

# Lochiel House & Waratah Lodge

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Pricing & Features of Aged Care Facilities  
At Orbost Regional Health  
**CURRENT** as at 1 April, 2021

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**Daily payment rates are adjusted by the Department of Social Services on  
1st January, 1st April, 1st July, 1st October each year.**

This information provided in this brochure is also available on the My Aged Care website  
[www.myagedcare.gov.au](http://www.myagedcare.gov.au).

Orbost Regional Health invites you to contact those listed below should you have any questions.

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# Lochiel House

## In this section, you will find:

- About Lochiel House
- Summary of rooms available
- Description of rooms and common areas
- Pricing - single rooms

## ABOUT LOCHIEL HOUSE

Location: 115 Stanley Street, Orbost, on the grounds of Orbost Regional Health.

Lochiel House provides independent living in a safe and home-like environment. It is in a quiet location nestled in lovely gardens, with views of the Snowy River flats. Residents have 24 hour access to the available medical staff on-site at Orbost Regional Health and weekly home visits by their regular GP. Staff are employed on a permanent basis, so residents get to know their carers. There is no agency staffing. Staffing consists of Personal care Attendants, overseen by Registered Division 1 Nurses.

Residents also have access to many other health professionals on-site. Refer below to the section “Description of additional care or services offered at no additional cost”.

## SUMMARY OF ROOMS AVAILABLE

Room Description	Maximum Occupancy	Ensuite Type	Size	Maximum Price
Single room	1	Private	14.4 m2	\$300,000

## DESCRIPTION OF ROOMS AND COMMON AREAS

There are 20 single rooms, each with its own hand basin and toilet.

Common areas at Lochiel House are the dining room, lounge room, quiet room/computer room/ office, craft room, hobbies/reading room, BBQ patio, garden, laundry and shower rooms.

# Lochiel House

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## DESCRIPTION OF ROOMS AND COMMON AREAS (CONTINUED)

### Quality

Beds, mattresses, and all required bedding is supplied. Residents may bring their own bed and bedding if it is suitable.

All rooms have a bed-side locker, wardrobe space, over bed table and towel rail.

All supplied items are of good quality and have been selected to maximise residents' comfort and safety and to provide an aesthetically pleasing environment.

All living areas are fitted with quality drapes and comfortable, upholstered furniture:

- The dining room has dining chairs with arms for those residents that find this useful in getting up from the table;
- The lounge room has comfortable armchairs, a wide screen TV and DVD player;
- The hobbies/reading room has comfortable armchairs and a wide screen TV and DVD player;
- The craft room has a large table for crafts (eg. painting) and board games;
- The quiet room/computer room/office has comfortable armchairs where residents can take visitors as a more spacious alternative to their room;
- There is also a large collection of reading material in the bookshelves in the hallway for residents' use;
- The 5 shower rooms are all fitted with hand rails & the floors all have a non-slip surface to enable residents to shower independently and safely. The shower rooms all have a hand basin and toilet. Shower chairs are also provided;
- The laundry has an industrial washing machine and dryer.

### Condition

Lochiel house was built in 1984. All rooms are maintained in good condition.

Rooms are repainted as required, and furniture maintained and cleaned on a regular basis.

# Lochiel House

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## DESCRIPTION OF ROOMS AND COMMON AREAS (CONTINUED)

### Size

Residents' rooms are all 12.2m<sup>2</sup>, excluding the separate room with hand basin and toilet.

Residents' rooms measure 4.0m x 3.6m in total. Within the 4.0m x 3.6m room is a separate room with hand basin and toilet, measuring 2.2m x 1.0m.

Shower Room sizes: 9m<sup>2</sup> to 12m<sup>2</sup>

Seating for each room (number of people):

Dining room: 24

Lounge room: 10

Activities room: 10

Hobbies/reading room: 4

Quiet room /computer room/office (can accommodate a resident and their visitors): 4-12

### Amenity

All rooms have:

- views out onto well maintained gardens;
- 2 exit doors. One door opens out onto the garden. The other door opens out to the internal passage where residents can access the dining, lounge and shower facilities;
- heating and overhead fans;
- wardrobe space;
- containers for personal laundry;
- quality, attractive drapes;
- a call system attached to the bed, allowing residents to call staff.

The common living areas have large windows looking out onto the gardens. The rooms also have an abundance of natural light. The dining, lounge and hobbies rooms also have views over the Snowy River flats. The garden is well maintained and provides a lovely surround for Lochiel House. Residents are able to do their own personal laundry if they wish, but otherwise machine washable laundry is done for them. The shower rooms are very spacious which enables residents with limited mobility to shower more easily.

# Lochiel House

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## DESCRIPTION OF ROOMS AND COMMON AREAS (CONTINUED)

### Special accommodation or design features of the room or home

All rooms have an internal door to the hallway and an external glass sliding door to access the garden.

### Additional care or services included in the room price

An Activities Officer offers a wide variety of activities for all residents, both group and individual, 5 days a week. Activities include bingo, exercises, videos, day trips, outings, beauty treatments, music therapy, aromatherapy, table and floor games, sensory therapy, celebrating special days and cooking. These sessions are generally provided at no additional charge, however, there may occasionally be a small additional cost associated with the activity. All activities are optional.

