Australian Nursing Home Foundation Ltd (ANHF)

Huang Ying Jung Nursing Home

Accommodation Pricing

& Key Features Statement

Huang Ying Jung Nursing Home is a modern, purpose-built aged care facility located in the peaceful residential suburb of Gordon. Offering 84 beds (72 single ensuite rooms and 6 twin-share rooms), it provides both permanent and respite care including a specialised wing dedicated to dementia support in a tranquil, leafy setting. Residents enjoy easy access to nearby amenities such as the local library, shopping centres, and a variety of eateries, all within walking distance. The home is also conveniently close to a major transport hub, with frequent bus and train services ensuring seamless connectivity across Sydney.

Room Types

Room Category	Large single with private en-suite
Size	26 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Single with private en-suite
Size	17 to 20 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Single with shared en-suite
Size	17 to 19 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Twin with shared en-suite
Size	28 sqm (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 with lockable drawer
- Built-in wardrobe
- Comfortable visitor's chair
- Large windows overlooking the gardens or recreational grounds
- 24-hour Nurse call system for safety assurance at all times
- Television connection for personal viewing with Chinese channel

Common Areas

- Four wings, including a dedicated dementia wing on the lower ground floor
- Each wing features its own nurse station, treatment room, dining area, servery, kitchenette, and utility rooms

- Multiple lounges and leisure spaces throughout the facility offer welcoming areas for residents to host visitors and socialise outside their rooms
- A large multipurpose auditorium with a stage, piano, audio system, and projector for performances, events, and activities
- A dedicated gymnasium where residents can stay active with support from physiotherapists and lifestyle staff
- Heritage House featuring a hairdressing salon, library, and therapy room.
- Tea House for residents and visitors to meet and socialise

Other Features

- Fresh, nutritious seasonal meals prepared on-site by our in-house cook
- Chinese menu
- Free WiFi for residents and guests
- Hairdressing salon
- Beauty therapist
- Comprehensive recreational activities program
- Celebration of cultural events and birthdays
- Art and craft activities
- Music Therapy
- Social activities and outings
- Wide range of therapeutic and gerontech 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

Huang Ying Jung Nursing Home Fees and Charges

Five types of aged care home costs and fees for everyone entered into residential care from 1st November 2025

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. Higher Everyday Living Fee (HELF) (Optional)

A standing (written) or ad hoc agreement from residents or their authorized financial representatives will be obtained prior to arranging and providing any HELF services.

This fee applies to everyone's care and services that go beyond the minimum care and service requirements prescribed by current legislative provisions, some examples are listed below as reference:

- 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
- Dedicated personal furniture and assistive aids
- Private therapy / allied health services
- Non-Medicare cover treatment
- Non-PBS cover medications
- Private function room hire
- Personal choice purchases e.g. Uber Eat, or online shopping

3. Hotelling Supplement Contribution

- Currently the government pays the Hotelling Supplement for all residents. From 1 November 2025, residents who can afford it will contribute towards some or all of the Hotelling Supplement. The government will continue to pay the rest, including the full Hotelling Supplement for those who are unable to afford to contribute.
- The amount you pay is determined by the result of your income and assets assessment application by Services Australia or the Department of Veterans' Affairs (DVA) if applicable.
- **Daily Cap:** $22.15.

4. Non-Clinical Care Contribution (NCCC)

- The amount you pay is determined by the result of your income and assets assessment application by Services Australia or the Department of Veterans' Affairs (DVA) if applicable.
- You will not begin contributing to the NCCC until you are paying the full hotelling supplement contribution.
- **Daily cap**: $109.45.

- **Lifetime cap**: A lifetime cap of $140,652.80 applies, meaning you will stop paying the NCCC once you reach this amount or after four years of payments, whichever comes first. Any fees paid under the Support at Home Program also count towards this lifetime cap.

5. Accommodation costs

The Accommodation Payment is determined by the ANHF Board and may be adjusted from time to time.

The 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* 8.51% as of 01/10/2026 and any new admission before this date should refer to the old rate)**
Large Single with private en-suite (the biggest room in the facility)	$950,000	$221.49
Single with private en-suite	$840,000	$195.85
Single with shared en-suite	$640,000	$149.22
Twin with shared en-suite	$640,000	$149.22

*MPIR = Maximum Permissible Interest Rate

- Residents can choose one of three accommodation payment options to suit their financial situation.
    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 income and assets assessment.
    New Retention rule
    From 1st November 2025, aged care homes can deduct 2% per year from a newly admitted resident's RAD or RAC. This is worked out daily and taken monthly, for up to five years only, no matter how long the resident stays.
    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 income and assets assessment. The Daily Accommodation Payment (DAP) will be calculated from the room price and RAD paid. DAP for permanent residents will go up or down twice a year (on 20 March and 20 September) based on Consumer Price Index (CPI).

c) **A combination of refundable RAD/RAC and DAP/DAC**
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 RAD/RAC amount.

An example is as follows:

Resident A enters into a single room with private ensuite with RAD of $840,000 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 $420,000 and a daily payment (DAP) of $97.92. This daily payment is calculated as follows:

Unpaid lump sum - $420,000

Maximum Permissible Interest Rate – 8.51%

DAP ($420,000 x 8.51%) divided by 365 days – $97.92

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 maximum Daily Accommodation Payment (DAP).

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

It is recommended that you seek professional financial advice to see which payment option is preferable.

Note: Above information is also available on MyAgedCare website.

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