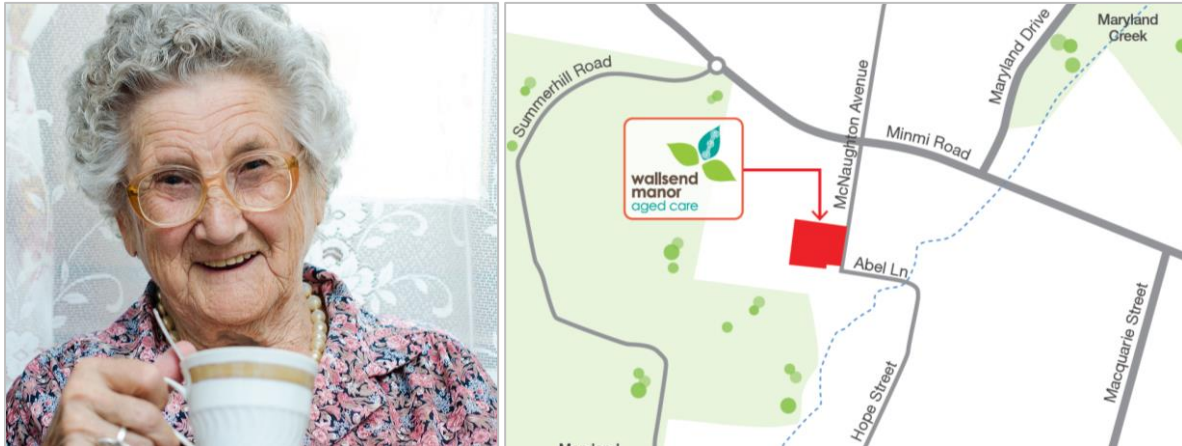


Key Feature Statement

1 July 2022



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

This beautiful 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 kilometres 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 those 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 friends 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

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	DAP Daily Accommodation Payment.	RAD Refundable Accommodation Deposit. Up to a maximum of:
Superior Shared	Facing courtyard or landscaped area. Smart TV. Built in robe. Shared ensuite.	2	26-28	\$41.10	\$300,000 Per person
Superior	Facing courtyard, landscaped area, or external balcony. Smart TV. Built in robe. Private ensuite.	1	17-20	\$61.64	\$450,000
Deluxe	Spacious room with views, and/or balcony. Smart TV. Built in robe. Private ensuite	1	18-20	\$75.34	\$550,000
Premium	Extra-large room Facing courtyard or landscaped area. Smart TV. Built in robe. Private ensuite.	1	26-28	\$82.19	\$600,000

Size of room excludes ensuite. Price is correct as at 1 July 2022 and subject to change.

How to calculate the accommodation payments

The Effective Maximum Permissible Interest Rate is 5% from 1 July 2022. This is reviewed quarterly by the government and subject to change.

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 5% per annum)/365 days (/100).

For example: $\frac{\$450,000 \times 5\%}{365} / 100 = \61.64 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 \$30.82 per day.

Note: for concessional/fully supported residents the above accommodation fees do not apply.

Basic Daily Care Fee

In addition to the above accommodation charges all residents are required by the Federal Government to pay the basic daily care fee (BDCF) to cover their day to day living expenses. This amount currently sits at \$54.69.

Means Tested Care Fee

Residents may also be required by the Federal Government to pay a means tested care fee (MTCF). This is a dollar amount a resident may be asked to contribute to their cost of care, based on the outcome of their Centrelink income and assets assessment.

Additional Service Fee

Residents are required to pay a \$19.90 additional service fee. This is to cover the supply of our additional services designed to enhance our residents stay with us. These services include free WiFi, shopping trips, scenic drives, additional live entertainment and an onsite hairdresser and more.

Note: Pricing is correct as at 1 July 2022 and is subject to change.

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