

A Report of Inspection of Senior Housing in Australia by Foundation for Senior Citizens' Housing

2012.12.1(Sat) 12.8(Sat)

Yumi Yamanaka

\$ 1Au\$ 85 Rate 95.13

Commonwealth of Australia



1

6

2130
13%

270

6

TAS
NSW

70 80% 90%

800 900

20

Aged pension

Superannuation

65	74	2	AU	2	65.4%	668\$	1	451\$	14.4%	21.6%
		11		2				2		
			TAS	50	20					
			NSW	400	200					

	Australia	Japan
--	-----------	-------

12 2



タスマニア上空 (水と空気が世界一キレイらしい)

11:30

34 39

18

30



ワイナリーのシニア集団 (誕生日)

12 3



Barrington Lodge 文化遺産の建物部分

Barrington Lodge
 Original built 1850
 Aged care facility 2006
 77 32 1548
 Bond 161,266 84 Chaplain
 PC

2



認知症棟の庭。これくらいの塀はきっと脱走されると思うが...

Salvation Army

77 High Low Care
 1991
 1900

2



大きい方のダイニングルーム

Dining room 2



美容師は満員「写真撮ってもいいわよ！」と明るい。奥がPTルーム

PT 4



3

1

10-16

N

3

6

1

Bed



介護施設で青は珍しく、建築家に聞くとスカイブルーだし僕は好きだ！ってそんなんでもいいの？



見えないけど全て防水加工 (AUの会社らしい)



居室ドアの横に表札Box.中には緊急時の薬などが保管、下にあるカードは移動介助方法



Darren Mathewson CEO, Aged & Community Service Tasmania

Lecture Australian aged care policy reforms
By Aged & Community Service Tasmania CEO Darren Mathewson at Barrington Lodge

10

Aged

2050
50

2

20-30

2

1

20 HACC 5

Gateway system

IT

Government Response

10

HP Site Gateway Gateway 1 32 2014 52

Safety net

36 37 5

Risks to providers

Liquidity

Bond

Housing for Older Australians

Queensland Retirement Village

TAS Independent Living

Accommodation

Housing
Housing

Retirement
Independent

Housing

Community Housing

55

Wellbeing

10 20

TAS

※AUでは、ホームレスとは日本の意味と異なり、単に「家がない」というだけの意味や、あえて自主的に家を放棄した人のことを言い、路上生活者や物乞いなどのニュアンスではない。

AU

Community Housing

AU

Questions & Answers

Q
A AU

AU
TAS
NPO

90

60

40

Q TAS
A



入居者のランチ2種からチョイス

Very good!



我々のランチは特別ビュッフェ。美味しすぎる



さらにおやつに手作りケーキ各種...

