

# The Orchards Community

## Cost of Accommodation

### 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, the annum, 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 Residential Aged Care Calculation of your cost of care form (SA457) available from the Services Australia website: [servicesaustralia.gov.au/sa457](https://servicesaustralia.gov.au/sa457)

It is not compulsory to complete this form, but if you do not you might 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.

### Financial Planning for Aged Care

Services Australia offers a free Financial Information Service (FIS). Call **13 23 00** for access to the service. A list of some financial planners specialising in aged care is available here: [agedcareguide.com.au/financial](https://agedcareguide.com.au/financial)

# Cost of Accommodation

## 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 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 7.78% 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 \$575,000 you might pay a RAD of \$350,000 and a DAP equivalent for the \$225,000 balance starting at \$47.96 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 supported or low means resident, the accommodation payment is calculated by Services Australia. The government will review this quarterly according to any changes in your financial situation. This amount is called an Accommodation Contribution. **It is possible that this amount may be more than the advertised room rate.***

Find information on completing an assessment here: [myagedcare.gov.au/income-and-means-assessments](https://myagedcare.gov.au/income-and-means-assessments)

## 4. Living Well Additions

The Living Well Additions Package offers premium additional meals and dining, lifestyle, administration and technology services packaged at an affordable \$20.00 per day. Refer to the brochure or your agreement for additional details. The fee may differ for certain residents.

## 5. Room and communal area features

	ROOM NAME			
	Myrtle Room	Wattle Room	Huon Room	Eucalypt Room
Maximum Refundable Accommodation Deposit (RAD) – per resident	A nominal price of \$575,000	A nominal price of \$725,000	A nominal price of \$795,000	A nominal price of \$895,000
Maximum Daily Accommodation Payment (DAP) – per resident	\$122.56	\$154.53	\$169.45	\$190.77
If you pay a RAD of...	\$287,500	\$362,500	\$397,500	\$447,500
Your DAP will be...	\$61.28	\$77.27	\$84.73	\$95.38
ACPC* Pricing Approval	N/A	Yes	Yes	Yes
Is the room offered on an extra service basis?	No	No	No	No
Room category	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1	1
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 and amenity of room	<p>Our Myrtle rooms are located predominately on the ground floor, providing ease of access to the courtyard areas.</p> <p>Each room features plenty of natural light and pleasant views to internal courtyards.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>They also feature a 40-inch flat- screen TV, individually controlled air- conditioning and hydronic heating.</p> <p>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>
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>
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>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>.</p>			



# The Orchards Community

## About The Orchards Community

Discover a truly unique community at The Orchards Residential Aged Care. Welcome to The Orchards, a suitably leafy setting in Doncaster East, surrounded by parklands and resplendent natural beauty.

Perched on Andersons Creek Road, we offer gorgeous views of the surrounding areas after a recent expansion and transformation. There's plenty to gaze out upon from our state-of-the-art abode.

Currawong Bush Park is not far, filled with singing native birds and the golden hues of Wattle Trees or Stringybark Eucalypts. Around the corner you'll find The Pines shopping centre, with plenty of shops, cafes, and restaurants to explore. On site, you'll find everything you need to live well your way, with a warm community built on a spirit of belonging and experienced team members supporting your story, needs and preferences.

## Baptcare – we have over 80 years of experience

We've spent the better part of a century listening to and meeting the needs of older people. Today, we offer a range of aged care services – including home care, residential aged care, respite care, and retirement living – as well as support services such as nursing and allied health, day therapy centres, short-term respite centres and social activities so you can be assured Baptcare will provide care in a way that's right for each and every individual journey.

### We appreciate that everyone is different

Our services are based on an individualised model of care, which means our clients determine how much of a presence they want us to be in their lives. And if their circumstances change, we change with them. Our aim is to enable people to remain as independent as possible so they can continue to live life the way they want to.

## 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 and Operations

Date: 25 November 2024

## Baptcare The Orchards Community

107-111 Andersons Creek Road Doncaster East VIC 3109

*Contact us today*  
for any enquiries about  
accommodation costs

**Call 13 22 78**

