

Criteria for Selecting Land and/or Premises for the Pure Land Centre (LJW 4 Nov 2020)		
Criterion	Features	Comments
1. 'The Ideal House'	Four bedrooms, three bathrooms, disabled access, peaceful 'feel', garden outlook from client's room	
2. Rent or Buy	Currently, the plan is to rent a premises for the Pilot Trial, which will last about three years. However, depending on circumstances, it may prove more expedient to buy, even for the Pilot. If we had a vacant block of land, one possibility we have discussed is to erect a small 'prefab' house that will serve at least for the Pilot, and may be able to be extended in the long term.	
3. Location	<p>Ideally, the Pure Land Centre should be located within easy reach of the two main supporting bodies, Hayagriva Buddhist Centre and Buddhist Society of WA, and within a radius of about 10 km from the CBD. However affordable land may require that we search out to 20 km for the CBD.</p> <p>Issues to consider include: likely gain in land value in long term; room for expansion of Centre; relatively level site preferred; low noise levels in neighbourhood; pleasant outlook to gardens or parkland; convenient access for private vehicles and from public transport; avoiding bushfire-prone areas.</p>	
4. Finance	<p>We will be relying on donations as the start-up funding. This will include low-interest long-term loans from benefactors. The current analyses suggest that we need to raise about \$300,000 in advance to fund a three-year Pilot Trial. Currently we have \$170,000 in our bank account</p> <p>To purchase land and build, or to buy an existing property and cover renovation expenses, and in addition to cover the salary of the only paid staff member, the Resident Manager, we need to raise about \$2 million.</p>	
5. Sympathetic Landlord	Essential for a rental property.	
6. Sympathetic Neighbours		
7. Sympathetic Council		

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8. Zoning, Building Use	<p>R-Code relates specifically to density, the number of dwellings allowed in a given area.</p> <p>Zone relates to the type of building classification and whereabouts those buildings are allowed to be developed. Individual councils have planning schemes that assess areas for appropriateness of use, for instance, where shopping centres are allowed to be developed.</p> <p>Initial feedback from three local councils (Cockburn, Fremantle, Bayswater) gave a variety of responses. Building Use was either 'Use not listed' or 'Hostel' and Zone was 'Anywhere' or 'Mixed use'. The common factor was that special approval by neighbours and Council will be required.</p>	
9. Compliance	<p>We will comply with all relevant local council and state regulations. This may require an inspection by a Building Inspector. An issue here is how the relevant local Council will classify the 'use' of the building we rent or build. We will consult with Council as appropriate to establish the 'use'.</p> <p>We will consult the National Code of Construction for ideas on possible building classifications.</p>	
10. Safety	<p>Safety is of paramount concern, so easy exit in an emergency like fire is required. The special needs of the patients must be met e.g. exit in wheelchair or on wheeled hospital bed or stretcher or mattress. With stretchers, including ambulance stretchers, turning circles and access through doorways need to be considered.</p>	

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11. Access and Security	<p>It must be easy to move the patient from a vehicle or maybe an ambulance parked outside, into and out of the patient's room, whether they are in a wheelchair, wheeled bed or stretcher (see #7 above). After they have died, the body will need to be removed discreetly. Regulations such as AS 1428.1 (Disabilities) define the width of doorways, and spaces in front of and to the side of doorways. Although good clearance for a wheel chair is an 850 mm clear opening, the doorways at Murdoch Community Hospice are 1200 mm.</p> <p>Inside the house, it must be easy for the patient to move from the bed into the bathroom and from the bed onto any external adjacent patio. This usually means that all has to be on one level, including entry to the shower.</p>	
12. Hours of Operation and Noise	See Project Brief	
13. Parking	<p>There must be sufficient room on the property, on the street, and/or nearby for parking for four or five cars.</p> <p>The number of car bays required by the local council will depend on the class of building and individual local council regulations. The type of information needed by council usually includes: number of staff, number of visitors, hours of operation, visitor times.</p>	
14. Room(s) for Resident Manager	There will be a Resident Manager who lives on site. Therefore the building needs to have a reasonably private apartment for a resident manager. It would be best if this included a kitchen and laundry for use by the resident manager alone (during the Pilot Trial, depending on the situation, this may or may not be possible).	
15. Room for the Client	<ul style="list-style-type: none"> • Large bedroom suitable for visitors and wheelchair, and a hospital bed • Large ensuite suitable for disabled person in wheelchair • Pleasant outlook (courtyard, northern sun) • Movable tables of shelving suitable for an altar, and/or flowers, in close view of patient 	

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16. Room for Carers	<p>Carers will be expected to help look after the patient as much as possible, and especially overnight. Short respite periods of say 1 - 3 days may be possible, when volunteers will be rostered in shifts that provide 24-hour support.</p> <p>Under these circumstances, in order to make life as comfortable as possible for carers, a small apartment will be provided for the carers of each patient. It will be located close to the patient's room.</p>	
17. Other Rooms	Kitchen, laundry, reception & office, meeting room, spiritual teacher's room, volunteers' lounge/family room	
18. Streetscape and Amenity	See Project Brief	