

# Key Features and Pricing Statement

## Borella House



As a result of the Commonwealth Government's Living Longer, Living Better reforms, the pricing structure changed for people entering a residential care service after 1 July 2014. As part of these changes aged care providers are required to make available accommodation pricing and descriptive information so that prospective residents are better informed about their choices.

Residents can also choose to pay for their accommodation via:

- A refundable accommodation deposit (RAD);
- A daily accommodation payment (DAP); or
- A combination of both.

A RAD is paid as a lump sum amount. A DAP accrues daily and is generally paid fortnightly.

At Borella House, the following types of rooms are available:

Room Type:	<b>Heritage Rooms (Single Room With Private Ensuite)</b>
Key Features (Quality, Condition And Amenity) Of The Room:	<p>These rooms are 14.54 square metres in size (excluding ensuite).</p> <p>Furnishings and fittings include a chair, bed, bedside drawers and built in wardrobes. The bed is electric and specifically designed with resident comfort and convenience in mind. Storage of personal items is provided.</p> <p>The room is private with its own ensuite bathroom incorporating a shower, vanity, toilet and mirror. Shower chairs are available if needed and each ensuite is fitted with handrails.</p> <p>Heating and cooling are provided by reverse cycle air conditioning to each room.</p> <p>Each room includes a television outlet, telephone outlet and an emergency nurse call button, with staff on duty 24 hours a day.</p> <p>The rooms were last refurbished in 2015.</p> <p>The rooms have views of the hills surrounding Albury or the landscaped gardens.</p>
Maximum Price For A Heritage Room With Private Ensuite:	Refundable Accommodation Deposit (RAD): \$395,000.00 or Daily Accommodation Payment (DAP): \$64.28 or A combination of the RAD and DAP
Example Of A Contribution Payment For Room:	An example of a combination payment of 50% refundable deposit (RAD) and 50% daily payment (DAP) is: \$197,500.00 RAD plus an ongoing DAP of \$32.14

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Room Type:	<b>Murray Rooms (Single Room With Private Ensuite)</b>
Key Features (Quality, Condition And Amenity) Of The Room:	<p>These rooms are 18.4 square metres in size (excluding ensuite).</p> <p>Furnishings and fittings include a chair, bed, bedside drawers and built in wardrobes. The bed is electric and specifically designed with resident comfort and convenience in mind. Storage of personal items is provided.</p> <p>The room is private with its own ensuite bathroom incorporating a shower, vanity, toilet and mirror. Shower chairs are available if needed and each ensuite is fitted with handrails.</p> <p>Heating and cooling are provided by reverse cycle air conditioning to each room.</p> <p>Each room includes a television outlet, telephone outlet and an emergency nurse call button, with staff on duty 24 hours a day.</p> <p>The rooms were newly built in 2015.</p> <p>The rooms have views of the hills surrounding Albury or the landscaped gardens.</p>
Maximum Price For A Murray Room With Private Ensuite:	Refundable Accommodation Deposit (RAD): \$450,000.00 or Daily Accommodation Payment (DAP): \$73.23 or A combination of the RAD and DAP
Example Of A Contribution Payment For Room:	An example of a combination payment of 50% refundable deposit (RAD) and 50% daily payment (DAP) is: \$225,000.00 RAD plus an ongoing DAP of \$36.61

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Room Type:	<b>Borella Suites (Single Room With Private Ensuite)</b>
Key Features (Quality, Condition And Amenity) Of The Room:	<p>These rooms are 25.4 square metres in size (excluding ensuite).</p> <p>Furnishings and fittings include a chair, bed, bedside table and built in wardrobes. The bed is electric and specifically designed with resident comfort and convenience in mind. Storage of personal items is provided.</p> <p>The room is private with its own ensuite bathroom incorporating a shower, vanity, toilet and mirror. Shower chairs are available if needed and each ensuite is fitted with handrails.</p> <p>Heating and cooling are provided by reverse cycle air conditioning to each room.</p> <p>Each room includes a television outlet, telephone outlet and an emergency nurse call button, with staff on duty 24 hours a day.</p> <p>The rooms were newly built in 2015.</p> <p>The rooms have views of the hills surrounding Albury or the landscaped gardens.</p>
Maximum Price For A Borella Suite With Private Ensuite:	<p>Refundable Accommodation Deposit (RAD): \$450,000.00</p> <p>or</p> <p>Daily Accommodation Payment (DAP): \$73.23</p> <p>or</p> <p>A combination of the RAD and DAP</p>
Example Of A Contribution Payment For Room:	<p>An example of a combination payment of 50% refundable deposit (RAD) and 50% daily payment (DAP) is:</p> <p>\$225,000.00 RAD plus an ongoing DAP of \$36.61</p>

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Room Type:	<b>Borella Double (Double Room With Private Ensuite)</b>
Key Features (Quality, Condition And Amenity) Of The Room:	<p>The room is 25.4 square metres in size (excluding ensuite).</p> <p>Furnishings and fittings include a chair, two beds, bedside tables and built in wardrobes. The beds are electric and specifically designed with resident comfort and convenience in mind. Storage of personal items is provided.</p> <p>The room is private with its own ensuite bathroom incorporating a shower, vanity, toilet and mirror. Shower chairs are available if needed and the ensuite is fitted with handrails.</p> <p>Heating and cooling are provided by reverse cycle air conditioning to the room.</p> <p>The room includes a television outlet, telephone outlet and an emergency nurse call button, with staff on duty 24 hours a day.</p> <p>The room was newly built in 2015.</p>
Maximum Price For A Borella Suite With Private Ensuite Per Person:	<p>Refundable Accommodation Deposit (RAD): \$325,000.00</p> <p>or</p> <p>Daily Accommodation Payment (DAP): \$52.89</p> <p>or</p> <p>A combination of the RAD and DAP</p>
Example Of A Contribution Payment For Room:	<p>An example of a combination payment of 50% refundable deposit (RAD) and 50% daily payment (DAP) is:</p> <p>\$162,500.00 RAD plus an ongoing DAP of \$26.44</p>
Description Of Common Areas People Living In A Single Room With Private Ensuite Have Access To:	<p>The service has two dining areas, both of which are spacious with tables to seat five on the upper level and four on the lower level of the building.</p> <p>The service has three main meeting rooms/common rooms: a “quiet room”, a small library, four lounge areas and a downstairs sitting room all fitted with contemporary gas fireplaces, built in bookshelves and storage for resident amenities.</p> <p>The service has landscaped gardens and a feature of the garden is a hedged area with a walking pathway which leads to a resident herb garden.</p> <p>The service also has a hairdressing salon, BBQ area, and an activity room.</p>

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<p>Optional Additional Costs Associated With The Room:</p>	<p><b>Storage Fees:</b> charged at current Basic Daily Care Fee standard rate from date of departure until room is cleared.</p> <p><b>Resident Escort:</b> Transporting and accompanying residents to a medical appointment. \$49.00 per hour with a minimum of 2 hours charged.</p> <p><b>Charges at Cost:</b> Repairs and replacement for damage or maintenance of a heating and cooling unit installed in addition to existing heating and cooling supplied. Personal choice of non-subscribed toiletry items different from those supplied. Some outing costs such as entry fees and food. Incontinence aids for residents with a low care ACFI. Personal counselling services. Medications and some wound care products.</p>
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