

Updated 1<sup>st</sup> April 2026**Boandik Kessal – Key Features Statement**

<b>Room name</b>	<b>Economy room</b>
<b>Room category</b>	<b>Single room plus private ensuite</b>
<b>Maximum occupancy</b>	<b>1</b>
<b>Maximum refundable accommodation deposit (RAD)*</b>	<b>\$310,000</b>
<b>Daily accommodation payment (DAP)*</b>	<b>\$67.61</b>

\* 2% annual retention will apply to full and part RAD payments. Up to 5 years maximum. The retention fee will be calculated daily.

\* The DAP will be indexed biannually in March and September.

**Explanation of accommodation payment options**

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 and is charged fortnightly. A combination payment includes both a partial lump sum and daily payments. The full details of the accommodation payments and examples of combination payments is available in the attached accommodation pricing schedule.

Residents with income of \$35,313.20 and assets less than \$64,500 are classed as supported residents and are not required to pay an accommodation payment.

All aged care residents are subject to Government means testing to determine the cost of their residential aged care fees.

**Quality, condition and amenity of room**

Boandik Kessal is located at 101 Lake Terrace East, Mount Gambier. The economy rooms at Sutton unit are single rooms with an outlook into attractive courtyards. The bedrooms and ensuites are refurbished when vacant. All rooms have built in wardrobes. Furnishings are provided that meet the individual needs of the resident however residents are encouraged to personalise the rooms with furniture and soft furnishings. Every room has individually controlled reverse cycle air conditioning, is suitable for a landline telephone connection, nurse call points and are Wi-Fi enabled. The rooms are located in close proximity to communal areas including the lounge room, dining room, sitting areas, courtyards, central arcade and gardens.

**Size of room (m<sup>2</sup>)**

The economy rooms are 16.10m<sup>2</sup> with large storage spaces. Each room has an ensuite measuring 4.13m<sup>2</sup>.

**Quality, condition, size and amenity of common areas**

The Sutton unit is located in the hub of the Lake Terrace site so residents have access to extensive communal areas. There are sitting nooks, a large lounge room, dining room, library, arcade with activity area, sitting areas, hairdresser and cafe. They have been designed to support the independence and individuality of the resident. The residents have easy access to the expansive grounds and gardens as well as protected courtyard areas. There is also a chapel on site available for church services. All communal areas have been recently refurbished.

**Specific design features of the room and of the home**

The Boandik Kessal home is co-located with a small lifestyle village. It is in close proximity to a school, kindergarten, local shopping centre and bus stop.

**Additional care or services offered at no additional cost**

All residents can access aromatherapy, hand massage, manicures, sensory therapy and exercise programs at no additional cost. There is an extensive volunteer program that supports residents to engage with the activities program which includes musicians, craft, cooking, bus outings and games.

Residents have access to a public telephone which is located in the Ashworth lounge activity room.

**Optional additional services offered at a cost to residents**

- Hairdressing
- Wireless internet

For further information please contact: -

Tracey Ferguson		Jane Templer
Residential Services Officer	or	Residential Manager
101 Lake Terrace East		101 Lake Terrace East
Mount Gambier SA		Mount Gambier SA
(08) 8725 7377		(08) 8725 7377

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<b>Room name</b>	<b>Standard room</b>
<b>Room category</b>	<b>Single room plus private ensuite</b>
<b>Maximum occupancy</b>	<b>1</b>
<b>Maximum refundable accommodation deposit (RAD)*</b>	<b>\$330,000</b>
<b>Daily accommodation payment (DAP)*</b>	<b>\$71.97</b>

\* 2% annual retention will apply to full and part RAD payments. Up to 5 years maximum. The retention fee will be calculated daily.

\* The DAP will be indexed biannually in March and September.

### **Explanation of payment options**

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 and is charged fortnightly. A combination payment includes both a partial lump sum and daily payments. The full details of the accommodation payments and examples of combination payments is available in the attached accommodation pricing schedule.

Residents with income of \$35,313.20 and assets less than \$64,500 are classed as supported residents and are not required to pay an accommodation payment.

All aged care residents are subject to Government means testing to determine the cost of their residential aged care fees.

### **Quality, condition and amenity of room**

Boandik Kessal is located at 101 Lake Terrace East, Mount Gambier. The standard rooms at Boandik Kessal are single rooms and are located in the Sutton unit with an outlook into attractive courtyards. The bedrooms and ensuites have been extensively refurbished in 2012 and 2013. All rooms have built in wardrobes. Furnishings are provided that meet the individual needs of the resident however residents are encouraged to personalise the rooms with furniture and soft furnishings. The rooms have reverse cycle air-conditioning, is suitable for a landline telephone connection, nurse call points and are Wi-Fi enabled. The rooms are located in close proximity to communal areas including the lounge room, dining room, sitting areas, courtyards, central arcade and gardens.

### **Size of room (m<sup>2</sup>)**

The rooms have recently been refurbished to provide a larger ensuite that suits an independent person and also those requiring full support. The room is 14.29m<sup>2</sup> with large storage space and an ensuite of 5.22m<sup>2</sup>.

