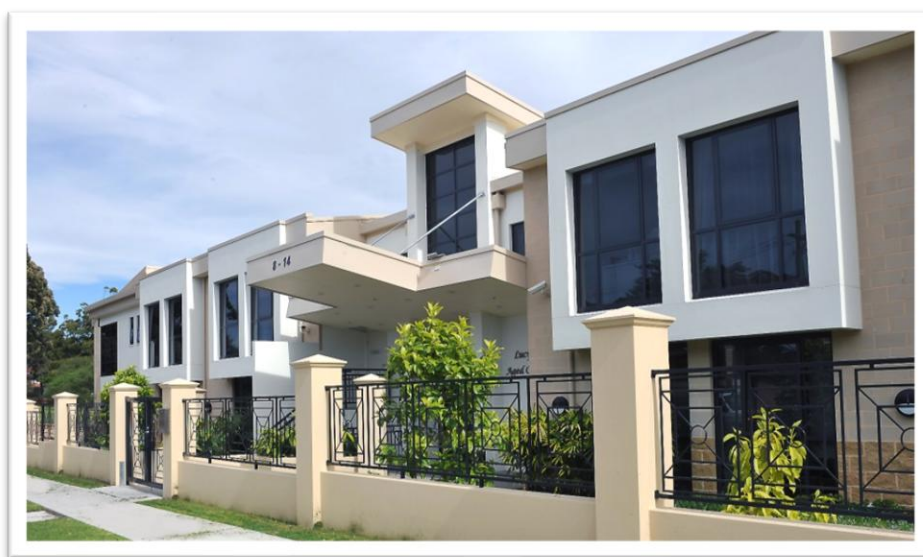




Australian Nursing Home Foundation Ltd (ANHF)
Lucy Chieng Aged Care Centre

Accommodation Pricing
& Key Features Statement



Lucy Chieng Aged Care Centre is a care facility set in a quiet residential area in Hurstville. Lucy Chieng Aged Care Centre offers 70 beds, permanent care and respite care including a dementia specific wing. This modern and purpose-built aged care residential facility sits adjacent to a large recreational park and is a pleasant stroll to the local library, shopping centres and community centre. A major transportation hub is nearby with frequent bus and train services.

Room Types

Room Category	Single with private en-suite
Quality	High
Condition	High (built in 2011)
Size	20m2 (approx.)
Maximum number of residents in each room	1
Room Category	Single with shared en-suite
Quality	High
Condition	High (built in 2011)
Size	20m2 (approx.)
Maximum number of residents in each room	1

Amenity of Rooms

- Air-conditioning
- Electric bed to safeguard the level of care for each resident
- Bedside table with lockable drawer
- Comfortable visitor's chair
- Large windows overlooking the gardens or recreational grounds
- Nurse call system for safety assurance at all times
- Television connection for personal viewing with Chinese channel

Common Areas

- Large open activities, dining and lounge room
- Beautifully landscaped internal courtyard with al-fresco dining area and bbq area.
- Range of outdoor areas including sun deck, pavilion and water pond
- Outdoor fitness equipment
- Pantry area for refreshments
- Chinese satellite television programs on flat-screen television

- Piano and audio equipment
- Sitting areas to greet guests

Dining Room



Internal Courtyard and Al Fresco Area



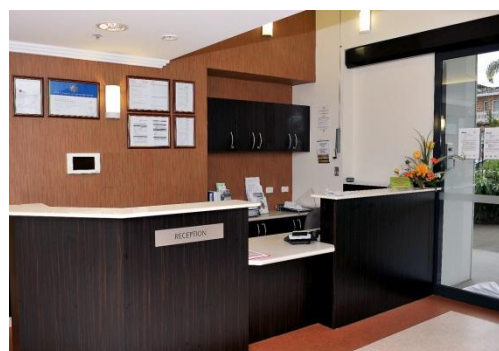
Single Room with Private En-suite



Landscaped Gardens Surrounding the Centre



Reception Area





Other Features

- Chinese meals
- Library and computer facilities
- Hairdressing salon
- Beauty therapist and aromatherapy massage
- Comprehensive recreational activities program
- Celebration of cultural events and birthdays
- Art and craft activities
- Social activities and outings
- Wide range of therapeutic programs
- In-house laundry services

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 Care

Lucy Chieng Aged Care Centre 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](http://www.health.gov.au).



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 <http://www.servicesaustralia.gov.au> or 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.

Lucy Chieng Aged Care Centre charges Refundable Accommodation Deposits (RADs) and the corresponding Daily Accommodation Payments (DAPs) up to a maximum of:

Room Type	RAD	DAP (base on MPIR* 7.61% as of 01/10/2025)
Single with private en-suite	\$650,000	\$135.52
Single with shared en-suite	\$580,000	\$ 120.93

- 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 is as follows:

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 \$325,000 and a daily payment (DAP) of \$67.76. This daily payment is calculated as follows:



Unpaid lump sum - \$325,000

Maximum Permissible Interest Rate – 7.61%

DAP ($\$325,000 \times 7.61\%$) divided by 365 days - \$67.76.

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.

Note: Above information is also available on [MyAgedCare website](#).

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