Baptcare Heritage Manor Community

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 $52.71 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 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 Request for Income and Asset Test for Aged Care form, available from Centrelink or the Baptcare 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

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

ROOM NAME	BANKSIA ROOM	WATTLE ROOM	HUON ROOM	EUCALYPT ROOM
Maximum Refundable Accommodation Deposit (RAD) (per resident)	A Nominal Price of $300,000	A nominal price of $350,000	A nominal price of $400,000	A nominal price of $550,000
Maximum Daily Accommodation (DAP) (per resident)	$32.96	$38.45	$43.95	$60.42
If you pay a Refundable Accommodation Payment (RAD) of...	$150,000	$175,000	$200,000	$275,000
Your Daily Accommodation Payment (DAP) will be...	$16.48	$19.23	$21.97	$30.21
Is the room offered on an extra service basis?	No	No	No	No

This information is current to ***30 Jun 2021***

RESIDENTIAL Aged Care

Baptcare

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 table on page 1 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 table on page 1 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 4.01% per annum.

The DAP is calculated using the same interest rate.

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 might pay a RAD of $250,000 and a DAP equivalent for the $100,000 balance starting at $10.99 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.

If your combined income and assets are below the current limits specified by the Commonwealth that you qualify as a low means or supported resident, the accommodation payment is calculated by Services Australia. The government will review this quarterly according to any changes in your financial situation. You must provide a current income and asset assessment for residential aged care that shows your eligibility for the discounted price. Otherwise you will be asked to pay the advertised rate.

Information on completing an assessment can be found at:

https://www.myagedcare.gov.au/income-and-means-assessments/

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.

Services Australia 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-and-services/financial-services/find

Room and communal area features

ROOM NAME	BANKSIA ROOM	WATTLE ROOM	HUON ROOM	EUCALYPT ROOM
Room category	Standard suites with adjoining doors	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1	1
Room Numbers	1-4, 49-50, 62-63, 77-78, 91-92, 94-95	31-32, 51-61	34-48, 64-76, 79-90, 93	5-30, 33
Quality, condition and amenity of room	These suites have had a quality fit-out, are well appointed with: -Window outlook to splendid cottage gardens and distant views. -Ensuite bathroom with a built-in shower chair, quality fittings, and nonslip vinyl on ensuite floor.	These spacious suites have had a premium fitout,and are well appointed and have: -Bright rooms with window outlook to splendid cottage gardens and distant views -Ensuite bathroom with a built-in shower chair, quality fittings, and nonslip vinyl on ensuite floor.	These suites have had a premium fit-out and are extra large and well appointed and have: -Bright rooms with window outlook to splendid cottage gardens and distant views -Ensuite bathroom with a built-in shower chair, quality fittings, and nonslip vinyl on ensuite floor.	These suites are quality 'extra large' and well appointed and have: -Windows overlooking splendid gardens or distant views -Area for coffee table and chairs -Ensuite bathroom with a built-in shower chair, quality fittings, and nonslip vinyl on ensuite floor.
Common amenities	Built-in robe with a lockable storage cupboard, shelving and hanging; Bed & bedside cabinet with lockable storage cupboard and sitting chair; Over bed lights; Ceiling Fan; Individual heating; Curtains and quality carpet in bedroom; Lockable door.			
Size of room (with ensuite)	Average 16 m^2	Average 16-18 m^2	Average 16-18 m^2	Average 20-25 m^2

Quality, condition, size and amenity of common areas to which a person living in this room would have access	The home has 14 spacious common areas which include: • 3 main dining areas, a private dining room (available for family functions or events) and a Library • There are many large areas for planned activities and functions and several more secluded or sunny sitting, reading and/or quiet family visits. • All passages and common areas are carpeted • Beautiful cottage garden outlook and courtyard and pathway access and large, quiet gardens • Lifestyle set-up for BBQ, Pool, Carpet Bowls, raised garden beds, and more
Any additional care or services offered at no additional cost	• On-site catering with chef prepared meals, focusing on taste, presentation, and nutrition. Our chefs work in conjunction with dieticians to ensure nutritional needs are met. • Full laundry service is provided. • There are allied health care services such as podiatry, physiotherapy and diversional therapy. • Pastoral care, including a chaplain and spiritual support. • Regular entertainment and exercise activities. • A bus is available to transport residents on regular outings. • 24 hour-a-day, nursing-led care: • Baptcare Residential Care and Service managers are registered nurses. • Registered nurses are on duty 24 hours a day, 7 days a week. • Registered nurse Unit Managers provide consistency of care and communication.
Other services 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.

About Baptcare Heritage Manor Community

Heritage Manor is set in a stunning landscape, offering fantastic views of the region that our residents know and love. Being so close to Morwell's shopping centre and community hub means you will have access to everything you need, in a familiar setting.

Access to transport includes bus stops, local train station and major roads.

About Baptcare

Baptcare is a faith-based, not-for-profit organisation that cares for people of all ages, cultures, beliefs and circumstances. Our vision is for communities where every person is cherished. We have more than 70 years of experience in aged care, so you can be sure that we are a stable and trusted choice.

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 Service and Operations

Date: 4 February 2019

Any questions?
Call 13 BAPTCARE (13 22 78)

Baptcare Heritage Manor Community
147-163 Maryvale Road, Morwell
Email: enquiries@baptcare.org.au
Phone: 13 BAPTCARE (13 22 78)

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