Lecture Aging in Place
By Prof. Keith Jacobs University of Tasmania



Aging in Place

1 69

Retirement Village
Accommodation Accommodation
Housing

Place

Aging in

70 1000 113

NPO

Philosophy
10

70

2008

5.6

2028

3.1

70

ようなニュアンス

AU というホステルの意味は、部屋のみでバストイレなどついていない間借りの

2

AU

2

1

Questions & Answers

Q

High

Low Independent

Bond

A

High

Q

A

Q Commnitiy housing CH Care

A CH CH GAP
10 20

Q CH Independent Living

A CH NPO CH ID ID CRA
CH CH
ACHA Aged Care Programs to Assist Community

67

AU

Lecture The Salvation Army By Stuart Salvation Army SA



Australia TAS
1 TAS 2000 200 TAS
43 95

SA SA SA

Financial Asset

Bond

SA

SA NPO

Aging in place

1 SA

Lecture Architecture By Scott



10
SA
10
17 2007 2009 2003 60
SA

Questions & Answers

Q

A

1840

6

Q

A

Calm

Q

AU

A Yellow & Blue
Happy Color

Blue sky

OK

Lecture By Key Chaplain



29 Southern states Australia
Queensland
Phillipine BL
77 85
3 2 14
2

SA

125

TAS

SA

1865

15

SA

1895

SA

59 SA

20

2

2840

AU

2.2

Lecture By Barrington Lodge Director Nurse Clare Jurasovic
10

1

1

6

High Low

Aging in place

Attached Paper

Salmon ponds

1

2

1

AM 9

6

8

3 6

15

Questions Answers

Q

A

Care worker

Short course

3
Activity

2 3

3

2

1

Lecture

By Ms Andrea Price

2

2

2





High

AU

TAS

USA EU

2

Dinner

2



Others

ADARDS

16:30

EU

AU

2 3

1 95

23

Developing



ペーパー排泄専用ディスプレイ
ポスター



ペーパー尿瓶と洗面器！



どこの施設でも必ず3居室ごとくらいに設置
されているリフター。法律で規制らしい

50

1

GP

70

20

2



手洗いポスターが随所に、デザインがわかりやすくかわいいものが多い

12 3

19:30 22:00 Welcome
CEO Susan Parr

Jed Donoghue

Clare



Hobart副市長 大そう視察団をお気に召したらしく、急きょ市庁舎へ招かれる



300gのメインサーロインステーキが全部食べられる

Lecture By Dr. Jed Donoghue The Salvation Army Housing and Homeless Service State Manager
The Community Aged Care Package



2010 6 1 65 97,000 Baby boomers
AU 1950 60

4 40 5 5 CH 2 300 3

Homeless 3 1 Primary Homeless 10 AU
Third Secondary

Homeless

CH Very diverse Organization AU CH 3,000 AU Homeless
80,000

CH Commonwealth Health Care Card

CH

Homeless 75 40 Bond
25 30 1 4

Bond 25 1 5 5

Bond CH

5 20 8

AU 40 TAS 11500 Wales 80,000 NPO
20 NPO ...
TAS 500

CH CH 30
CH Community Housing Social Housing

CH Commonwealth Rent Assistance AU NGO 10 CRA

1000	AU	22	1	BOND
AU	AU	1/4	3	
	AU	Castle		
		30	AU	
			5	
	15-	25		15 30

CACPs Community Aged Care Packages

ACHA Homeless
 Provider
 Annual Funding rounds 1

Apply

DOHA Department of Health and Aging Apply

Conclusion

AU

Questions & Answers

Q
 A AU 4
 AU

Q
 A

Q
 A TAS TAS



ほとんど1LDKのタウンハウス (2戸1つ)



突然お伺いした女性のお家。キレイな部屋

House

LDK

2

60

Positive Aging.

John



危機感のない(?) 救急車と思ったら、Ambulanceの意味合いが少し違うらしい

Ambulance St Jones Ambulance

First Aid SA

Housing

60 70

Campbell Town

CRA

2

Community House

Independent

Care

Independent Living



12 4 Campbell Town Health & Community Service

Ms Patsy Burges Manager/Director of nursing Campbell Town Health & Community service Department of health and human service

Campbell Town

100

3

1

1885

2001

MPS Multi Purpose Service



Webster Wing

Room



Heritage Building



North Wing

Campbell Town

40 45 70

1



West Wing *South Wing*

High & Low care 20
6



1



1



1

Wellbeing Health
Social determinants of health

WHO The social

determinants of health are the conditions in which people are born, grow, live, work and age, including the health system. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels. The social determinants of health are mostly responsible for health inequities - the unfair and avoidable differences in health status seen within and between countries.

ACATs
 High Low
 400
 85.4
 3
 70
 22.5
 MPS
 26
 High & Low
 94
 74
 Multiple
 PR
 VTR
 David
 MPS
 David
 1
 Josephine & David
 3
 TAS
 Beverley
 Cyril
 Annie 71
 Northern middle land
 Community House 1
 Annie

Campbell Town
Community House

2

1

Anne
Community House
2

Home Help

Alan Volunteer

Margo Volunteer

8 12

Jim Helen Vicky Dog

1

Center
1885 116 2001 MPS

2 DOHD
2012

3 4 2001 12
33 66 HAC

ACFI 1997
HACC ACATs

H18 L6

12

400

High Low

85.4

3

Equip 5 10 2013 1

MPS

Equip5

CCCS

Philosophy

Person Centerd Community

Person Centered Community

Conclusion

Campbell Town MPS

3000

MPS

Questions & Answers

Q

A 1

30

Q Campbell Town

A MPS TAS

Staff Q&A

Q

A VTR

3

2

Q

A 5 1 4

40-45

10

3

Q

A 9 1 30 1 2

9

1

1km



Anna 50
Elizabeth Maccoi Home

NPO

1970

2

Personal Care.

