



Tabulam and Templer Homes for the Aged

31 – 41 Elizabeth Street Bayswater VIC 3153

Residential Care

Fees and Charges Guide

The government is responsible for setting the fee structures for all aged care facilities; they regulate consumer fees and charges for residential aged care. Please find below information relating to the various fees and charges associated with permanent residential aged care as well as respite care at Tabulam & Templer Homes for the Aged (TTHA).

Admission into Tabulam and Templer Homes for the Aged (Wait List)

TTHA requires the following information and documents to be admitted into aged care:

1. A valid aged care assessment is required.
2. An aged care application form.
3. A means-tested care fee was assessed by Centrelink.
4. Legal Documentation (see p.4)

1. Aged Care Assessment

- a. A valid Aged Care Assessment is required to enter Aged Care.
- b. The **Aged Care Assessment Team** (ACAT) will approve your eligibility for access to residential permanent or respite aged care.
- c. The ACAT assessment is a free, government funded service.
- d. To make a referral you can either contact **My Aged Care** by:
 - i. Phone: 1800 200 422
 - ii. or log onto <https://www.myagedcare.gov.au/referral>

2. TTHA General Enquiry Form for Aged Care

- a. The enquiry form is available from TTHA
 - i. Call us on 03 8720 1333, email ttha@ttha.org.au or get in touch online <https://ttha.org.au/contact-us/>
- b. The enquiry form requests the following information:
 - i. Consumer's details.
 - ii. Consumer's nominated representative details.
 - iii. Details on the current situation.

How much will it cost to enter an aged care home?

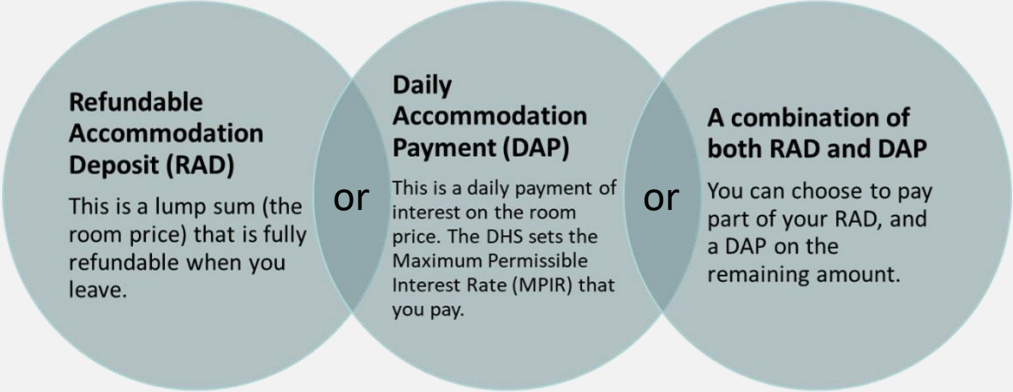
The Australian Government pays for some of the services provided in aged care homes by way of subsidies for each consumer, paid directly to the aged care home, but you'll also be required to contribute to the cost of your care.

How much you do pay (in addition to the standard Basic Daily Care Fee that everyone pays) is means-tested and depends on your financial circumstances.

What are the costs?

There are different types of care fees in residential permanent care. Please find the fees as of 1st January 2024 in the table below.

Basic Daily Care Fee	<p>This is a daily care fee, set by the Government that is paid by all consumers – Permanent & Respite, regardless of income or assets level, to assist with the costs of daily living as meals, cleaning, laundry and heating.</p> <p>It is set at 85% of the single basic aged pension and is subject to review every six months by the Department of Social Services. The fee is currently \$60.86 per day (as of 20th September 2023).</p>
Means Tested Care Fee	<p>This is a daily fee determined by the Government, based on your income and asset assessments, to further contribute to your day-to-day care costs.</p> <p>There are annual and lifetime caps that apply to the Means Tested Care Fee. <i>(Any Income Tested Care Fee paid on a Home Care Package will also count towards your annual and lifetime caps).</i></p> <p>To get an estimate of your Means-Tested Fee, call My Aged Care on 1800 200 422 or the DHS has developed a useful online calculator on their My Aged Care website at: http://www.myagedcare.gov.au/fee-estimator/residential-care/form. You will need to have all your financial information ready though, especially details of your various forms of income and assets.</p>
Accommodation Fee	<p>Every room at a care home has a price that is based upon the room type and its features. If you're a non-concessional consumer, you can choose to pay your accommodation fee by either:</p> <ul style="list-style-type: none">• A lump sum – Refundable Accommodation Deposit (RAD)• A daily charge – Daily Accommodation Payment (DAP)• Or a combination of both RAD and DAP <p>This gives the consumer choice and flexibility.</p>