**Quality, condition, size and amenity of common areas**

The Kessal home is located in the hub of the Lake Terrace site so residents have access to extensive communal areas. There are sitting nooks, a large lounge room, dining room, library, arcade with activity area, sitting areas, hairdresser and cafe. They have been designed to support the independence and individuality of the resident. The residents have easy access to the expansive grounds and gardens as well as protected courtyard areas. There is also a chapel on site available for church services. All communal areas have recently been refurbished.

**Specific accommodation or design features of the room and of the home**

The Kessal home is co-located with a small lifestyle village. It is in close proximity to a school, kindergarten, local shopping centre and bus stop.

**Additional care or services offered at no additional cost**

All residents can access aromatherapy, hand massage, manicures, sensory therapy and exercise programs at no additional cost. There is an extensive volunteer program that supports residents to engage with the activities program which includes musicians, craft, cooking, bus outings and games.

Residents have access to a public telephone which is located in the Ashworth lounge activity room.

**Optional additional services offered at a cost to residents**

- Hairdressing
- Wireless internet

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<b>Room name</b>	<b>Premium room</b>
<b>Room category</b>	<b>Single room plus private ensuite</b>
<b>Maximum occupancy</b>	<b>1</b>
<b>Maximum refundable accommodation deposit (RAD)*</b>	<b>\$400,000</b>
<b>Maximum daily accommodation payment (DAP)*</b>	<b>\$87.23</b>

\* 2% annual retention will apply to full and part RAD payments. Up to 5 years maximum. The retention fee will be calculated daily.

\* The DAP will be indexed biannually in March and September.

### **Explanation of accommodation payment options**

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 and is charged fortnightly. A combination payment includes both a partial lump sum and daily payments. The full details of the accommodation payments and examples of combination payments is available in the attached Accommodation Pricing Schedule.

Residents with income of \$35,313.20 and assets less than \$64,500 are classed as supported residents and are not required to pay an accommodation payment.

All aged care residents are subject to Government means testing to determine the cost of their residential aged care fees.

### **Quality, condition and amenity of room**

Boandik Kessal is located at 101 Lake Terrace East, Mount Gambier. The rooms in Roughana, Hawkins and Laube units were constructed between 2008 and 2014. The rooms have quality finishes and are refurbished when vacant. All rooms have built in wardrobes. Furnishings are provided that meet the individual needs of the resident however residents are encouraged to personalise the rooms with furniture and soft furnishings. Every room has individually controlled reverse cycle air conditioning, is suitable for a landline telephone connection, nurse call points and are Wi-Fi enabled. The Hawkins Court rooms have an overhead hoist system. The rooms look out onto attractive gardens, streetscapes and landscaped courtyards. The rooms are located in close proximity to communal areas including the lounge room, dining room, sitting areas, courtyards and gardens.

### **Size of room (m<sup>2</sup>)**

The rooms range in size from 17.2m<sup>2</sup> to 18.96m<sup>2</sup> providing space for a sitting area. The ensuites are designed to suit the needs of the individual ranging in size from 5.43m<sup>2</sup> to 5.53m<sup>2</sup>.

**Quality, condition, size and amenity of common areas**

All areas have been designed to support the independence and individuality of the resident. The units have light and bright communal areas that include lounge room, dining room, sitting areas, spa bathroom, external courtyards and verandahs. The residents have access to the large communal areas located in other areas of the building for functions and entertainment. These areas include library, hairdressing salon, cafe area and a large activity room that accommodates 80 people. There is also a chapel on site available for church services. All communal areas have recently been refurbished.

**Specific accommodation or design features of the room and of the home**

The Kessal home is co-located with a small lifestyle village. It is in close proximity to a school, kindergarten, local shopping centre and bus stop.

**Additional care or services offered at no additional cost**

All residents can access aromatherapy, hand massage, manicures, sensory therapy and exercise programs at no additional cost. There is an extensive volunteer program that supports residents to engage with the activities program which includes musicians, craft, cooking, bus outings and games.

Residents have access to a public telephone which is located in the Ashworth lounge activity room.

**Optional additional services offered at a cost to residents**

- Hairdressing
- Wireless internet

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<b>Room name</b>	<b>Hawkins Court Deluxe Room</b>
<b>Room category</b>	<b>Single room plus private ensuite</b>
<b>Maximum occupancy</b>	<b>1</b>
<b>Maximum refundable accommodation deposit (RAD)*</b>	<b>\$420,000</b>
<b>Maximum daily accommodation payment (DAP)*</b>	<b>\$91.59</b>

\* 2% annual retention will apply to full and part RAD payments. Up to 5 years maximum. The retention fee will be calculated daily.

\* The DAP will be indexed biannually in March and September.

### **Explanation of accommodation payment options**

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 and is charged fortnightly. A combination payment includes both a partial lump sum and daily payments. The full details of the accommodation payments and examples of combination payments is available in the attached Accommodation Pricing Schedule.

Residents with income of \$35,313.20 and assets less than \$64,500 are classed as supported residents and are not required to pay an accommodation payment.