日本の古い文化住宅に近いかも



Annie 71

Council property



小綺麗なタウンハウス

金髪の方の方。よく喋る。帰りに高級チョコ
Haigh'sのサンタ版をみんなにくれた

8

Financial

2

1

130 1 2

Barbala

Elizabeth Court 3

2

8



立派なキッチン！



一戸建ての2ベッドルームで広々。ひとり暮らしにここまでいらんのでは

Break

3 2
AU

Campbell Town 22 25
28-29 800-900 20
3

Ross Campbell Town 10



退院したところなのに「歩いてみるよ」と歩行器で歩かれる91歳お父さん

Jen
90 6
1
58
Pinger
Finger

Campbell Town



手作りの料理いろいろ。マジメにおいしかったです



22

Southern Cross Care SCC Lawrenny Court Independent Living
By Bob Rumbold , Residential Enquiries Officer

Lawrenny Court

2km

Southern Cross Care SCC



		1500	880
		Laurennny Court	
84	SCC		Nursing Home
7 Retirement Village	11		500

1969

Knights of Southern Cross

1976

The mission statement of Southern Cross Care (Tas.) Inc. is: *"To demonstrate the love of Christ by providing a range of aged care services which meet the needs of people in our Tasmanian community."*

Lawrenny Court

Village



				1
100	130	2	100	
	CRA		160	2

SCC

SCC

West Hobart

Village 1970

15 SCC



共有スペース
ホール内
外観

150

NPO

Bob SCC
Village

Independent Village

Nursing Home

Bob 2

Village Bond

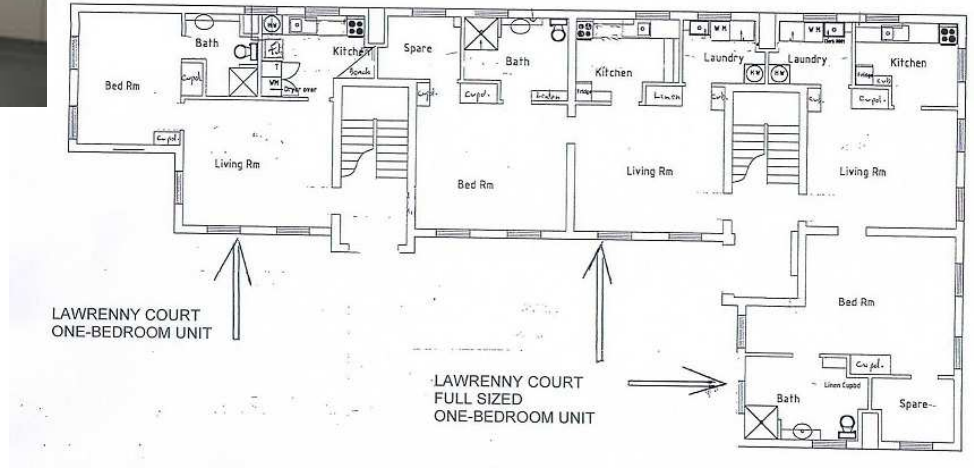
SCC ...
Independent Village

5000



建物は全て2階建てで階段があり、入居者には困難な造りになっている。コストの関係でエレベータなどの設置はできない。84戸のうち、10戸が1Bed room タイプ (110 \$/週)
2Bed room タイプ (131 \$/週)





City Hall
1860

2

2

Grand Ball Room



Susan(CEO

Welcome

)

2003

1200

7

3

Community

Governance

Employees



2008

)

介護職員の休憩室。ロッカーやシャワールーム、キッチンなど充実、みな明るい～



1

4

110

2

EV

居室のバスルーム（広い）。世界中で狭いのは日本だけだと思う

OLD

NEW

Matron()

Low care

High care

16 4 Bath room
 20
 5
 3



中庭で職員による職員のためのイベント。和太鼓！やマッサージ、バーベキューなどまるで休日の風景、すごくOPENな職場

Inspection
 High care Low High

TV

Susan

AU

BBQ

St.Anne's Verve St.Anne's

NPO



世界の金融問題のせいで計画通りに進まず。まだ数件しかできてないので寂しい



今回唯一のPoor Lunch

20

...