	 <p>Refundable Accommodation Deposit (RAD) This is a lump sum (the room price) that is fully refundable when you leave.</p> <p>Daily Accommodation Payment (DAP) This is a daily payment of interest on the room price. The DHS sets the Maximum Permissible Interest Rate (MPIR) that you pay.</p> <p>A combination of both RAD and DAP You can choose to pay part of your RAD, and a DAP on the remaining amount.</p> <p>RAD - A Refundable Accommodation Deposit is a lump sum amount of money paid or payable by a consumer for entry to residential care that is fully refundable to the consumer or their estate on termination of the agreement for residential services, and is Government guaranteed.</p> <p>DAP - This is a daily payment of interest on the room price. The DHS sets the Maximum Permissible Interest Rate (MPIR) that you pay. The current MPIR is 8.38% as of 1st July 2023.</p> <p>(Calculations, room prices and payment options are provided on the last page as examples. You have 28 days from the date of admission to decide how you wish to pay your Accommodation Fee.)</p>
<p>Additional Services Fee</p>	<p>Additional Services Fee of \$20¹ per day for our new Sarona Wing* and \$10¹ for all other areas to actively improve the wellness of our consumers. This includes:</p> <ul style="list-style-type: none"> • Spacious Rooms • Great choice of food • Snack Bar • Weekly Happy Hour • Alcoholic beverages (beer or wine) • Soft Drinks • Telephone connection • WI-FI connection • In-room smart TV* • King single bed* • Shopping Assistance • Bus Outings (drive only) • Mobile library service
<p>Other Services Offered</p> <p><i>Additional costs apply</i></p>	<p>TTHA offers other services at extra cost. Examples are:</p> <ul style="list-style-type: none"> • Medication • Laundry Labels • Changing Seasons Café • Hairdressing • Specialist reviews (Dental, Optical, Auditory) • Additional Physiotherapy

How are fees charged?	Fees are charged monthly in arrears by direct debit. Consumers will be asked to sign a direct debit authority when accepting the offer of a place at TTHA. Fees and charges are subject to change.
Consumers with Low Means	<p>In assessing fees and charges payable, a concessional consumer is a consumer who is eligible for a full or partial accommodation supplement from the Australian Government. For low means consumers, the Government will contribute to the cost of the accommodation.</p> <p>All consumers will need to complete a Residential Aged Care Calculation of your cost of care form which is a means test assessment and will be used to determine what you will pay in residential aged care. The form is available on the Services Australia website: https://www.servicesaustralia.gov.au/</p>
Respite Fee <i>Short term stay</i>	Consumers in respite care pay the Basic Daily Care Fee of \$60.86 per day plus a booking fee of \$150.00 per stay. Respite fees are invoiced in advance and must be paid before admission. Respite stays will incur the applicable additional services fee.

Legal Documentation

- a. It is advised that all consumers have the below legal documentation completed before entering residential care:
 - i. Power of Attorney – Financial and Medical
<https://www.publicadvocate.vic.gov.au/resources/fact-sheets/powers-of-attorney-fact-sheets>
 - ii. Will – this can be completed through your solicitor or a simple DIY Will Kit can be purchased from your local Australia Post.
 - iii. Advance Care Plan Aged Care – available from:
<http://advancecareplanning.org.au/resources/victoria>
- b. TTHA requires Financial and Medical Power of Attorney for all consumers.

Financial Planners – (not affiliated with TTHA)

For advice on financial matters regarding Aged Care Payments, the following organisations may be of assistance.

* Prime Care Financial – Independent Aged Care Specialist – 9006 1736
www.primecarefinancial.com.au

TTHA Contacts

General Enquiries

Reception: (03) 8720 1333 or ttha@ttha.org.au or www.ttha.org.au

Residential Aged Care Enquiries

Lisa Karstens (Client Liaison Officer): (03) 8720 1359 or lisa.karstens@ttha.org.au

Sara Rupenovic (Director of Care): (03) 8720 1333 or sara.rupenovic@ttha.org.au

Independent Living Unit Enquiries

Lisa Karstens (Client Liaison Officer): (03) 8720 1359 or lisa.karstens@ttha.org.au

Eva Simo (Chief Executive Officer): (03) 8720 1333 or ttha@ttha.org.au

Accent Home Care Enquiries

Accent Home Care Team: (03) 8720 1338 or homecare@accenthomecare.org.au
or www.accenthomecare.org.au



Room Prices (for Non-Concessional Consumers)

TTHA offers seven room prices depending on the desired room features and wing.

