

## Key Features Statement

### Glades Bay Gardens

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#### OVERVIEW

Our home is in leafy Glades Bay Gardens offers state-of-the-art ageing in place, with friendly, compassionate staff members. A tailored social and physical activity calendar help to facilitate a smooth transition into assisted living for our residents and provide the best in health and wellbeing.

We offer residential aged care, ageing in place, palliative care and respite care meaning that should your care needs increase, in most cases, you will be able to stay with us at Glades Bay Gardens rather than moving to another facility Gladesville, adjacent to the Henry Lawson Reserve. The local shopping centre is minutes away and there is a free community bus that picks up passengers right at our door. Built in 1984, the home is nestled amongst established gardens and offers unique one bedroom apartment accommodation. The building is fully accessible via lifts.

Significant major renovations and extensions were completed in 2014 providing additional living, dining and activity spaces and updated residential accommodation and facilities. All residents have their own one bedroom fully furnished apartment with lounge, bedroom, bathroom, balcony, and small kitchenette. Combined with the advantages of a communal

lifestyle, Glades Bay Gardens offers a lifestyle which is extremely sought after as an alternative to most aged care facilities.

### **Location and nearby Community Amenities**

Glades Bay Gardens is ideally positioned within easy walking distance to Banjo Patterson Park with its harbour side parklands and is strategically located close to Sydney CBD for shopping, museums, art galleries, shows, parks and restaurants. The bus stop is two minutes away with Gladesville, Birkenhead Point and Top Ryde Shopping centres all nearby. Gladesville shopping village has a post office, banks, chemist, restaurants and cafes, medical centres and other services.

### **Accommodation**



Our Apartments offer a level of quality and amenity unparalleled in aged care. These beautifully presented apartments offer spacious separate living and bedrooms, fully tiled bathrooms and small kitchenettes with refrigerator and stone bench tops. Each apartment opens on to a small private balcony and furnishings are colour coordinated. Nurse call points are in the shower, next to the WC. Our nurse call system has a person down feature and alerts our staff to the location of a resident in the facility in the case of a fall.

The balconies offer a private outdoor space to engage in some pot gardening or a reading session in the sun and are furnished with outdoor armchairs and coffee table. All Apartments feature Wi-Fi and our in-house TV information channel, together with telephone capability in the bedroom and lounge room. Individually controlled reverse cycle air conditioning is installed in some apartments.



#### **Summary of apartment inclusions:**

- Nurse call points
- Access to Telephone connection
- Access to Foxtel connection
- Colour coded bathroom tap hardware
- Bathroom grab rails
- Attractive door and drawer handles
- Stone effect tiled bathroom
- Reverse cycle air-conditioning
- Access to Wi-Fi
- Fabric curtains with matching pelmet
- 3 in 1 bathroom light/heat/exhaust unit
- Attractive overhead light fittings
- Modern colour coordinated kitchen cabinets

**Our Refundable Accommodation Deposit is ranged from \$550k to \$950k depends on the room types.**

You can pay the room by one of the following 3 methods:

1. RAD: A full payment of the agreed RAD, ie Refundable Accommodation Deposit.
2. DAP: By a rental style daily payment called DAP, ie Daily Accommodation Payment. The interest rate is set by the government, and currently is 6.31% (Maximum Permissible Interest Rate).

$$\text{DAP} = (\text{Agreed RAD Amount} * \text{MPIR})/365$$

3. Combination Payment Method: Part of the Agreed RAD and the unpaid balance to be converted to a Daily The maximum accommodation payment

$$\text{DAP} = (\text{Unpaid RAD Amount} * \text{MPIR})/365$$

The Maximum Permissible Interest Rate (MPIR) is decided by the government and currently is at 6.31% .

When a part RAD/part DAP option is chosen, the resident may elect to have the DAP deducted from the RAD balance. Where this option is taken up the refundable amount of the RAD reduces over the length of the resident's stay.

Prospective residents and their families are encouraged to obtain individual financial advice on the best option for their accommodation payment.





## Common areas residents can access



The large dining room offers spacious accommodation for 50 people with beautiful furnishings and direct access to dining terrace, landscaped gardens and water feature. Colour coordinated furniture, curtains and artwork make this a welcoming space for meals and refreshments. The lounge room has luxury armchairs, an open gas fire and marble feature wall, 60" large screen TV/surround sound system and Library.

The lounge is adjacent to the dining room, main entrance and reception. On the same level are two accessible WC's and out telephone room with our visiting library service, public telephone and internet kiosk. The main staircase has been finished in Marble with glass balustrades and our new glass lift gives residents a view of the landscaped courtyard while travelling between floors.

Our upper-level lounge and activity space provides a large dividable room accommodating our cinema and is used for activities, games and concerts. Foxtel and surround sound systems complements the large screen cinema experience. Accommodating up to 90 for a seated meal, we also use this room for celebrating special occasions.

Our hair salon offers residents the convenience of a salon on site with weekly hairdressing service available at a cost to residents. There is a large terrace furnished with outdoor lounge and dining furniture.

An abundance of natural light is provided in common areas by floor to ceiling windows and glass doors for external access. Non-natural lighting includes recessed downlights, attractive ceiling lights and wall lights.

Free Wi-Fi is available on our guest network throughout the facility. Skype is also available to residents using our iPad. Foxtel connection is available, and residents can make their own arrangements with the provider.