

Cost of accommodation

Aged care home financial information and key features statement snapshot



1. Basic daily fee

The basic daily fee is payable by all residents. It is currently \$51.21 per day, and is indexed by the Commonwealth government each March and September.

2. Means tested fee

The Means Tested fee is a fee payable by some residents. It is calculated by the Commonwealth Government based on both your income and assets.

The fee is capped at the means-tested amount or the cost of your care, or the annual cap, whichever is the lesser. The fee is also subject to a lifetime cap.

The fee is reviewed each quarter by the Commonwealth, based on income and asset information held by Centrelink or Veteran's Affairs. Although this fee is collected by Bapcare it is paid to the Commonwealth.

For your Means Tested fee to be calculated correctly, please complete a Request for Income and Asset Test for Aged Care form, available from Centrelink or the Bapcare Website. It is not compulsory to complete this form, but if you do not you may be asked to pay the full cost of your care.

You will be advised of the correct Means Tested fee by the Commonwealth shortly after your admission. If we do not have sufficient information at admission to calculate the Means Tested fee, we may charge an estimated fee in the interim.

Financial Planning for Aged Care

Bapcare encourage you to seek independent advice from a financial planner with expertise in residential aged care in regards to your personal circumstances.

ROOM NAME	WATTLE ROOM	HUON ROOM	EUCALYPT ROOM
Maximum Refundable Accommodation Deposit (RAD) (per resident)	Wattle Rooms have a nominal price of \$450,000	Huon Rooms have a nominal price of \$550,000	Eucalypt Rooms have a nominal price of \$700,000
Maximum Daily Accommodation (DAP) (per resident)	\$68.30	\$83.48	\$106.25
If you pay a Refundable Accommodation Payment (RAD) of...	\$225,000	\$275,000	\$350,000
Your Daily Accommodation Payment (DAP) will be...	\$34.15	\$41.74	\$53.12
Aged Care Pricing Commissioner Approval	N/A	N/A	Yes
Is the room offered on an extra service basis?	No	No	No

Prices effective to 19 Sep 2019.

Bapcare

3. Accommodation payment

We encourage potential residents or their families to contact us to discuss their situation. Residents can choose to make their accommodation payment in one of three ways:

1. A Refundable Accommodation Deposit (RAD). You can pay the room price in full as a lump sum amount. This amount is held by the home for the duration of your residency, and is fully refundable to you when you leave, unless you choose to have any of your fees and charges deducted from the RAD.
2. A Daily Accommodation Payment (DAP). You can choose to not pay the lump sum amount, but a daily interest equivalent amount added to your monthly fees. Please see below for examples of this payment method.
3. A combination of RAD and DAP. You can pay any portion of the RAD lump sum amount, and pay the remaining balance as a DAP equivalent. Please see below for examples of this payment method.

You can elect to pay the DAP as an additional fee each month, or to have it deducted from a RAD lump sum if you are making a combination payment. If deducted from the lump sum, this will reduce the RAD refund paid to you when you leave.

If the DAP or other fees are deducted from the RAD lump sum, you will be levied an additional interest charge. Please see table for an example of this payment method.

Any Accommodation Payment is due at the date of admission. If you choose to pay the RAD after admission, you will be charged interest on any unpaid amount. The interest rate is currently 5.54% per annum. The DAP is calculated using the same interest rate.

4. Additional Fees

The Living Well Essentials package offers premium additional meals & dining, lifestyle and technology services packaged at an affordable \$12.00 per day. Refer to the brochure or your agreement for additional details.

Can I afford a room without having the room price available?

If your assets are between \$49,500 and \$168,351 and your annual income is less than \$68,292 you may not be asked to pay the full room price. The accommodation is calculated according to a government formula. If your assets are \$49,500 or less and your annual income is \$27,232 or less you will not be asked to make an Accommodation Payment at the time of admission. You must provide a current 'Statement of Resident Status for Residential Aged Care Providers' to qualify for this discounted price. The government then reviews your accommodation price quarterly.

You have the option of paying the room price by choosing a combination payment. For example, if the room price is \$550,000 you could pay a RAD of \$350,000 and a DAP equivalent for the \$200,000 balance of \$30.36 per day. You can choose to not pay the DAP each month, but instead have it deducted from the RAD balance. Whatever way you choose to pay for your accommodation, it is advisable to obtain independent financial advice before making a final decision.

Room and communal area features

ROOM NAME	WATTLE ROOM	HUON ROOM	EUCALYPT ROOM
Room category	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1
Room Numbers	102-103, 125-126, 201-204, 224, 231, 237-238	101, 104-124, 127-134, 205-223, 225-230, 232-236, 239-246, 301-304, 323, 329, 335-336, 340-342	305-322, 324-328, 330-334, 337- 339, 343-344
Quality, condition and amenity of room	<p>Strathalan Community was completely rebuilt in 2016 and boasts the most modern design and features. Strathalan rooms are bright and spacious, featuring:</p> <ul style="list-style-type: none"> • A private ensuite bathroom with nurse call button • High-quality furniture and fittings • A flat-screen smart TV • A concealed ceiling hoist • Comfortable Hi-Lo beds • Individually controlled air-conditioning and hydronic heating • Built-in wardrobes with lockable storage • Picture rails and built-in display shelving • Neutral palettes and tasteful décor <p>Different rooms are priced according to several factors, including their outlooks, preferred locations within the facility, nearness of access to common areas, gardens, courtyards, activities and so on.</p>		
Size of room (excluding ensuite)	Average 19 m ²	Average 19 m ²	Average 19 m ²
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>The common areas in Strathalan are of excellent quality and condition, and have a homely quality. Common areas include: lounge, sitting rooms, dining room, and activities/multi-purpose room. There is a café onsite for use by residents and their families. These common areas total approx.: 1,150m²</p>		
Any additional care or services offered at no additional cost	<p>Services available for residents at no additional cost include:</p> <p>Baptcare has a high commitment to quality of care and currently operates with generous staff to resident ratios.</p> <p>All meals are cooked on-site, offering variety and menu options for lunch and dinner. The menu is overseen by dieticians to ensure nutritional requirements are met. Individuals' dietary requirements are also catered for.</p> <p>A Chaplaincy program operates at the facility, to provide additional emotional and spiritual support, suitable for people of all beliefs and available to residents and their families.</p>		

Statement of Compliance

I certify that the prices published here have been determined having regard to the relevant legislation, to Section 7 of the Fees and Payments Principles 2014. In particular, I certify that the prices take into account the standard of accommodation and other facilities available and have been determined having due regard to the list of factors specified in subsection 7(2) of the Fees and Payments Principles 2014.

Signed: Michael Wilson

Position: General Manager Aged Care Services

Date: 1 July 2018