

Key Feature Statement

October to December 2019



Wallsend Manor Aged Care opened on the 4th April 2018.

The brand-new aged care home is a safe, caring and nurturing setting. Its comfort to residents being able to live in the same familiar neighbourhood close to friends and family and continue to do the activities they enjoy. We look after their daily care needs and provide them with the freedom to live their life the way they want. We treat them with respect, dignity and encourage them to participate as a valued member within our engaging community.

The home is located on McNaughton Avenue, Wallsend and is approximately 14 kilometers north west of the Port of Newcastle. It has a serene country like setting.

We offer permanent residential accommodation, dementia specific care and respite services to seniors.

The rooms are spacious and include their own private ensuite bathroom. There are also double rooms available so that couples can stay together or for ones that enjoy companionship.

Residents can do as much or as little as they like, it's up to them. There are many activities to choose from in our Leisure and Lifestyle Program. These include art and crafts, bingo, sing-a-longs, organised themed events, live performers and entertainment or simply chat with friends or family in the coffee hub with a soothing cuppa.

Features of the home include:

- Coffee hub to enjoy with friend and family
- Private dining room for special occasions
- Activities area for art, crafts and lifestyle
- Hairdressing salon (additional costs may apply)
- Aromatherapy room (additional costs may apply)
- Landscaped courtyard and terraces with walking paths
- 24 hour nurse call system within rooms
- 24/7 access to compassionate care and nursing staff
- Fresh daily prepared nutritious and healthy meals
- Registered nurses and friendly qualified staff

Room Pricing

MPIR: effective from 1st October 2019 to 31st December 2019

Each room is supplied with an electronic high/low adjustable bed, bedside table with drawer, over bed table and chair (for each person within the room).

Room Type	Room Features	Max. Occupancy	Size* Sqm (approx)	DAP Daily Accommodation Payment.	RAD Refundable Accommodation Deposit. Up to a maximum of:
Single Room - Standard	Private ensuite. Facing courtyard, landscaped area or upper views. Flat screen TV. Built in wardrobe.	1	17-20	\$52.53	\$385,000
Single Room - Premium	Private ensuite. Facing landscaped area. Flat screen TV. Built in wardrobe. Modern décor.	1	18	\$54.58	\$400,000
Single Room - Premium	Private ensuite. Facing landscaped area. Flat screen TV. Built in wardrobe. Stylish décor.	1	18	\$61.40	\$450,000
Single Room - Deluxe	Private ensuite. Upper views or facing greenery. Flat screen TV. Built in wardrobe. Spacious Room.	1	18-20	\$66.17	\$485,000
Double Room	Private ensuite. Facing courtyard or landscaped area. Flat screen TV. Built in wardrobe. Privacy screen.	2	26-28	\$37.52 per person or \$75.04 single occupancy	\$275,000 per person or \$550,000 single occupancy

*Size of room excludes ensuite. Price is correct as at 1st October 2019 and subject to change.

The Effective Maximum Permissible Interest Rate is 4.98% from 1st October 2019 to 31st December 2019. This is reviewed quarterly by the government and subject to change.

How to calculate the accommodation payments

Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both.

The DAP is calculated by multiplying the RAD (or the unpaid portion of the RAD) by the interest rate set by government (currently 4.98% per annum) / 365 days (/100).

For example: $\frac{\$450,000 \times 4.98\%}{365} / 100 = \61.40 DAP per day

Or a combination payment at 50% of the price by the RAD being \$225,000 and 50% of the price by the DAP being \$30.70 per day.

The basic daily care fee is in addition to the accommodation charges on the previous page.

If charges such as a means tested care fee is deemed relevant, they are also in addition to the above.

Fees for additional services apply at \$19.90 per day and are separate to the above. Refer to management for further details.

For concessional/fully supported residents the above accommodation fees do not apply.

Visit www.myagedcare.gov.au or call 1800 200 422 for further information on Government fees and charge.