

Key Features Statement

April – June 2026

Porter Lodge
Residential aged care
2 Sark Grove, Minto

Common areas

Café

Located on the ground floor and has direct access to outdoors. Services include a fee.

Activities room / Chapel

The chapel and activities room are located next to each other on the ground floor. Equipped with audio and visual system, they can be combined for larger functions.

Hairdressing salon

Purpose-built salon on ground floor. Services provided will include a fee.

Kitchen / dining areas

Each area has its own kitchen and dining space. An accessible toilet with call button is provided close by. Private rooms can be booked for family events.

Lounge and sitting areas

Each area has a lounge with flat-screen TV. Smaller sitting areas have books, magazines and DVDs.

Terrace and outdoor areas

Landscaped gardens with a number of terrace areas.

Physiotherapy

Located on the third floor.

Laundries

Laundry is done by staff at the on-site commercial laundry. Each area has a fully equipped laundry for resident use.

Private rooms

One resident per room

Bed coverings, sheets, pillows and bedspread

King single electric bed

Built in cabinetry with shelving, hanging space, lockable drawer and display shelving

Armchair, lockable bedside table and over-bed table

Wall-mounted SMART TV

Air conditioning

Windows with block out and sheer curtains

Emergency call button

Ensuite bathroom

Laminate flooring with tiled walls

Wheelchair accessible with grip rails

Vanity with bench space and storage

Emergency call button

Bonus Anglicare services

Choice of main meal with lunch

Moulded food for pureed diets

Wi-Fi internet

Resident & family communication app

Wall-mounted SMART TV

King single electric bed

Tovertafel: interactive games for residents with cognitive challenges

iPads/Tablets

Resident library

Evoke® TV & Radio channels available in residents' room

On-site gym

Church to you

On-site chaplain and pastoral carers

Complimentary services for limited time only*

Hot cooked breakfast daily

Choice of main meal at dinner

Choice of a glass of wine or beer with lunch

Order and apply labels to residents' clothing

Happy hour (weekly)

Bus outings – Cost of transport is complimentary. Additional costs for meals, event ticket or entry fees will be charged

*These services will be provided free of charge for new residents until Anglicare introduces higher everyday living services (Everyday Plus) in 2026. The complimentary services may become part of Everyday Plus services offering. Before this change, residents will receive further details about the Everyday Plus services available, including the associated Higher Everyday Living Fees.

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Pricing

Room type	No. of rooms	Size (m ²)	Description
A	84	22.6 - 27.8	Standard private room with ensuite bathroom
B	16	22.6 - 27.8	Standard private room with ensuite and balcony

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	\$600,000	\$130.85	\$60,000	\$117.76
B	N/A	\$600,000	\$130.85	\$60,000	\$117.76

*Applicable to accommodation valued over \$758,000