Baptcare

Baptcare Northaven Community – Wattle (shared bathroom) Accommodation

Financial information and key features statement

This information is current to *19 Mar 2020*.

Cost of Accommodation

1. Basic daily fee

The basic daily fee is payable by all residents. It is currently **$**51.63 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 $27,754 per annum, whichever is the lesser. The lifetime cap is $66,610

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

For your Means Tested fee to be calculated correctly, please complete a *Permanent Residential Aged Care – Request for a Combined Asset and Income Assessment* form (#SA457), available from Centrelink. It is not compulsory to complete this form, but if you do not you might 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.

3. Accommodation Payment

All Wattle (shared bathroom) suites at Northaven have a nominal price of **$**350,000 per person. You will only be asked to pay this if you can afford it.

Residents can choose to make this payment one of three ways:

3.1 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 or to your estate, unless you choose to have any of your fees and charges deducted from the RAD.

3.2 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.
3.3 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 or to your estate. If the DAP or other fees are deducted from the RAD lump sum, you will be levied an additional interest charge. Please see below for examples 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 4.91% per annum. The DAP is calculated using the same interest rate.

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

If your assets are between **$**49,500 and **$**169,079, and your income is less than **$**68,292 you will not be asked to pay the full room price. The accommodation is calculated according to a government formula. If your assets are **$**49,500 or less and your 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.

If you have less than the full accommodation payment in spare assets you could still pay the room price by choosing a combination payment. If the room price is **$**350,000 you could pay a RAD of **$**150,000 and a DAP equivalent for the **$**200,000 balance starting at **$**26.90 per day. You can choose to pay the DAP each month along with your basic fees, or have it deducted from the RAD balance.

However you choose to pay for your accommodation, it is advisable to obtain independent financial advice before making a final decision.

Financial Planning for Aged Care

Baptcare strongly encourages you to find an advisor that you are comfortable with and to check their qualifications, fees and references.

The DHS offers a free Financial Information Service (FIS). Call 132 300 for access.

A list of some financial planners specialising in aged care is available here:

https://www.agedcareguide.com.au/products-services?serviceid=10

Key Features Statement – Wattle (shared bathroom) Accommodation

1. Location of the Service	
Northaven Community is located at	84-86 Shadforth Street Kerang 3579 In the local government area of Gannawarra
Wattle (shared bathroom) accommodation consists of rooms numbered	K7-K10
Northaven Community is in close proximity to	Local shopping Banks Cafes Chemists Schools Restaurants
and in close proximity to Community Services including	Parks/gardens Ambulance
Access to Transport	Train station Village bus for certain activities Major roads
2. Quality, condition, size and amenity of the room type	
The accommodation features high quality bedroom furniture including	Electronic high/low adjustable bed Bedside table Built in wardrobe Lockable storage
The accommodation features high quality bedding including	Quality linen Pressure-relieving mattress (supplied as needed)
Quality room fittings include	Nurse call points Landline telephone connection available Window dressings of fabric curtains Door and drawer handles chosen for ease of dexterity Attractive overhead light fittings
Condition of walls, windows, doors, floors, ceilings and fittings	Painted walls in good condition Wide doors for ease of mobility Windows fitted with fly screens Well-maintained ceilings
Date of construction and refurbishment	Major refurbishment 2009
Size in square metres	Average floor area of 14.5 m^2 (excluding ensuite)
Amenity – each room is close to or has access to	A lounge room A dining room Outdoor area
Privacy is provided via the room type being	A private suite with in-room lounge/sitting area
The room type has natural light and vistas provided by	Windows with views to gardens and courtyards
Heating and cooling is provided via	Individually controlled heating Ceiling/wall fans

Private, individual storage space is provided by	Lockable bedside table drawer Lockable cupboard in wardrobe Built-in wardrobe with hang space and shelves
3. Number of persons per room	
This room type provides accommodation to	One person only
4. Bathroom facilities	
This room type has	An ensuite shared with one other person
5. Common areas – quality, condition, size and amenity	
The common areas accessible to the resident include	Dining rooms Lounge rooms Chapel / Multi-purpose area Library Gardens Hairdresser BBQ area
Quality furniture and fittings in the common areas include	Armchairs and lounges of high quality fabric Attractive dining room settings Wall art Occasional tables Outdoor settees Picture rails Entertainment units
Condition of common areas	All of the common areas are in very good condition
Amenity of common areas	Every room is easily accessible to a number of amenities, particularly dining and lounge areas An abundance of natural light is provided in common areas
Entertainment options within common areas include	Large screen television with DVD player Sound system for CDs DVD library Library of books Piano BBQ area
6. Specific Accommodation or Design Features of the Bedroom Type	
Specific bedroom type features include	Ensuite/toilet within sight-line of the bed Sensor mats next to bed (if required) Memory display aids at bedroom doorway
7. Specific Accommodation or Design Features of the Service	
There are many accommodation and / or design features that cater to the needs of our residents with regards to lifestyle needs; social and emotional needs; cultural needs; spiritual needs; and the	Raised garden beds Visiting pets Hair salon On-site multi-denominational space for celebration, commemoration Chapel

needs of those with dementia, including	On-site visitor parking
8. Other services at no additional cost to residents	
	Local entertainers Podiatry Physiotherapy Village bus for certain outings Lifestyle program Chaplain/Spiritual support On-site laundry On-site catering
9. Other services at an additional cost to residents	
The following optional services are available at an additional cost.	In-room telephone with optional restrictions available (e.g. incoming calls only). Fee varies by usage. Hairdressing Meals for visitors Dry cleaning Catered private functions

Payment Examples

Northaven Wattle (shared bathroom) accommodation is **$**350,000 per resident.

Refundable Accommodation Deposit (RAD)	Daily Accommodation Payment (DAP)
If you pay a RAD of…….	Your DAP payment will be…….
$350,000	**$0.00**
$225,000	**$**16.82 per day
$175,000	**$**23.54 per day
$0	**$**47.08 per day

The DAP amounts above assume you will pay the DAP with your care fees each month. If you choose to have the DAP deducted from the RAD balance, the DAP amount will vary over time. Whatever way you choose to pay for your accommodation, it is advisable to obtain independent financial advice before making a final decision.

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: 16 May 2014