

# 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 \$63.57 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 enough 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	BANKSIA ROOM	WATTLE ROOM	HUON ROOM
Maximum Refundable Accommodation Deposit (RAD) (per resident)	Banksia Rooms have a nominal price of \$425,000	Wattle Rooms have a nominal price of \$500,000	Huon Rooms have a nominal price of \$550,000
Maximum Daily Accommodation (DAP) (per resident)	\$98.04	\$115.34	\$126.88
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...	\$212,500	\$250,000	\$275,000
Your Daily Accommodation Payment (DAP) will be...	\$49.02	\$57.67	\$63.44
ACPC Pricing Approval	n/a	n/a	n/a
Is the room offered on an extra service basis?	No	No	No

Prices current to 20 Mar 2025.

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 from the date of admission. The interest rate is currently 8.42% 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, health, administration and technology services. Refer to the brochure or your agreement for additional details.

### Can I afford a room without having the full lump sum amount available?

You have the option of paying the room price by choosing a combination payment. For example, if the room price is \$425,000 you might pay a RAD of \$300,000 and a DAP equivalent for the \$125,000 balance of \$28.84 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.

### Supported or Low Means residents

If your combined income and assets are below the current limits specified by the Commonwealth, the accommodation payment is calculated according to a government formula. The government then reviews your accommodation price quarterly according to any changes if your financial situation.

This amount is called an Accommodation Contribution. *It is possible that this amount may be more than the advertised room rate.*

Information on completing an assessment can be found at:

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

## Room and communal area features

ROOM NAME	BANKSIA ROOM	WATTLE ROOM	HUON ROOM
Room category	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1
Room Numbers	7, 10, 12, 21-22, 107, 110, 121-124, 130-131, 131A 133, 135, 207-208, 210, 212, 230-231, 231A, 235	101-106, 108-109, 111-120, 125-129, 132, 134, 136-146, 201-206, 209, 211, 220-229, 232-234, 236-246	1-6, 8-9, 11, 13-20, 32-46, 135A, 235A
Quality, condition and amenity of room	<p>All rooms at Baptistcare Westhaven Community have the following features as standard:</p> <ul style="list-style-type: none"> <li>• Private ensuite bathroom with handrails and anti-slip flooring (for two rooms only the ensuite is not directly connected to the main room).</li> <li>• TV and telephone points</li> <li>• Nurse call bell and points</li> <li>• Quality bedroom furniture including lockable side table, built-in robe and resident armchair</li> <li>• Quality and tastefully presented drapes, flooring and interior decorative elements.</li> </ul> <p>Rooms on the eastern side of the ground floor have direct access to a personal courtyard area, while rooms on the south entrance facade have a Pickett Street aspect, offering a preferred and stimulating outlook.</p> <p>Wattle rooms are situated in preferred positions on the First Floor and second Floor, with nearly all enjoying private balconies, and with views of attractive green garden areas or the popular Pickett Street-scape and entrance view.</p> <p>Huon rooms have preferred ground floor positions within the facility. These rooms have a direct or easy access to a large, landscaped central garden area. This garden area is a feature of the facility, acting as an outside hub for residents to share time and take part in activities.</p>		
Size of room (including ensuite)	Average 21.6 m <sup>2</sup>	Average 21.6 m <sup>2</sup>	Average 21.6 m <sup>2</sup>
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>Westhaven is a modern, three-storey building with attractive, spacious common areas and delightful landscaped gardens that offer residents a choice of quiet or lively spaces, either indoor or outdoor. The common areas are spacious and light-filled, with large windows framing views of landscaped garden areas and treetop views of the surrounding streets.</p> <p>Baptistcare Westhaven Community has 1,339 square metres of common areas in total accessible for residents. The common areas include: Lounge, sitting and dining room and multi-purpose room (1,150 sqm); and hairdresser and kiosk (approx. 189 sqm).</p> <p>A series of improvements that were completed in 2016 in the common areas included painting and decoration of dining and lounge areas, new furniture for communal areas and significant landscaping of the central garden.</p> <p>Westhaven's fresh, modern decor is complemented by comfortable cushioned seats and large tables, with fireplaces creating cosy shared sitting areas.</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: Silvia Alberti

Position: Chief Operating Officer – Service & Operations

Date: 25 November 2024

Bapcare Westhaven Community  
50 Pickett Street, Footscray, Victoria 3011  
Phone: 03 8371 3800