Residents also have access to the wide range of on-site services provided by Orbost Regional Health. These include access to GPs, dietitian, physiotherapist, occupational therapist, counsellors, financial counsellor, speech therapist and dental services. They also have access to visiting medical specialists such as geriatrician, psychologist, rheumatologist, nephrologist, and podiatrist; and access to exercise classes in the on-site gym. Staff will escort residents to these appointments where necessary.

### Optional additional care or services not included in the room price, charged at extra cost

Nil, apart from the small additional costs that may be associated with a provided activity, as referred to above.

### Is this room offered on an extra service basis?

No.



# Lochiel House

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## PRICING

A simple summary of pricing is detailed below. A more detailed brochure “Fees & Charges” is available upon request.

### Maximum price for room

The maximum price that you can be charged for this room is a refundable deposit of \$300,000.00 or daily payments of \$32.96 or a combination of both.

You have 28 days after entering a home to decide how you want to pay your accommodation payment. You can choose:

- a refundable accommodation deposit (RAD) - this is a lump sum payment, the balance of which is refunded when you leave; or
- a daily accommodation payment (DAP) - this is a rental style payment that is paid on a regular basis, payable up to a month in advance, and is not refundable; or
- a combination of the two.

### Explanation of payment options

- Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both. A RAD is paid as a lump sum amount. A DAP accrues daily and is paid periodically, for example monthly. A combination payment includes both a partial lump sum and daily payments.
- You can choose to pay for your accommodation with both a part lump sum RAD and an ongoing rental style DAP. You can negotiate the amount of the lump sum and rental style payments with Orbost Regional Health.

### Example of a combination payment for room

For this room a resident could pay, for example, 50% of the price by a refundable deposit of \$150,000.00 and 50% of the price by daily payments of \$16.48.

**Daily payment rates are adjusted by the Department of Health & Ageing on  
1st January, 1st April, 1st July, 1st October each year.**

# Waratah Lodge

## In this section, you will find:

- About Waratah Lodge
- Summary of rooms available
- Description of rooms and common areas
- Pricing - single rooms
- Pricing - shared rooms

## ABOUT WARATAH LODGE

Location: 104 Boundary Road, Orbest.

Waratah Lodge provides residential high care in a safe and home-like environment. It is in a quiet location with a rural outlook, with views of the Snowy River flats. It is attached to the hospital (acute wing) of the Orbest Regional Health building and residents have 24 hour access to the available medical staff on-site. Residents are visited each week by their regular GP. Staff are employed on a permanent basis, so residents get to know their carers. There is no agency staffing. Staffing consists of Registered Division 1 Nurses, Enrolled Nurses, and Personal Care Attendants.

Residents also have access to many other health professionals on site. Refer below to section "Description of additional care or services offered at no additional cost".

## SUMMARY OF ROOMS AVAILABLE

Room Type	Maximum Occupancy	Ensuite Type	Size	Maximum Price
Single room	1	Private or Shared by 2 residents	12.2 m2	\$330,000
Shared room	2	shared by the 2 occupants	38.5 m2	\$275,000

# Waratah Lodge

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## DESCRIPTION OF ROOMS AND COMMON AREAS

Waratah Lodge offers four single rooms and six shared rooms for residents. Two of the single rooms have a private ensuite and two have a shared ensuite. The shared rooms have a shared bathroom.

Common areas at Waratah Lodge are the dining room, lounge, outdoor deck, verandah, laundry and garden.

### Quality

Linen, beds, mattresses and all required bedding is supplied. All beds are electronically operated to assist residents in maintaining independence and to assist nursing staff in providing care. All rooms have a bed-side locker, arm chair, wardrobe space, over bed table and towel rail. The ensuites and bathroom are fitted with hand rails and a non-slip surface to enable residents to shower safely and as independently as possible.

All furniture, furnishings and supplied items are of good quality and have been selected to maximise residents' comfort and safety and to provide an aesthetically pleasing environment.

### Condition

Waratah Lodge was built in 1998. The “Waratah Lounge” was built in 2014.

Rooms are repainted as required, and rooms and furniture maintained and cleaned on a regular basis.

### Size

**Single Rooms** 12.2m<sup>2</sup> in total. Single Rooms are 3.4m x 6.0m. The attached ensuite is 2.0m x 2.1m.

**Shared rooms** are 38.5m<sup>2</sup> in total. Shared rooms are 5.5m x 7.0m. The attached ensuite is 2.0m x 2.3m.

### Seating (number of people):

Lounge: 30

Dining room: 13

Reading corner: 1

Deck: 8

Verandah: 2

All areas can accommodate additional residents in wheelchairs.

# Waratah Lodge

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## DESCRIPTION OF ROOMS AND COMMON AREAS (CONTINUED)

### Amenity of rooms

All rooms have:

- views out onto well maintained gardens;
- heating and cooling
- wardrobe space
- quality, attractive drapes
- a call system attached to the bed, allowing residents to call staff.

