

Key Features Statement

July - September 2025

Melva McDonald Lodge

Residential aged care
11 Mavis Street, Rooty Hill

COMMON AREAS

Potters Café

Located on the ground floor with direct access to outdoors.

Activities room / Chapel

A large activities room and a dedicated space for chapel services are located next to each other on the ground floor, and can be combined for larger groups.

Dining areas

Each area has its own dining room. An accessible toilet with call button is close by.

Lounge and sitting areas

Each level has two main living areas. Levels 1 and 2 have additional lounge and sitting areas.

Outdoor areas

Secure garden area with walking paths and benches. Access to a children's playground, community centre and on-site BBQ which is shared with retirement living residents.

Hairdressing salon

Purpose built salon on ground floor. Services include a fee.

Wellness Centre

Physiotherapy room is located on the ground floor.

ADDITIONAL SERVICES

Enhanced Dining Experience

Hot cooked breakfast daily with extended hours

Extensive lunch and dinner menu with a variety of choices – hot meal, soups, salads, sandwiches, light meals and dessert.

Option of alcoholic beverage with lunch

Resident Snack Bar 24/7

After-hours menu available upon request

BBQs &/or special occasion meals in addition to routine social & cultural meals and events

Happy hour

Choice of dining venues

Moulded food for pureed diets

Premium coffee

Technology and Engagement

WiFi internet

CareApp communications app for families

Tovertafel interactive games for people requiring cognitive improvement

BrainTrainerPlus™ digital experience to encourage active minds

iPads/Tablets

Robotic animal therapy

Video and book library

Evoke® TV & Radio channels available in rooms

Wall-mounted SMART TV

Lifestyle and Interests

Musical playlist for residents – available on request

Live entertainment - fortnightly

Art therapy session - fortnightly

Professionally printed clothing labels

On-site gym

Armchair travel sessions - monthly

Bus outings (weekly) – some lunches or ticket charges at additional cost

Church to you

On-site Chaplain

PRIVATE ROOMS

One resident per room

Single electric bed

Bed coverings, sheets, pillows and bedspread

Built in cabinetry, wardrobe/cupboard with full length mirror

Armchair and a bedside table with lockable compartment

Air conditioning

Wall-mounted SMART TV

Windows with curtains fly screens

Emergency call button

Bathroom

Vinyl non-slip flooring

Accessible toilet and tiled shower with handrails

Mirrored wall cabinet with ceramic basin

Two emergency call buttons

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PRICING

Room type	Number of rooms	Size (m ²)	Description
A	90	17.7 – 19.3	Standard private room with private ensuite

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 fortnightly.

A combination payment includes both a partial lump sum (RAD) and daily payments (DAP).

Where a resident doesn't pay the RAD in full, they can elect to have their DAP deducted from their deposit. Where this occurs, the amount of DAP will gradually increase as their deposit decreases. As the RAD deposit decreases, the resident may be required to make a further deposit if the deductions are to continue.

Room type	Aged care pricing commissioner approved*	Maximum refundable accommodation deposit (RAD)	Maximum daily accommodation payment (DAP)	10% RAD	90% DAP
A	N/A	\$550,000	\$117.23	\$55,000	\$105.51

*Applicable to accommodation valued over \$750,000

Additional Services Fee – \$50 per day or \$7.50 per day for fully supported residents

The Additional Service Fee will be indexed on 1 July each year by the annual percentage increase in the Consumer Price Index (CPI) for the previous March quarter (Sydney).