



# 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 \$49.07 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 annum cap, whichever is the lesser. The fee is subjected 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 77 & 78	WATTLE ROOM	HUON ROOM	EUCALYPT ROOM
Maximum Refundable Accommodation Deposit (RAD) (per resident)	A nominal price of \$550,000	A nominal price of \$700,000	A nominal price of \$900,000	A nominal price of \$1,100,000
Maximum Daily Accommodation (DAP) (per resident)	\$87.10	\$110.85	\$142.52	\$174.19
Example of combination payment of 50% Refundable Accommodation Payment (RAD) and 50% Daily Accommodation Payment (DAP)				
If you pay a Refundable Accommodation Payment (RAD) of...	\$275,000	\$350,000	\$450,000	\$550,000
Your Daily Accommodation Payment (DAP) will be...	\$43.55	\$55.42	\$71.26	\$95.01
Pricing Approval*	N/A	Yes	Yes	Yes
Is the room offered on an extra service basis?	No	No	No	No

\*Aged Care Pricing Commissioner Pricing Approval.

Prices effective 1 April 2017.

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### 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.

The accommodation payment fees published here are a maximum accommodation price for comparison purposes. Actual fees charged can be less depending on your circumstances. We encourage potential residents or their families to contact us to discuss their situation.

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 5.78% 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 \$47,500 and \$162,087 and your annual income is \$64,239 you will not be asked to pay the full room price. The accommodation is calculated according to a government formula. If your assets are \$47,500 or less and your annual income is \$26,072 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 \$350,000 and you have \$200,000 in spare assets you could pay a RAD of \$200,000 and a DAP equivalent for the \$150,000 balance of \$23.75 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 (& 77+78)	HUON ROOM	EUCALYPT ROOM
Room category	Single room + private ensuite	Single room + shared ensuite	Single room + private ensuite
Maximum occupancy	1	1	1
Quality, condition and amenity of room	<p>Wattle Rooms are spacious, and have good light and views of surrounding gardens and courtyard areas.</p> <p>Rooms are very comfortable, with premium quality furniture, fixtures and fittings and include air conditioning. They have private ensuites and include built in robes and lockable storage.</p> <p>The Hedley Sutton building is well designed and in excellent general condition. The facility is set within leafy, attractive landscaped gardens.</p>	<p>Huon rooms are spacious, light filled rooms, some with direct garden access. They are in preferred positions providing attractive garden views and lovely natural light.</p> <p>Rooms are very comfortable, with premium quality furniture, fixtures and fittings and include air conditioning. They have private ensuites and include built in robes and lockable storage.</p>	<p>Eucalypt rooms are large, light filled corner rooms with patios and direct garden access.</p> <p>They are very spacious with premium, preferred positions providing superb garden views and natural light.</p> <p>They have premium quality furniture, fixtures and fittings and include air conditioning.</p>
Size of room (excluding ensuite)	Approx. 21.5 m <sup>2</sup>	Approx. 21.5 m <sup>2</sup>	Approx. 24.0 m <sup>2</sup>
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>The common areas in Hedley Sutton are of premium quality and condition. They are light and bright with a homely feel. Common areas include: lounge, sitting and dining rooms; library/computer area; activity room; spa/bath, hairdresser; kiosks; and craft room, multipurpose room and chapel. There is also a café onsite for use by residents and their families.</p> <p>These common area totals approx.: 920 m<sup>2</sup>.</p>		
Any additional care or services offered at no additional cost	<ul style="list-style-type: none"> <li>– Quality meals with focus on taste, presentation, and nutrition are provided by chefs. There are a variety of menu choices that are reviewed by dietitians to ensure nutritional needs are met.</li> <li>– Full laundry service is provided.</li> <li>– There are allied health care services such as podiatry, physiotherapy and diversional therapy.</li> <li>– Pastoral care including social and spiritual support.</li> <li>– Regular entertainment and exercise activities.</li> <li>– A bus is available to transport residents on regular outings.</li> <li>– 24 hour a day nursing led care: <ul style="list-style-type: none"> <li>– Baptistcare Aged Care home managers are registered nurses.</li> <li>– Registered nurses are on duty 24 hours a day 7 days a week.</li> <li>– Registered nurse Unit Managers for consistency of care and communication.</li> </ul> </li> </ul>		

For more details refer to full *Baptcare's Financial Information and Key Features Statement*.

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*Prices effective 1 April 2017.*

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