

Updated 1<sup>st</sup> April 2026**Boandik St Mary's – Key Features Statement**

|   |   |
|---|---|
| <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>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 St Mary's is located at 71 Boandik Terrace, Mount Gambier. St Mary's was constructed in 2005 and has been designed to support and encourage independence. The rooms have quality finishes and are refurbished when vacant. 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, overhead lifters, landline telephone connection, nurse call points and are Wi-Fi enabled. The room looks out to attractive and well-maintained gardens. It is located in close proximity to communal areas including the lounge room, dining room, sitting room, gardens and spa bath.

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

The premium rooms are 16.38m<sup>2</sup> providing space for a small sitting area in the attractive bay window. The ensuite is 5.37m<sup>2</sup> and is designed for the independent resident as well as those that require full support.

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

There are 4 residential units at the St Mary's site each having a large lounge room, dining room and sitting area that are all capable of seating all residents who live in the unit. Each unit has multiple access doors to the attractive grounds and walking paths. A large mall area connects the units to the

**Quality, condition, size and amenity of common areas (continued)**

arcade which has a large library, hairdressing salon, meeting room, cafe area, shop and a large activity room that accommodates 80 people. There is also a chapel on site available for church services and is utilised for large functions. All communal areas have been refurbished since construction.

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

The St Mary's site has a secure dementia specific unit on site which includes a kitchen, activity areas and Men's shed. 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 near Polly's café in the entry foyer.

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

- Hairdressing
- Personal telephone
- Wireless internet

**For further information please contact: -**

|                              |    |                     |
|------------------------------|----|---------------------|
| Tracey Ferguson              |    | Casey Walker        |
| Residential Services Officer | or | Residential Manager |
| 101 Lake Terrace East        |    | 71 Boandik Terrace  |
| Mount Gambier SA             |    | Mount Gambier SA    |
| (08) 8725 7377               |    | (08) 8724 1200      |

Contact Boandik Residential Services to complete the resident enquiry form (08) 8725 7377 or alternatively email [respite@boandik.org.au](mailto:respite@boandik.org.au)

|  |   |
|--|---|
| <b>Room name</b>                                       | <b>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>\$430,000</b>                        |
| <b>Daily accommodation payment (DAP)*</b>              | <b>\$93.78</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 St Mary's is located at 71 Boandik Terrace Mount Gambier. St Mary's was constructed in 2005 and has been designed to support and encourage independence. The rooms have quality finishes and are refurbished when vacant. Rooms are large and provide separate areas for the bedroom and lounge area. There is ample space for additional furniture and expansive 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, overhead lifters, landline telephone connection, nurse call points and are Wi-Fi enabled. The room looks out to attractive and well-maintained gardens. It is located in close proximity to communal areas including the lounge room, dining room, sitting room, gardens and spa bath.

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

The deluxe rooms are 23.94m<sup>2</sup> providing space for a separate sitting room. The rooms also have large wardrobes. The ensuite is 5.37m<sup>2</sup> and is designed for the independent resident as well as those that require support.

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

There are 4 residential units at the St Mary's site each having a large lounge room, dining room and sitting area that are all capable of seating all residents who live in the unit. Each unit has multiple access doors to the attractive grounds and walking paths. A large mall area connects the units to the Arcade which has a large library, hairdressing salon, meeting room, cafe area, shop and a large activity room that accommodates 80 people. There is also a chapel on site available for church services and is utilised for large functions. All communal areas have been refurbished since construction.

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

The St Mary's site has a secure dementia specific unit on site which includes a kitchen, activity areas and Men's shed. 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 includes musicians, craft, cooking, bus outings and games.

Residents have access to a public telephone which is located near Polly's café in the entry foyer.

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