite)
- [ ] 12m^2 or more (excluding ensuite)

The ceiling height is:

- [ ] 2.5m or below
- [x] 2.5 – 2.7m
- [ ] above 2.7m

G. Amenity

The room type is in close proximity to:

- [x] the lounge room
- [x] the dining room
- [ ] sitting nook
- [x] the activities room
- [x] access to the gardens/grounds/courtyards
- [ ] spa bath room
- [ ] cafe
- [ ] theatrette
- [x] facility entrance
- [ ] porte cochere
- [ ] treatment room
- [x] 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:

- ☒ 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)**

Heating and cooling is provided via:

- [x] individually-controlled reverse cycle air conditioning
- [ ] centrally-controlled reverse cycle air conditioning
- [ ] ceiling fans
- [ ] in-room, wall-mounted radiators
- [x] 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:

- [x] 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:

- [x] 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:

- [x] 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*
☒ **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 Bi-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 1980 .

The last refurbishments of the common areas were undertaken in 2012

Other (specify):

Rooms are renovated on changeover if needed.

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)**

Large windows.

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
- [ ] mountain range/hills
- [ ] parklands
- [ ] golf course
- [ ] internal courtyard
- [x] external courtyard
- [ ] city views
- [ ] **Other (specify)**
- [ ]
- [ ]

Entertainment options located in the common areas include:

- [x] 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
- [x] library of books (inc. large print books)
- [x] piano
- [ ] cards table
- [x] pool table
- [x] computers with internet access
- [ ] Wi-Fi enabled communal areas
- [x] **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
- [x] 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
- [x] 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:

- ☐ 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)**

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:

- ☐ 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)**

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

☐ There are no additional costs.

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

☐ A proportion of the rooms in this group has extra services status that include 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 resident agreement details additional fees and additional services in full.

☐ 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)

10. Other Matters for Consideration

Key Features Statement as at: *01 October 2026*

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:

Position: Accommodation Placement Officer

Date:

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