

CAB CERTIFICATION ADVICE BULLETIN

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OAK TOWERS REDEVELOPMENT

Churches of Christ (Vic) has officially opened its recently completed major redevelopment of Oak Towers Community Aged Care Facility in Oakleigh, Victoria.

Several hundred family and friends attended the opening ceremony where the official opening was undertaken by Senator the Hon Dr Kay Patterson Senator for Victoria.



"Oak Towers offers a wide range of care services including low care with ageing in place, dementia care and extra services high care. We have a high level commitment in providing an extensive and high quality range of services and lifestyle choices to our community at Oak Towers led by our caring staff", says Jillian Carson, CEO of Churches of Christ .

This new state of the art redevelopment provides a modern, naturally lit and open home that is designed to provide that comfortable home like feel. Every resident at Oak Towers enjoys their own room with ensuite bathroom. Modern and comfortable, they offer the latest emergency call systems, telephone access and individually controlled air conditioning.

"Peter Chenoweth and Andrew Hon from the CH Group identified areas in the building design where we were able to save tens of thousands of dollars in the overall cost of the project through the use of dispensations and their practical knowledge of the BCA and Government Certification requirements which also ensured the success of this project" said Jillian Carson. "One of the best things we did was to appoint the CH Group."

Oak Towers has been enjoying strong demands for occupancy across the full range of care services. For more photos go to http://www.ccare.com.au/html/lc_oak_towers.htm

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ASSESSOR'S NOTE BOOK -

SERIOUS HAZARD

Most of us would now be fully aware of the minimum scores needed under the 1999 Aged Care Certification Assessment Instrument to be eligible to achieve Certification status. But there are other issues the Department of Health and Ageing are obliged to consider when determining a Certification Assessment.

If an assessor identifies a Serious Hazard on site during a Department instigated Certification Assessment, they must inform the Approved Provider on site and then notify the Department of Health and Ageing within 24 hours of the on site assessment.

The Department will then review the Serious Hazard report received from the Assessor and work with the Approved Provider to have the hazard addressed.

An Approved Provider will not receive Certification Status for a facility until the Serious Hazard issue has been satisfactorily resolved regardless of the score achieved under the 1999 Certification Assessment Instrument.

A Serious Hazard is one which, in the opinion of the Assessor and the Department will imminently cause death or serious injury and requires immediate rectification. Examples include;

- * Exposed live electrical wiring
- * Structural defects, likely to fail
- unprotected water features in areas accessed by residents
- * Decommissioned fire safety system
- * Steep embankments or unprotected retaining walls in resident courtyards, etc.,

The photos on this page show examples of some of the Serious Hazards the Certification Assessors have observed on site on some of the newly constructed facilities.



Large unprotected pond approximately 300mm deep in resident main courtyard



Large unprotected pond with direct access from resident activities/dining room



Resident courtyard access area with unprotected retaining wall



Resident external courtyard area with no fencing to prevent access to 1.5m fall to main road

CH Group Services

- 2008 Compliance Reports
- Independant Certification Assessment of Design Documentation
- Due Diligence Reports
- BCA 9c Conversion Reports
- Aged Care Certification Assessment Reports
- Building Code of Australia Compliance Audits Class 2 to 9
- Building Permits and Inspections (VIC)
- Certification and Building Code Training Seminars
- Essential Service Compliance Reports
- Compliance Risk Management Programs

TIME OUT CORNER



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“The best advice to build on”.

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