



**Australian Nursing Home Foundation Ltd (ANHF)**

**Bernard Chan Nursing Home**

Accommodation Pricing  
& Key Features Statement



**Bernard Chan Nursing Home** is set in one of the prime residential areas of Burwood. Bernard Chan Nursing Home offers 45 beds and is a pleasant stroll to the local library, shopping centres, leisure centres, theatre and community centre. It is conveniently located with a good transportation linking Burwood to major places around Sydney.

Ageing Well with Grace and Dignity

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## Room Types


Room Category	Single with no en-suite
Quality	Good
Condition	Good
Size	10 – 12 m2 (approx.)
Maximum number of residents in each room	1

Room Category	Double with no en-suite
Quality	Good
Condition	Good
Size	20m2 (approx.)
Maximum number of residents in each room	2

Room Category	Triple with no en-suite
Quality	Good
Condition	Good
Size	22 m2 (approx.)
Maximum number of residents in each room	3

## Amenity of Rooms

- Air-conditioning
- Electric bed to safeguard the level of care for each resident

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- Built-in bedside table (with lockable drawer)
  - Built-in wardrobe
  - Comfortable visitor's chair
  - Nurse call system for safety assurance at all times

### **Common Areas**

- Large open activities, dining and lounge room
- Garden areas and covered courtyard
- Pantry area for refreshments
- Chinese satellite television programs on flat-screen television
- Piano and audio equipment available for musical events
- Sitting areas to greet guests
- Outdoor fitness equipment

### **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
- To access guest Free WiFi for residents to use i-phones, i-pads and social media

### **Clinical and Other Services**

- 24-hour care by a registered nurse
- Physiotherapy
- Pain Management Program
- Psychologist and geriatrician referral services
- Pharmacy service
- Dietician
- Speech pathology
- Podiatry
- Dental, vision and hearing care referral services
- Palliative Care and End-of-Life Care
- Respite Car



## Bernard Chan Nursing Home Fees and Charges

### Four main types of aged care home costs

#### 1. Basic daily fee

- **Everyone** pays a basic daily fee. This fee covers the day-to-day services such as meals, cleaning, facilities management, maintenance and laundry.
- This fee is to be paid monthly. The fee applies for every day you are a resident, including days when you might be away overnight—for example, on holiday or in hospital.
- The basic daily fee is set at 85% of the single person rate of the basic age pension. The government updates it on 20 March and 20 September each year in line with increases to the age pension. Current rates are published on the [Department of Health website](#).

#### 2. Additional services fee

- Consent from residents or their authorized financial representatives will be obtained prior to arranging and providing any additional services.
- The additional services fee applies to **everyone's** care and services that go beyond the minimum care and service requirements prescribed by current legislative provisions, including (but not limited to)
  - Hairdressing
  - Beautician
  - Clothing labels
  - Test and tagging of personal electrical items
  - Personal use Satellite TV station(s)
  - Outing-associated expenses
  - One-on-one escort services for individual outings
  - Personal postage service
  - Dedicated personal princess chair
  - Dedicated personal mobility aids
  - Private art therapy / music therapy / allied health services
  - Non-Medicare cover treatment
  - Non-PBS cover medications
  - Private function room / entertainment / BBQ areas hire ((booking and cleaning fees may apply)
  - Guest(s) participation in facility luncheon
  - Personal choice purchases e.g. Uber Eat, or online shopping.

### 3. Means-tested care fee:

- Means-tested care fee is a contribution that **some** people pay towards the cost of their care, determined by a means assessment.
- This means-tested care fee is different for everyone, and not everyone will have to pay it. If you do need to pay it, the exact amount will be determined once you enter care. Services Australia will let you and your provider know what this amount will be for you.
- For most people the [means assessment](#) is done by Services Australia. However, if you receive a means tested payment from the Department of Veterans' Affairs (DVA), your assessment will be done by DVA.
- **Note:** You can get your means assessed at any time, even before you enter care though the outcome is only valid for 120 days. If you don't enter care during this time, you will need to complete another assessment.
- Further information is available on [www.servicesaustralia.gov.au](http://www.servicesaustralia.gov.au) or [www.myagedcare.gov.au](http://www.myagedcare.gov.au)

### 4. Accommodation costs

- 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.
- ANHF Thornleigh 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*8.17% as of 01/04/2025)
Single with no en-suite	\$400,000	\$89.53
Double with no en-suite	\$350,000	\$78.34
Triple with no-ensuite	\$300,000	\$67.15

- MPIR = Maximum Permissible Interest Rate
- There are three options for accommodation payment.  
Residents have the right to choose which option would best suit their financial arrangements.

a) **Refundable accommodation deposit (RAD) / contribution (RAC)**

This is a refundable accommodation amount. This refundable lump sum is to be determined on the outcome of your means-tested assessment.

b) **Daily accommodation payment (DAP) or contribution (DAC)**

This is a rental style of daily accommodation charge. This charge is to be determined by the government based on the outcome of your means assessment.

c) **A combination of refundable lump sum and rental-style payments**

This is when you combine the two types of payments to meet your costs. You can split the combination any way you choose. The daily payment is calculated by applying the Maximum Permissible Interest Rate (MPIR) to the unpaid lump sum amount.

An example:

Resident A enters into a single room and chooses to pay the RAD 50% as a lump sum and 50% as a daily payment.

Resident A would therefore pay a lump sum of \$200,000 and a daily payment (DAP) of \$44.76.

This daily payment is calculated as follows:

Unpaid lump sum - \$200,000

Maximum Permissible Interest Rate – 8.17%

DAP ( $\$200,000 \times 8.17\%$ ) divided by 365 days - \$44.76

Within 28 days of entering the facility residents must advise the management of the 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 (DAP).

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.

Note: Above information is also available on [My Aged Care website](#).

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