All aged care residents are subject to Government means testing to determine the cost of their residential aged care fees.

### **Quality, condition and amenity of room**

Boandik Kessal is located at 101 Lake Terrace East, Mount Gambier. The rooms in Hawkins Court were constructed in 2011. The rooms have quality finishes and are refurbished when vacant. All rooms have built in wardrobes. Furnishings are provided that meet the individual needs of the resident however residents are encouraged to personalise the rooms with furniture and soft furnishings. Every room has individually controlled reverse cycle air-conditioning, is suitable for a landline telephone connection, nurse call points and are Wi-Fi enabled. The Hawkins Court rooms have an overhead hoist system. The rooms look out onto attractive gardens, streetscapes and landscaped courtyards. The rooms are located in close proximity to communal areas including the lounge room, dining room, sitting areas, courtyards, gardens and spa bathroom.

### **Size of room (m<sup>2</sup>)**

The deluxe rooms are 20.13m<sup>2</sup> providing ample space for a separate sitting area. The ensuite suits the needs of the individual resident and is 5.9m<sup>2</sup>.

**Quality, condition, size and amenity of common areas**

The Hawkins Court unit has the ability to be a secure unit. All areas are designed to support the independence and individuality of the resident. The units have light and bright communal areas that include lounge room, dining room, sitting areas, spa bathroom, external courtyards and verandas. The residents have access to the large communal areas located in other areas of the building for functions and entertainment. These areas include library, hairdressing salon, cafe area and a large activity room that accommodates 80 people. There is also a chapel on site available for church services. All communal areas have recently been refurbished.

**Specific accommodation or design features of the room and of the home**

The Kessal home is co-located with a small lifestyle village. It is in close proximity to a school, kindergarten, local shopping centre and bus stop.

**Additional care or services offered at no additional cost**

All residents can access aromatherapy, hand massage, manicures, sensory therapy and exercise programs at no additional cost. There is an extensive volunteer program that supports residents to engage with the activities program which includes musicians, craft, cooking, bus outings and games.

Residents have access to a public telephone which is located in the Ashworth lounge activity room.

**Optional additional services offered at a cost to residents**

- Hairdressing
- Wireless internet

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<b>Room name</b>	<b>Laube Unit Deluxe room</b>
<b>Room category</b>	<b>Single room plus private ensuite</b>
<b>Maximum occupancy</b>	<b>1</b>
<b>Maximum refundable accommodation deposit (RAD)*</b>	<b>\$460,000</b>
<b>Maximum daily accommodation payment*</b>	<b>\$100.32</b>

\* 2% annual retention will apply to full and part RAD payments. Up to 5 years maximum. The retention fee will be calculated daily.

\* The DAP will be indexed biannually in March and September.

### **Explanation of payment options**

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 and is charged fortnightly. A combination payment includes both a partial lump sum and daily payments.

Residents with income of \$35,313.20 and assets less than \$64,500 are classed as supported residents and are not required to pay an accommodation payment.

All aged care residents are subject to Government means testing to determine the cost of their residential aged care fees.

### **Quality, condition and amenity of room**

Boandik Kessal is located at 101 Lake Terrace East, Mount Gambier. The deluxe rooms in the Laube unit are large rooms that have a separate bedroom, lounge room and ensuite bathroom as well as direct access to a verandah. The rooms have outlooks onto attractive gardens. The rooms are refurbished when vacant with all rooms being upgraded in 2011. All rooms have built in wardrobes. Furnishings are provided that meet the individual needs of the resident however residents are encouraged to personalise the rooms with furniture and soft furnishings. Every room has individually controlled reverse cycle air conditioning, is suitable for a landline telephone connection, nurse call points and are Wi-Fi enabled. All rooms have access to communal areas including the lounge room, dining room, sitting areas, courtyards, central arcade and gardens.

### **Size of room (m<sup>2</sup>)**

The deluxe rooms are large, ranging in size from 26.69m<sup>2</sup> to 29.00m<sup>2</sup>. The ensuite is designed to suit an independent person through to those requiring additional support.

**Quality, condition, size and amenity of common areas**

The Laube unit is located in the hub of the Lake Terrace site so residents have access to extensive communal areas. There are sitting nooks, a large lounge room, dining room, library, arcade with activity area, sitting areas, hairdresser and cafe. They have been designed to support the independence and individuality of the resident. The residents have easy access to the expansive grounds and gardens as well as protected courtyard areas. There is also a chapel on site available for church services. All communal areas have recently been refurbished.

**Specific accommodation or design features of the room and of the home**

The Kessal home is co-located with a small lifestyle village. It is in close proximity to a school, kindergarten, local shopping centre and bus stop.

**Additional care or services offered at no additional cost**

All residents can access aromatherapy, hand massage, manicures, sensory therapy and exercise programs at no additional cost. There is an extensive volunteer program that supports residents to engage with the activities program which includes musicians, craft, cooking, bus outings and games.

Residents have access to a public telephone which is located in the Ashworth lounge activity room.

**Optional additional services offered at a cost to residents**

- Hairdressing
- Wireless internet

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