



ANHF

AUSTRALIAN NURSING HOME FOUNDATION

澳華療養院基金

Culturally Appropriate Aged Care Since 1980

Australian Nursing Home Foundation Ltd (ANHF)

Huang Ying Jung Nursing Home Accommodation Pricing & Key Features Statement



Huang Ying Jung Nursing Home is a care facility set in a quiet residential area in Gordon. Huang Ying Jung Nursing Home offers 84 beds (72 single ensuite rooms and 6 twin-bedrooms), permanent care and respite care. This modern and purpose-built aged care residential facility sits in a leafy quiet residential suburb and is a pleasant stroll to the local library, local shopping centres and eateries. A major transportation hub is nearby with frequent bus and train services.



Room Types

Room Category	Large single with private en-suite
Quality Condition	High High (built in 2023)
Size	26 sq. m (approx.) – there is only one room of this size in the facility.
Maximum number of residents in each room	1

Room Category	Single with private en-suite
Quality Condition	High High (built in 2023)
Size	17 – 20 sq. m (approx.)
Maximum number of residents in each room	1

Room Category	Single with shared en-suite
Quality Condition	High High (built in 2023)
Size	17 – 19 sq. m (approx.)
Maximum number of residents in each room	1

Room Category	Twin with shared en-suite
Quality Condition	High High (built in 2023)
Size	28 sq. m (approx.)
Maximum number of residents in each room	2



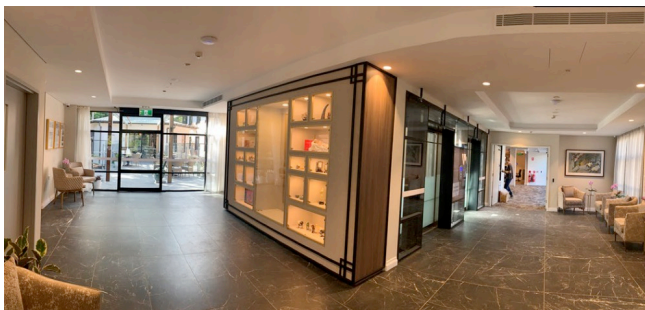
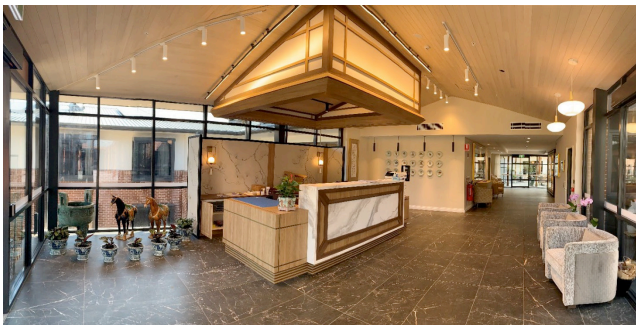
Room Amenities

- Air-conditioning
- Electric bed to safeguard the level of care for each resident
- Bedside table and drawer
- Built-in wardrobe
- Comfortable visitor's chair
- 24-hour nurse call system for safety assurance
- Chinese cable TV
- Online viewing of menu and activities programs

Common Areas

- A total of 4 wings with 1 dementia wing on the lower ground floor
- Each wing will be equipped with its nurse station, treatment room, dining area, servery, kitchenette, and utility rooms.
- Several lounges and leisure corners are spread throughout the facility for residents to receive guests and socialize outside of their rooms.
- A large multipurpose auditorium with a stage area and projector for performances and activities.
- A separate gymnasium where residents can exercise and maintain their fitness with the help of physiotherapy and lifestyle assistants.

Reception Area / Lift Foyer



Sitting Lounge



Courtyard



Corridors with Chinese artwork & sitting area



Dining Area(s)



Activities Area(s)



**Large Single Room with Private En-suite
(the largest room in the facility – only one such room)**



Single Room with Private En-suite



Single Room with Shared En-suite



Double Room with Shared En-suite



Landscaped Gardens Surrounding the Home



Bathroom



Other features, e.g. Covered walkway to the Tea House



Auditorium



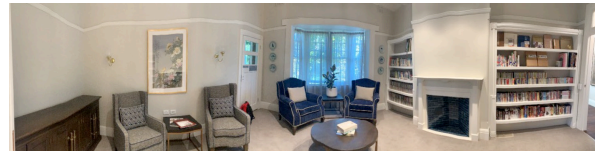
Sun Room



Hair & Beauty Salon



Library



Gym



Central ground floor courtyard to Heritage Cottage / Club House



Culturally specific commercial kitchen



Other Features

- Chinese meals
- Hairdressing, beauty therapist and aromatherapy massage
- Comprehensive recreational activities program
- Music therapy
- Celebration of cultural events and birthdays
- Art and craft activities
- Social activities and outings
- Wide range of therapeutic programs
- In-house laundry
- Heritage Cottage / Club House