Shared rooms also have :

- screens for privacy that can be drawn when required; and
- an L-shaped room layout that provides privacy for each occupant, whilst maintaining a sense of openness and spaciousness.

### Amenity of common living areas

- The dining room has large windows looking out onto the lovely deck. This provides the dining room with an abundance of natural light. The room also has dining chairs with arms for those residents that find this useful in getting up from the table, comfortable lounge chairs, a wide screen TV and a library of books.
- The lounge room is a spacious area for residents, visitors and staff to congregate. Sunshine fills the room beautifully on a sunny day. It has fabulous views of the Snowy River Flats and surrounding farmland. It also looks out across the passage to the outdoor deck. There is a variety of seating suitable for residents and visitors. More seating is added when required for social gatherings.
- The deck provides a safe, comfortable and pleasant environment for eating and socialising outdoors.
- The verandah provides a shady outdoor area in the front garden for socialising outdoors.
- The garden is well maintained and provides lovely surrounds for Waratah Lodge.
- Residents are able to do their own personal laundry if they wish, but otherwise machine washable laundry is done for them.

# Waratah Lodge

## DESCRIPTION OF ROOMS AND COMMON AREAS (CONTINUED)

### Special accommodation or design features of the room or home

All rooms and common areas have original artworks on display.

### Additional care or services included in the room price

An Activities Officer offers a wide variety of activities for all residents, both group and individual, 5 days a week. Activities include bingo, exercises, videos, day trips, outings, beauty treatments, music therapy, aromatherapy, table and floor games, sensory therapy, celebrating special days and cooking. These sessions are generally provided at no additional charge, however, there may occasionally be a small additional cost associated with the activity. All activities are optional.

Residents also have access to the wide range of on-site services provided by Orbost Regional Health. These include access to GPs, dietitian, physiotherapist, occupational therapist, counsellors, financial counsellor, speech therapist and dental services. They also have access to visiting medical specialists such as geriatrician, psychologist, rheumatologist, nephrologist, and podiatrist; and access to exercise classes in the on-site gym. Staff will escort residents to these appointments where necessary.

Waratah Lodge is a public aged care facility, so is required to have a high level of staffing to care for residents. Registered nurses and enrolled nurses are on-site at all times and minimum ratios of staff to residents must be maintained at all times. Private aged care facilities are not bound by these staffing requirements.

### Optional additional care or services not included in the room price, charged at extra cost

Nil, apart from the small additional costs that may be associated with a provided activity, as referred to above.

### Is this room offered on an extra service basis?

No.

# Waratah Lodge – Single Rooms

## PRICING - SINGLE ROOMS

A simple summary of pricing is detailed below. A more detailed brochure “Fees & Charges” is available upon request.

### Maximum price for room

The maximum price that you can be charged for this room is a refundable deposit of \$330,000.00 or daily payments of \$36.25 or a combination of both.

You have 28 days after entering a home to decide how you want to pay your accommodation payment. You can choose:

- a refundable accommodation deposit (RAD) - this is a lump sum payment, the balance of which is refunded when you leave; or
- a daily accommodation payment (DAP) - this is a rental style payment that is paid on a regular basis, payable up to a month in advance, and is not refundable; or
- a combination of the two.

### Explanation of payment options

- Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both. A RAD is paid as a lump sum amount. A DAP accrues daily and is paid periodically, for example monthly. A combination payment includes both a partial lump sum and daily payments.
- You can choose to pay for your accommodation with both a part lump sum RAD and an ongoing rental style DAP. You can negotiate the amount of the lump sum and rental style payments with Orbost Regional Health.

### Example of a combination payment for single room

For this room a resident could pay, for example, 50% of the price by a refundable deposit of \$165,000.00 and 50% of the price by daily payments of \$18.13.

**Daily payment rates are adjusted by the Department of Social Services on  
1st January, 1st April, 1st July, 1st October each year.**

# Waratah Lodge—Shared Rooms

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## PRICING - SHARED ROOMS

A simple summary of pricing is detailed below. A more detailed brochure “Fees & Charges” is available upon request.

### Maximum price for room

The maximum price that you can be charged for this room is a refundable deposit of \$275,000.00 or daily payments of \$30.21 or a combination of both.

You have 28 days after entering a home to decide how you want to pay your accommodation payment. You can choose:

- a refundable accommodation deposit (RAD) - this is a lump sum payment, the balance of which is refunded when you leave; or
- a daily accommodation payment (DAP) - this is a rental style payment that is paid on a regular basis, payable up to a month in advance, and is not refundable; or
- a combination of the two.

### Explanation of payment options

- Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both. A RAD is paid as a lump sum amount. A DAP accrues daily and is paid periodically, for example monthly. A combination payment includes both a partial lump sum and daily payments.
- You can choose to pay for your accommodation with both a part lump sum RAD and an ongoing rental style DAP. You can negotiate the amount of the lump sum and rental style payments with Orbost Regional Health.

### Example of a combination payment for shared room

For this room a resident could pay, for example, 50% of the price by a refundable deposit of \$137,500.00 and 50% of the price by daily payments of \$15.11.

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