



KOPWA Archbold House Aged Care Facility

Accommodation Payment and Key Features Statement

Updated: 15 September 2024

Welcome to KOPWAs Archbold House.

Archbold house comprises 98 single rooms(all with private ensuites) and 2 double rooms (with ensuites). KOPWAs accommodation pricing has been approved pursuant to section 52G of the Aged Care Act 1997 (Cth).

Basic Daily Fee: This is an amount set by the government that everyone in residential care pays, which goes toward care needs and living expenses such as meals, laundry and cleaning. All residents pay the Basic Daily Fee. This fee is set by the Government at 85% of the standard full aged pension and is indexed in March and September each year. As at 15 September 2024 the basic daily fee is \$61.96.

Additional Services Daily Fee: This fee provides for a greater choice of services and amenities to enhance resident lifestyle. All residents pay the Additional Services Daily Fee.

Means Tested Care Fee

You may be required to help pay the costs of your care needs, depending on your financial situation. The amount you are expected to pay depends upon your level of income and assets. There is, however, a safety net, with a yearly cap of \$33,309.29 and a lifetime cap of \$79,942.44 (as at 15 September 2024) on the amount you have to pay.

Accommodation Payment: Residents can choose to pay the Accommodation Payment as a Refundable Accommodation Deposit, a Daily Accommodation Payment or a combination of both.

- **Refundable Accommodation Deposit (RAD)**

If you choose to pay the RAD as a lump sum you will be refunded this amount in full (less any agreed deductions) when you leave Residential Aged Care. This RAD refund is guaranteed by the Australian Government. If family members or others wish to contribute to your RAD, legal advice should be sought because the refund is paid to the estate of the former resident.

- **Daily Accommodation Payment**

If you do not pay a lump sum Refundable Accommodation Deposit, you can instead pay a non-refundable Daily Accommodation Payment or DAP. It is non-refundable because it is charged at a rate and is intended to reflect the interest earnings on the price of the room. This rate is known as the Maximum Permissible Interest Rate (or MPIR). This rate is set by the Australian Government and is applied at the date of resident admission. As at 15 September the MPIR is 8.36%.

- **Combination Payment**

There is also the option to pay your Accommodation Payment using a combination of RAD and DAP. Detailed below is information about each room type including key features and the Accommodation Payment that is payable. To assist you with understanding a combination payment, we have provided a worked example for each room type.



1. Overview of KOPWAs Archbold House and Common Features of all Rooms

Location	Archbold House is located at 12- 16 Trafalgar Avenue Roseville NSW 2069. Situated in one of Sydney’s norths shore most desirable suburbs it is a new and luxurious residential aged care facility close to public transport, shopping centres, cafes and restaurants.
Description of quality, condition and amenity of all rooms	<p>Archbold House sets the benchmark in residential aged care. While KOPWA has been caring for the aged since 1957 , Archbold House was redeveloped in three stages and completed in September 2022.</p> <p>Each room is fully furnished with a hi/lo bed, over-bed table, bedside table, wardrobe, lounge chair, and flat screen television. All rooms allow for residents to personalise their space and create a home-like environment. Each room is fitted with nurse call bells alarms, has a built-in wardrobe that includes hanging space and shelving, and provides resident controlled split system air conditioning for both heating and cooling. Each room is generous in its proportions with sufficient space for easy manipulation of furniture/mechanical lifting devices. Each room has lockable cabinet. The curtains are high quality heavy fabric. Special attention has been paid to building acoustics to minimise noise and all windows are double-glazed.</p>
Common area amenities	Residents have access to indoor and outdoor common areas across Archbold House. Those residents located in the dementia-specific wing have a dedicated outdoor area. The quality of the furniture in the common areas is of high quality. There are generous lounges, coffee tables, decorative wall units. Common areas including the covered outdoor sun terrace, billiard and movie rooms are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families. A gym is onsite where our Physiotherapist is available to support our resident’s mobility needs.
Services offered at Additional Cost	<p>A selection of Additional Services are provided to all residents part of a bundle of services. These are listed in the Resident Contract and all residents pay the daily fee for the packaged Additional Services.</p> <p>Optional Additional Services are available on request, including:</p> <ul style="list-style-type: none"> Hair dressing Meals for Visitors Newspapers and subscriptions Private internet based phonenumber



2. Room Types

Room Type	Single Room with private ensuite
Maximum occupancy per room	1
Number of rooms	98
Size of the Room	27sm
Refundable Accommodation Deposit (RAD)	\$990,000
Daily Accommodation Payment (DAP)	\$226.75
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the basic daily care fee. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) is worked out as follows</p> <p>RAD Paid: \$792,000 (being 80% of \$990,000) Balance of room price: \$198,000 (being 20% of \$990,000) DAP payable: \$45.35 (being \$198,000 x 8.36% / 365)</p>



Room Type	Double Room with private ensuite
Maximum occupancy per room	2
Number of rooms	2
Size of the Room	37,2sm
Refundable Accommodation Deposit (RAD) per resident	\$550,000
Daily Accommodation Payment (DAP) per resident	\$125.97
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the basic daily care fee. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) is worked out as follows</p> <p>RAD Paid: \$440,000 (being 80% of \$550,000) Balance of room price: \$110,000 (being 20% of \$550,000) DAP payable: \$25.19 (being \$110,000 x 8.36% / 365)</p>