

# 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 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 enough 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 regard to your personal circumstances.

ROOM NAME	MYRTLE ROOM	WATTLE ROOM	HUON ROOM	EUCALYPTUS ROOM
Maximum Refundable Accommodation Deposit (RAD) (per resident)	Myrtle Rooms have a nominal price of \$550,000	Wattle Rooms have a nominal price of \$695,000	Huon Rooms have a nominal price of \$795,000	Eucalyptus Rooms have a nominal price of \$895,000
Maximum Daily Accommodation (DAP) (per resident)	\$126.88	\$160.33	\$183.39	\$206.46
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	\$347,500	\$397,500	\$447,500
Your Daily Accommodation Payment (DAP) will be...	\$63.44	\$80.16	\$91.70	\$103.23
Aged Care Commissioner Pricing Approval	N/A	Yes	Yes	Yes
Is the room offered on an extra service basis?	No	No	No	No

This information is current to 20 Mar 2025

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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.

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 8.42% per annum. The DAP is calculated using the same interest rate.

You have the option of paying the room price by choosing a combination payment. For example, if the room price is \$550,000 you might pay a RAD of \$350,000 and a DAP equivalent for the \$200,000 balance of \$46.14 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.

### 4. Additional Fees

The Living Well Essentials Package offers premium additional meals & dining, lifestyle, health, administration and technology services packaged at an affordable \$20.00 per day. Refer to the brochure or your agreement for additional details.

As a faith-based, not-for-profit organisation Baptcare is committed to providing quality aged care to all, regardless of their financial circumstances. This includes ensuring quality aged care accommodation is available to those with low assets or income. 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.

## Room and communal area features

ROOM NAME	MYRTLE ROOM	WATTLE ROOM	HUON ROOM	EUCALYPTUS ROOM
Room category	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1	1
Quality, condition and amenity of room	<p>Our Myrtle rooms are located predominately on the ground floor, providing ease of access to the courtyard areas. Each room features plenty of natural light and pleasant views to internal courtyards. These rooms include an electronic high/low bed, a chair, a 40-inch flat-screen TV, a ceiling track, individually controlled air-conditioning and hydronic heating. They have spacious private ensuites, and include built-in robes and secure lockable storage.</p>	<p>Our Wattle rooms are in excellent condition, featuring large windows that provide plenty of natural light and pleasant views to internal courtyards or surrounding landscapes. These rooms include an electronic high/low bed, a chair, a 40-inch flat-screen TV, an equipment ceiling track, individually controlled air-conditioning and hydronic heating. They have spacious private ensuites, and include built-in robes and secure lockable storage.</p>	<p>Our Huon rooms are above-standard rooms, located in spaces that offer tree-top views, providing a sense of being surrounded by nature, or prominent views of the internal courtyard. The bedrooms feature high-quality bedroom furniture, including electronic high/low adjustable beds, bedside tables, built-in wardrobes, overhead light fittings, a 40-inch flat-screen TV, individually controlled air-conditioning and hydronic heating. With high levels of natural light, these rooms have a warm, homely feel.</p>	<p>Our Eucalyptus rooms are of premium standard, with higher-quality room furnishings including electronic high/low adjustable beds, bedside tables and large built-in wardrobes. They also feature a 40-inch flat-screen TV, individually controlled air-conditioning and hydronic heating. The ensuite bathrooms have been fitted with high-quality floor-to-ceiling tiles and sensor monitoring to automatically alert staff in times of need.</p> <p>Rooms in this class are located in premium positions, either on the top floor or in winged clusters. This is designed to encourage smaller communities of residents to form closer relationships, while reducing noise and interruption to allow greater privacy and family engagement.</p> <p>These rooms have the special advantage of uninterrupted views above tree lines and the surrounding neighborhood.</p>

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# BAPTCARE THE ORCHARDS COMMUNITY

ROOM NAME	MYRTLE ROOM	WATTLE ROOM	HUON ROOM	EUCALYPTUS ROOM
Size of room (excluding ensuite)	22.2m <sup>2</sup>	22.2 m <sup>2</sup>	22.2 m <sup>2</sup>	22.2–32.4 m <sup>2</sup>
Room Numbers	2, 19, 21, 23, 25, 27, 29, 31, 33, 35, 102, 116, 119, 120, 134, 202, 216, 220, 234	1, 3-18, 20, 22, 24, 26, 28, 30, 32, 34, 101, 103-115, 117, 118, 121-133, 135	201, 203-215, 217-219, 221-233, 235	136-144, 236-244, 301-327
Quality, condition, size and amenity of common areas to which a person living in this room would have access	Our bright and spacious common areas are in superb condition. Outdoors, there is a large terrace with spectacular views, which is the perfect place to soak up the sun. We also have internal landscaped courtyards. Indoors, there is a 'winter garden' walkway, designed to provide a peaceful sitting area with internal and external views that can be enjoyed in all weather conditions. There are two dining rooms on each of the four floors at The Orchards, which creates an intimate dining setting and contributes to the community feel of each floor. With floor-to-ceiling windows, all dining rooms are filled with natural light and have lovely views. There are also library nooks, sitting areas and lounges. The common areas at The Orchards total approx. 1,870 m <sup>2</sup> .			
Additional care and services included in the 'Living Well Essentials' package that all residents receive for an additional fee	<ul style="list-style-type: none"> <li>• High-quality meals, prepared on-site by a chef and catering staff. There are a variety of menu choices that are reviewed by specialist dieticians to ensure nutritional needs are met</li> <li>• Cooked breakfast choice weekly, additional meal choices daily, monthly lunch events.</li> <li>• Private phone in room with all national, mobile and local call costs included</li> <li>• Foxtel in communal areas</li> <li>• Wi-fi connectivity in room and common areas, with unlimited downloads</li> </ul>			



**Baptcare**  
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RESIDENTIAL AGED CARE

[baptcare.org.au](http://baptcare.org.au)

- On-site hair and beauty salon
- Weekly entertainment
- Full laundry service
- Pastoral care, including social and spiritual support
- Clothing labels
- A rich and varied lifestyle and activities program
- A dedicated community bus to take residents on regular outings
- 24-hour-a-day nursing-led care:
  - Baptistcare residential aged care managers are registered nurses
  - Registered nurses are on duty 24 hours a day, 7 days a week.



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