Clinical and Other Services

- 24-hour care by a registered nurse
- Physiotherapy and rehabilitation care – programs to meet each individual’s specific care needs
- Psychologist and geriatrician services
- Pharmacy service
- Dietician
- Podiatry and speech pathology
- Dental, vision and hearing care
- Occupational therapy
- Respite and palliative care

Huang Ying Jung Nursing Home Fees and Charges

Residents are required to pay:

1. A Basic Daily Care Fee;
2. Where determined by Services Australia or DVA, a co-contribution; and
3. Where determined by Services Australia or DVA, an accommodation payment

Basic Daily Care Fee

The Basic Daily Care Fee is set by the Government and equates to 85% of the single pension for pensioners and 96.5% of the single pension for non-pensioners.

These amounts vary from time-to-time as the level of the pension increases.

Co-Contribution

The co-contribution is an amount which is assessed by Services Australia or the Department of Veterans Affairs (if the person is a veteran). It is the amount which the government agency determines as the amount which the resident can pay towards the cost of their care.

These amounts are subject to Annual and Lifetime caps which are set at the time of the resident’s entry to residential care and which are indexed in accordance with the CPI.

Further information is available on www.servicesaustralia.gov.au or www.myagedcare.gov.au

Accommodation Payments

The Accommodation Payment is set by the Board of ANHF and is varied from time-to-time. They are only applicable to those residents entering on or after 1 July 2014 who have been assessed by Centrelink or DVA.

Huang Ying Jung Nursing Home charges Refundable Accommodation Deposits (RADs) and the corresponding Daily Accommodation Payments (DAPs) up to a maximum of:



Room Type	RAD	DAP (base on MPIR* 8.34% as of 01/04/2024)
Large Single with private en-suite (the biggest room in the facility)	\$900,000	\$205.64
Single with private en-suite	\$800,000	\$182.79
Single with shared en-suite	\$550,000	\$125.67
Twin with shared en-suite	\$550,000	\$125.67

- MPIR = Maximum Permissible Interest Rate

Residents have the right to choose which option would best suit their financial arrangements. Those options are:

- To pay the RAD wholly by lump sum payment; or
- To pay the RAD as a daily payment (known as a DAP); or
- To pay the RAD by a combination of lump sum and daily payment

Within 28 days of entering the facility residents must advise the management of Huang Ying Jung Nursing Home which option they wish to choose.

From the date of entry, and pending advice of the resident's preferred option of payment, resident will be charged the Daily Accommodation Payment.

Where the resident chooses to pay by lump sum (RAD), the DAP will be charged until the lump sum is paid.

It is recommended that you seek professional financial advice to see which payment option best suits your financial arrangements.

The Accommodation Payment can also be paid by a combination of the lump sum (RAD) and daily payment (DAP). This is done by the resident electing to pay a percentage of the RAD as a lump sum and the remainder as a daily payment. The daily payment is calculated by applying the Maximum Permissible Interest Rate (MPIR) to the unpaid lump sum amount.



An example is as follows:

Resident A enters into a single room with private ensuite with RAD of \$800,000 and chooses to pay the 50% of RAD as a lump sum and 50% as a daily payment. Resident A would therefore pay a lump sum of \$400,000 and a daily payment (DAP) of \$91.40. This daily payment is calculated as follows:

Unpaid lump sum - \$400,000

Maximum Permissible Interest Rate – 8.34%

DAP ($\$400,000 \times 8.34\%$) divided by 365 days - \$91.40

Alternatively resident B enters a single room and chooses to pay the RAD \$50,000 as a lump sum and the remainder as a daily payment. Resident B would therefore pay a lump sum of \$50,000 and a daily payment (DAP) of \$171.37. This daily payment is calculated as follows:

Unpaid lump sum - \$750,000

Maximum Permissible Interest Rate – 8.34%

DAP ($\$750,000 \times 8.34\%$) divided by 365 days - \$171.37

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