Room Price	Wing	Room Features	Additional Services
\$900,000	Sarona	Luxury Room - 40sqm, generously sized with views to the Dandenongs plus tree views; space for a private lounge; private balcony	TBA
\$800,000	Sarona	Premium Room - 36sqm, generously sized with views to the Dandenongs; private balcony	TBA
\$600,000	Sarona	Superior Room - 29sqm, courtyard garden, mountain or tree view; private balcony or courtyard access	TBA
\$550,000	Sarona	Classic Room - 29sqm, inner courtyard view or limited view, west-facing; private balcony	TBA
\$500,000	Otto & Sarona	Private room with private ensuite; some rooms have beautiful views of the Dandenongs.	TBA
\$450,000	Otto & Sarona	Private room with shared ensuite and with beautiful garden views	TBA
\$350,000	Sarona	Shared room with shared ensuite – available for couples on request	TBA

	Full RAD	Combination	Full DAP
Room Price \$900,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$900,000	\$450,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$450,000	\$900,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$103.32	\$206.63
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$164.18	\$267.49
Fortnightly Fees Total	\$852.04	\$2,298.52	\$3,744.86
Monthly Fees Total	\$1,851.16	\$4,993.81	\$8,136.15

	Full RAD	Combination	Full DAP
Room Price \$800,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$800,000	\$400,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$400,000	\$800,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$91.84	\$183.67
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$152.70	\$244.53
Fortnightly Fees Total	\$852.04	\$2,137.80	\$3,423.42
Monthly Fees Total	\$1,851.16	\$4,644.63	\$7,437.79

	Full RAD	Combination	Full DAP
Room Price \$600,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$600,000	\$300,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$300,000	\$600,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$68.88	\$137.75
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$129.74	\$198.61
Fortnightly Fees Total	\$852.04	\$1,816.36	\$2,780.54
Monthly Fees Total	\$1,851.16	\$3,946.26	\$6,041.05

	Full RAD	Combination	Full DAP
Room Price \$550,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$550,000	\$275,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$275,000	\$550,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$63.14	\$126.27
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$124.00	\$187.13
Fortnightly Fees Total	\$852.04	\$1,736.00	\$2,619.82
Monthly Fees Total	\$1,851.16	\$3,771.67	\$5,691.87

	Full RAD	Combination	Full DAP
Room Price \$500,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$500,000	\$250,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$250,000	\$500,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$57.40	\$114.79
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$118.26	\$175.65
Fortnightly Fees Total	\$852.04	\$1,655.64	\$2,459.10
Monthly Fees Total	\$1,851.16	\$3,597.08	\$5,342.69

	Full RAD	Combination	Full DAP
Room Price \$450,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$450,000	\$225,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$225,000	\$450,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$51.66	\$103.32
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$112.52	\$164.18
Fortnightly Fees Total	\$852.04	\$1,575.28	\$2,298.52
Monthly Fees Total	\$1,851.16	\$3,422.48	\$4,993.81

	Full RAD	Combination	Full DAP
Room Price \$350,000 ; MPIR 8.38%	Option 1	Option 2 ²	Option 3
Refundable Accommodation Deposit - <i>Paid (RAD)</i>	\$350,000	\$175,000	\$0
Refundable Accommodation Deposit - <i>Unpaid (RAD)</i>	\$0	\$175,000	\$350,000
Additional Services Fee	TBA	TBA	TBA
Basic Daily Care Fee	\$60.86	\$60.86	\$60.86
Daily Accommodation Payment (DAP)	\$0.00	\$40.18	\$80.36
Means Tested Care Fee (TBA by Department)	TBA	TBA	TBA
Daily Fees Total	\$60.86	\$101.04	\$141.22
Fortnightly Fees Total	\$852.04	\$1,414.56	\$1,977.08
Monthly Fees Total	\$1,851.16	\$3,073.30	\$4,295.44

¹Concessional consumers are being charged \$10 in the new Sarona Wing and \$5 in other areas.

²Example only.

VACANCIES AT TTHA

www.ttha.org.au

Rooms are filling fast so we encourage you to take a virtual tour online at ttha.org.au or call to book an onsite tour 8720 1333.



Join us for a Virtual Tour of our New Building

Situated amongst beautiful trees, with beautiful views of the Dandenong Ranges, TTHA's new Sarona building boasts luxury living at its finest. Showcasing two opulent and spacious living and dining environments, four levels of spacious rooms with spectacular views this new building is sure to impress. We welcome you on a virtual tour of our Sarona building and welcome your inquiry on [8720 1333](tel:87201333).

[Launch Virtual Tour](#)

