

KEY FEATURES

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McLean Care Ltd

Revised: 13th November 2023

APPROVED PROVIDER: McLean Care Ltd

RESIDENTIAL AGED CARE FACILITY: McLean Care Ltd – Residential

LOCATION OF THE SERVICE: 67 Killean Street, Inverell, NSW 2360

SUMMARY / BRIEF OVERVIEW OF THE SERVICE

McLean Care Residential is a 138 bed facility in picturesque Inverell, Northern New South Wales. The environment offers complete serenity in seamless coherence with its surroundings.

Our award winning landscaped gardens and private courtyards provide ideal spaces for taking advantage of beautiful climate, either relaxing on your own or enjoying time with family and friends in an idyllic setting.

A talented and skilled team are employed at the site, including dedicated Aged Care Employees who are passionate about providing the care you need, the way you want. Highly experienced committed Registered Nurses and Enrolled Nurses provide and oversee care 24/7. The leisure and lifestyle staff, hospitality staff and maintenance support team also play an integral role in enriching your experiences through their professionalism and dedication to caring.



SERVICE PROFILES

ARGYLL CENTRE

The Argyll Centre is located in the centre of the McLean Care grounds surrounded by a tranquil bush setting. We have a range of comfortable rooms throughout our home, including dining and sitting rooms and a large leisure and lifestyle room. There are 56 beds in the Argyll Centre, ranging from modest sized single rooms through to larger companion rooms. All rooms offer adjoining ensuites and ample natural lighting. The Argyll Centre is divided into three sections – James / Gibson and Chisholm. Each area has a separate dining area and lounge rooms.

The Argyll Centre is a suitable care environment for Residents who require assistance or are fully dependent for:

- Mobilising and transferring
- Toileting
- Management of food and fluids
- Assistance for all aspects of Activities of Daily Living



BERESFORD COWARD

Beresford Coward Hostel is nestled privately on the McLean Care grounds surrounded by beautiful gardens. There are 52 beds in Beresford Coward Hostel, each very spacious with private ensuites. All our rooms feature access to a private patio and large windows. Beresford Coward is divided into four courts. Two courts share a dining room and comfortable sun filled sitting rooms. Beresford Coward Hostel is a suitable care environment for Residents who are able to:

- Mobilise independently or with the assistance of 1 staff member.
- Transfer on and off your bed independently or with the assistance of 1 staff member.
- Toilet independently or with the assistance of 1 staff member.
- Manage food and fluids independently (or with supervision).
- Independently manage all aspects of Activities of Daily Living or with the assistance of 1 staff member.

ARRAWATTA LODGE

With its entrance located on the eastern side of the McLean Care grounds, Arrawatta Lodge is surrounded by a serene bush setting offering privacy and a relaxing environment. There are 13 large single rooms with ensuites in Arrawatta Lodge, with each room having a view of either beautiful gardens or surrounding country side. All rooms have fans for the summer and are heated with common areas air-conditioned.

Arrawatta Lodge is a specialised accommodation service designed for people who are living with Dementia and associated behavioral symptoms such as wandering or being at risk of absconding. Arrawatta Lodge is a suitable care environment for Residents who are able to:

- Mobilise independently or with the assistance of 1 staff member
- Transfer on and off your bed independently or with the assistance of 1 staff member
- Toilet independently or with the assistance of 1 staff member
- Manage food and fluids independently (or with supervision)
- Independently manage all aspects of Activities of Daily Living or with the assistance of 1 staff member

HECTOR WING

Hector Wing is located adjacent to the Argyll Centre and overlooks prime grazing land. We have a range of comfortable rooms throughout Hector Wing, including dining and sitting rooms and a sweeping span line patio. There are 17 beds in Hector Wing, all boasting large and modern private ensuites.

