

# Hedley Sutton 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 **\$840,000** you might pay a RAD of **\$550,000** and a DAP equivalent for the **\$290,000** balance starting at **\$61.81** 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 **\$35.00** 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			
	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 Payment (DAP) – per resident	\$168.39	\$179.05	\$202.49	\$213.15
If you pay a RAD of...	\$395,000	\$420,000	\$475,000	\$500,000
Your DAP will be...	\$84.19	\$89.52	\$101.25	\$106.58
ACPC* Pricing Approval	Yes	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 + 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 (with 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> <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.</p> <p>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.</p> <p>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).</p> <p>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.</p>			



# Hedley Sutton Community

## About Hedley Sutton Community

Discover a truly unique community at Hedley Sutton Residential Aged Care. Set on the stunning grounds of the Linda Mansion, Hedley Sutton is a pristine leafy-green location in the heart of Camberwell.

While we're close to bustling Burke Road and the nearby Booroondara Park—which is perfect for a quiet afternoon stroll and features an adventure playground for visiting little ones—you'll have everything you need, right here on site.

We proudly boast our own resplendent gardens, a café and access to all the care and support you need to live each day with joy, independence, meaning and purpose. Plus, a warm community of smiling faces ready to welcome you to our community.

## 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 Hedley Sutton Community

19 Canterbury Road Camberwell VIC 3124

*Contact us today*  
for any enquiries about  
accommodation costs

**Call 13 22 78**