28.9



50

St. Ann's

Bond

Village Independent

55

6

77

60

1
30 OK 80

1

120

19

6

5

Profit St. Ann's
50/50

2.75
...(-_-)

1000

Nursing Home



Low
AU



High
GH

High

Verve

110

3

10

4

40

Low Bond

High Bond

Verve

12 5

17:00



1

4
OK Black point(

10

)

NSW



近未来キッチンのような障がい者設計台所



トランスポーターションがAUほどこも進化。
ホイスト、リフター仕様は標準



薬局からはこのように朝昼
夜寝る前月~金と薬を入れ
て渡されるそう



パーキンソン用歩行器。レーザー光線あり

AU IT
HP

But AU



AU

12 24
Aging in Place

Aging in Place

AU

Aging in Place

HACC

1980

Community option program
Community Aged care package

Aged care of Dementia

Baby boomer

Baby boomer

Baby boomer

Baby boomer

Housing design

2

Aging in Place

Retirement Village RV

RV

Baby boomer

45

3

4

IT

AU

AU 55

96.5

83

4

3

1

83

3

AU

65

3

AU

RV

4

5

Independent Living Center

2010

2010

1992

for Housing

AU

2

AU

Age-Specific Housing Options

RV

NSW

55

55

55

AU

HACC

OK

AU

affordable

RV

RV

AU

License

Bond?

45

25 30

Village

1

Baby boomer

100

RV

1

NPO

RV

RV

NPO

RV

NPO

RV

Arrangements

Mobile Manufactured Home

14 4

Caravan Park

AU Baby boomer 1 Park

Assited Living Village 1

85 100

NPO NPO

Public Housing

AU

NSW

Community Housing Community

Rooming Housed Boarding Housed Hostels

AU

Benevolent Society Apartment for life project
Bondi, Sydney

Baby boomer

10 1930 40 3 1
Community 1 2

Aussie

AU

140 Apartments in 3 buildings 50% of site open space with public access
Community facilities
60% at market value
30% affordable units at discounted prices
10% rented to low income people

Uniting Care

Inspired Care Person centered Service Model

Baby boomer

To integrate service in communities, preferably around well located community hub which is part of a town center with good access to transport and opportunities

NSW
Federal NRAS funding Affordable

Dougherty Apartments

boomer Baby

Q Dougherty Apartments

A

Uniting Church

Joint government AU

NPO

Community housing provider

12 6 Dougherty Apartment

1989

9

1F Low care 1

Low care 56

GH

101

3 Independent 2

1 2

41 52

25 1 5

5.5

6

Bed590

2Bed610

2

Low care

Independent

Bed84

Bed19

3Bed1

Care

F Low care

CACP

EACH

20

2Bed

1Bed

1

2Bed

20

2

1Bed

OK

H

88

Aussie

2

1

TIME

6



NPO
30
DV

1 2012

Alan Walker Village	Independent				Village	
1984 7 14		Mrs Doris Walker				1985
5 18	Alan Walker				2	
	2Bed	3Bed			1Bed room	36 39 2Bed 90
					119.5	200
Alan Walker Village	300	65		98		62
80		103				
						12
27		2		1Bed=226.79		2Bed 234.44
	290	320	2			

21.93 Independent Living

Flexible support care



入居者たちが自主的に郵便物を仕分けして各戸へ届ける

			4.3	
0.5	2			
		2	Job share	1
	2			3
			Alan Walker Village	
				1

Helpless



プール活動は毎日終日入っていた。かなり熱心らしい

EACH CACP
Independent Living NSW
Aged care

GP

GP 9 203 300



週3回オープンのお店、コンビニ並みに大きい (入居者が店員)



98歳2人の女性に「He is very cute! Like a girl!」と言われた市村さんと

25

X'mas

50

15.50 NSW

AU

31.3

2
2

()

DVD CD

		15							
Lady 2	98	1	4	27	2		2		
				2	4	3			61
	2								
					98				

Inspection of Room



91歳建築家の男性のお部屋。数年前に奥さんを亡くす



URの人が「かなりお金がかかってるキッチン」という

76 Bed room Bond 48
 Bond
 Loan License agreement ()
 25

NPO 1 5 5

75
 48 1.2
 91.34 57.5 55 60
 80 90
 OK Independent 9 Bond
 Bond 2
 ()



Low care
 ACAP Bond
 52-55 29 Bond
 14 15

年末開設予定の新館介護棟、大変ゴージャス！