Hector Wing is a suitable care environment for Residents with challenging characteristics associated with Dementia and benefit from living in a secure environment. Residents may also require assistance or be fully dependent for:

- Mobilising and transferring
- Toileting
- Management of food and fluids
- Assistance for all aspects of Activities of Daily Living

At McLean Care we believe each person is an individual and therefore the services required are unique to that individual. Our Resident centred approach to living begins with the Resident and his or her needs. It results in choices about day to day living, service and care options. In this way we help maintain independence and dignity and provide the best possible lifestyle and service options. As a result, as your needs change, we will continue to support you, by adapting the care and accommodation services we offer you.

ACCOMMODATION PRICING

To establish the fees you may be asked to pay, your income and assets will be taken into account. You may be asked to pay one or more of the following fees:

A Basic Daily Fee: This covers living costs such as meals, power and laundry. For some people this is the only fee they are required to pay.

A Means – Tested Care Fee: This is an additional contribution towards the cost of care that some people may be required to pay. The Department of Human Services will work out if you are required to pay this fee based on an assessment of your income and assets, and will advise you of the amount.

An Accommodation Payment: This is for your accommodation in the home. Some people will have their accommodation costs met in full or part by the Australian Government, while others will need to pay the accommodation price agreed with the aged care home. The Department of Human Services will advise you which applies to you based on an assessment of your income and assets.



The maximum accommodation payment at McLean Care Ltd is \$440,000.

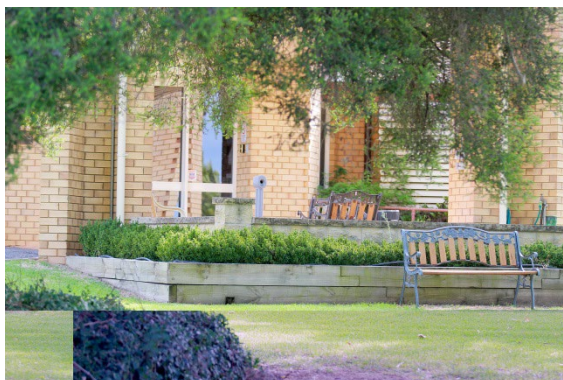
The interest rate used is the maximum permissible interest rate (MPIR) current at date of entry. The interest rate is 8.15% per annum.

The maximum accommodation payment can be paid as:

- A Refundable Accommodation Deposit (RAD) of \$440,000.
- A Daily Accommodation Payment (DAP) of \$98.25.
- A combination of a RAD and a DAP, for example;
 - A 50% RAD (deposit) of \$220,000 plus a 50% DAP of \$49.12
- A RAD with a draw down, for example;
 - A RAD of \$220,000 with a monthly draw down of a \$49.12 DAP with draw down amounts charged at a percentage of 8.15%p.a.

Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both.

A refundable deposit is paid as a lump sum amount. A daily payment accrues daily is paid monthly. A daily payment drawn from a refundable deposit will accrue daily and be drawn monthly from the deposit. A combination payment includes both a partial lump sum and daily payments.



From July 1st 2015, when a Resident moves from one room in the facility to another, the Residential Care Agreement will be varied to include the new agreed accommodation payment amount. The maximum permissible interest rate as at the date on which the new accommodation agreement is made is used to calculate the daily accommodation payment (DAP) on the new room price.

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Arrawatta Lodge – Single room + private ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to one person only. A typical room size in this category is 16.2 square metres.

Description of the Room Type

The room type features high quality bedroom furniture including:

- *Electronic high / low adjustable bed*
- *Bed side cabinet*
- *Large Built in wardrobes*
- *Fitted shelving*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts quality fittings including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Ceiling fan*
- *Window dressings of fabric curtains*
- *Colour coded bathroom tap ware*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Attractive door and draw handles chosen for ease of dexterity*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: Lounge includes comfortable seating, television and DVD, soft furnishings, artwork and provides access to a secure garden area.

Quiet room provides rural views with comfortable seating and soft furnishings.

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Argyll Centre – Single room + Shared ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to one person only. A typical room size in this category is 17.95 square metres.

