

# 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 \$63.82 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 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 \$790,000	A nominal price of \$840,000	A nominal price of \$950,000	A nominal price of \$1,000,000
Maximum Daily Accommodation (DAP) (per resident)	\$168.39	\$179.05	\$202.49	\$213.15
If you pay a Refundable Accommodation Payment (RAD) of...	\$395,000	\$420,000	\$475,000	\$500,000
Your Daily Accommodation Payment (DAP) will be...	\$84.19	\$89.52	\$101.25	\$106.58
Aged Care Pricing Commissioner Approval	Yes	Yes	Yes	Yes
Is the room offered on an extra service basis?	No	No	No	No

*This information is current to 19 Sep 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 7.78% per annum. The DAP is calculated using the same interest rate.

### 4. Living Well Additions

The Living Well Additions package offers premium additional meals & dining, lifestyle, administration and technology services packaged at an affordable \$35.00 per day. Refer to the brochure or your resident agreement for additional details. The fee may differ for certain residents.

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

You have the option of paying the room price by choosing a combination payment. For example, if the room price is \$840,000 you could pay a RAD of \$550,000 and a DAP equivalent for the \$290,000 balance of \$61.81 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. 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.

### 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.

## Room and communal area features

ROOM NAME	BANKSIA ROOM	WATTLE ROOM	HUON ROOM	EUCALYPT ROOM
Room category	Single room + private ensuite	Single room + private ensuite	Single room + single ensuite	Single room + private ensuite
Maximum occupancy	1	1	1	1
Room Numbers	48-53, 57-58, 66, 69, 74-100	54-56, 59-65, 67-68, 70-73	1-6, 10-11, 20-21, 25-31, 36, 42-47	7-9, 12-19, 22-24, 32-35, 37-41
Quality, condition and amenity of room	<p>All rooms have the following features as standard:</p> <ul style="list-style-type: none"> <li>• Private ensuite bathroom with handrails and anti-slip flooring</li> <li>• TV and telephone points</li> <li>• Nurse call bell and points</li> <li>• Very high-quality bedroom furniture including lockable side table, built-in robe and resident armchair</li> <li>• Electronic, adjustable king-single sized beds with pressure relieving mattress</li> <li>• High quality and tastefully presented drapes, flooring and interior colour scheme.</li> </ul> <p>Banksia Rooms are located on the first floor, these rooms offer a quiet and private environment, with less foot traffic within the facility.</p> <p>In addition to the features described above, the Wattle rooms have preferred outlooks within the facility. These rooms offer a view of one of two landscaped courtyard areas offering excellent light and a picturesque and stimulating outlook. Located on the first floor, these rooms offer a quiet and private environment, with less foot traffic within the facility.</p> <p>In addition to the features described above, the Huon rooms have preferred ground floor positions within the facility. These rooms offer a view of one of two landscaped courtyard areas offering excellent light and a picturesque and stimulating outlook. Located on the ground floor, these rooms offer easy access to amenities within the facility including library and computer area, spacious communal areas, hairdressing salon and on-site cafe areas.</p> <p>In addition to the features described above, the Eucalypt rooms have preferred ground floor positions within the facility. These rooms have a private door out to one of two landscaped courtyard areas offering excellent light and a picturesque and stimulating outlook. They reflect at-home settings in the surrounding prestige suburb. Located on the ground floor, these rooms offer easy access to amenities within the facility including library and computer area, spacious communal areas, hairdressing salon and on-site cafe areas.</p>			
Size of room (including ensuite)	Average 21.5 m <sup>2</sup>	Average 21.5 m <sup>2</sup>	Average 21.5 m <sup>2</sup>	Average 21.8 m <sup>2</sup>
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>Hedley Sutton is a modern, two-storey building with spacious common areas that offer residents a choice of quiet or lively, plus indoor and outdoor areas. The layout of the facility is designed to encourage residents to move around and enjoy these communal areas, with all shared areas easily accessible from any room or level.</p>			

Baptcare Hedley Sutton Community's residential aged care was built ten years ago (in its current location, after moving from a former site) with its maintenance program delivering a consistent and high quality of presentation and safety.

The Ground Floor and First Floor have three wings, each with their own dining and lounge rooms. Each of these areas has its own individual décor and colour scheme and is furnished and finished to a very high standard.

The common areas at Hedley Sutton total 920.4 square metres of common areas, or approximately 9 square metres per resident. They include: lounge, sitting and dining rooms (604.7 sqm) library computer area; activity room, hairdresser, kiosk, and craft room (approximately 132.7 sqm); multipurpose room and chapel (183 sqm).

In addition, all residents have access to landscaped courtyards. This includes a sculpture garden and BBQ area with gazebo. This area is landscaped to a very high standard with comfortable seating and attractive plantings. A separate also offers attractive landscaping and comfortable seating, plus raised garden beds for keen gardeners. These separate courtyards have attractive plantings and comfortable seating and give residents the choice of quieter outdoor areas, or more social and active areas, depending on their preference.

Residents and their guests can also access an on-site café.

### 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: 1 July 2018

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