Description of the Room Type

The room type features are in good condition and contain bedroom furniture including:

- *Electronic high / low adjustable bed*
- *Bed side drawers*
- *Built in wardrobe*
- *Fitted shelving*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts fittings in good condition including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Ceiling fan*
- *Window dressings of fabric curtains*
- *Colour coded bathroom tap ware*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: medium size Lounge area includes television and DVD, kitchenette, activities cupboard, soft furnishings, artwork.

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Argyll Centre – Shared room + Shared ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to two people only. A typical room size in this category is 30.6 square metres.

Description of the Room Type

The room type features are in good condition and contain bedroom furniture including:

- *Electronic high / low adjustable bed*
- *Bed side drawers*
- *Built in wardrobe*
- *Fitted shelving*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts fittings in good condition including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Shared Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Ceiling fan*
- *Window dressings of fabric curtains*
- *Colour coded bathroom tap ware*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: medium size Lounge area includes television and DVD, kitchenette, activities cupboard, soft furnishings, artwork.

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Beresford Coward Hostel – Single room + Single ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to one person only. A typical room size in this category is 22.7 square metres.

Description of the Room Type

The room type features are in good condition and contain bedroom furniture including:

- *Kitchenette*
- *Medical Bed*
- *Bed side drawers*
- *Large wardrobe*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts fittings in good condition including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Ceiling fan*
- *Window dressings of fabric curtains*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: Large Library/Lounge area with television and DVD, computer kiosk with internet, library, seating area with soft furnishings and artwork.

Two large dining areas with servery, dining tables and chairs, garden views, soft furnishings and artwork. Extensive garden surrounds and village green.

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Chisholm Wing – Single room + Shared ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to one person only. A typical room size in this category is 12.5 square metres.

Description of the Room Type

The room type features high quality bedroom furniture including:

- *Electronic high / low adjustable bed*
- *Bed side cabinet*
- *Large Built in wardrobes*
- *Fitted shelving*
- *Over-bed lighting*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts quality fittings including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Shared Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Ceiling fan*
- *Window dressings of fabric curtains*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Attractive door and draw handles chosen for ease of dexterity*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: Medium size Lounge area includes small library, television and DVD, dining facilities, kitchenette, activities cupboard, soft furnishings, artwork.

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Chisholm Wing – Shared room + Shared ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to two people only. A typical room size in this category is 12.5 square metres.

Description of the Room Type

The room type features high quality bedroom furniture including:

- *Electronic high / low adjustable bed*
- *Bed side cabinet*
- *Large Built in wardrobes*
- *Fitted shelving*
- *Over-bed lighting*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts quality fittings including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Shared Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Ceiling fan*
- *Window dressings of fabric curtains*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Attractive door and draw handles chosen for ease of dexterity*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: Medium size Lounge area includes small library, television and DVD, dining facilities, kitchenette, activities cupboard, soft furnishings, artwork.

- *Large Built in wardrobes*

KEY ACCOMMODATION FEATURES OF THE ROOM CATEGORY

Room Category

Hector Wing – Single room + Private ensuite.

Maximum Room Occupancy and Size

The room type provides accommodation to one person only. A typical room size in this category is 23 square metres.

Description of the Room Type

The room type features high quality bedroom furniture including:

- *Electronic high / low adjustable bed*
- *Bed side cabinet*
- *Large Built in wardrobes*
- *Fitted shelving*
- *Over-bed lighting*
- *Internal Wardrobe LED lighting*

The room type features high quality bedding including pressure relieving mattress (standard / supplied as needed)

This spacious sized room boasts quality fittings including:

- *Nurse call system*
- *Television connection*
- *Landline telephone connection capability*
- *Private Ensuite bathroom with a toilet, shower, vanity and grab rails*
- *Fire sprinkler protection*
- *Individually controlled heating unit*
- *Evaporative air conditioning*
- *Window dressings of fabric curtains*
- *3-in-1 bathroom ducted heat / light / exhaust*
- *Attractive door and draw handles chosen for ease of dexterity*
- *Wi-Fi internet access*
- *Soft furnishings*

Immediate common area: Large size Lounge area includes small library, television and DVD, dining facilities, kitchenette, activities cupboard, soft furnishings, artwork, span line patio and internal courtyard.