



ANHF

AUSTRALIAN NURSING HOME FOUNDATION

澳華療養院基金

Culturally Appropriate Aged Care Since 1980

Australian Nursing Home Foundation Ltd (ANHF)

Huang Ying Jung Nursing Home

Accommodation Pricing & Key Features Statement



Huang Ying Jung Nursing Home is a care facility set in a quiet residential area in Gordon. Huang Ying Jung Nursing Home offers 84 beds (72 single ensuite rooms and 6 twin-bedrooms), permanent care and respite care. This modern and purpose-built aged care residential facility sits in a leafy quiet residential suburb and is a pleasant stroll to the local library, local shopping centres and eateries. A major transportation hub is nearby with frequent bus and train services.



Room Types

Room Category	Large single with private en-suite
Quality Condition	High High (built in 2023)
Size	26 sq. m (approx.) – there is only one room of this size in the facility.
Maximum number of residents in each room	1

Room Category	Single with private en-suite
Quality Condition	High High (built in 2023)
Size	17 – 20 sq. m (approx.)
Maximum number of residents in each room	1

Room Category	Single with shared en-suite
Quality Condition	High High (built in 2023)
Size	17 – 19 sq. m (approx.)
Maximum number of residents in each room	1

Room Category	Twin with shared en-suite
Quality Condition	High High (built in 2023)
Size	28 sq. m (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 and drawer
- Built-in wardrobe
- Comfortable visitor's chair
- 24-hour nurse call system for safety assurance
- Chinese cable TV
- Online viewing of menu and activities programs

Common Areas

- A total of 4 wings with 1 dementia wing on the lower ground floor
- Each wing will be equipped with its nurse station, treatment room, dining area, servery, kitchenette, and utility rooms.
- Several lounges and leisure corners are spread throughout the facility for residents to receive guests and socialize outside of their rooms.
- A large multipurpose auditorium with a stage area and projector for performances and activities.
- A separate gymnasium where residents can exercise and maintain their fitness with the help of physiotherapy and lifestyle assistants.

Reception Area / Lift Foyer



Sitting Lounge



Courtyard



Corridors with Chinese artwork & sitting area



Dining Area(s)



Activities Area(s)



**Large Single Room with Private En-suite
(the largest room in the facility – only one such room)**



Single Room with Private En-suite



Single Room with Shared En-suite



Double Room with Shared En-suite



Landscaped Gardens Surrounding the Home



Bathroom



Other features, e.g. Covered walkway to the Tea House



Auditorium



Sun Room



Hair & Beauty Salon



Library



Gym



Central ground floor courtyard to Heritage Cottage / Club House



Culturally specific commercial kitchen



Other Features

- Chinese meals
- Hairdressing, beauty therapist and aromatherapy massage
- Comprehensive recreational activities program
- Music therapy
- Celebration of cultural events and birthdays
- Art and craft activities
- Social activities and outings
- Wide range of therapeutic programs
- In-house laundry
- Heritage Cottage / Club House



Clinical and Other Services

- 24-hour care by a registered nurse
- Physiotherapy and rehabilitation care – programs to meet each individual’s specific care needs
- Psychologist and geriatrician services
- Pharmacy service
- Dietician
- Podiatry and speech pathology
- Dental, vision and hearing care
- Occupational therapy
- Respite and palliative care

Huang Ying Jung Nursing Home Fees and Charges

Four main types of aged care home costs

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. Additional services fee

- Consent from residents or their authorized financial representatives will be obtained prior to arranging and providing any additional services.
- The additional services fee applies to **everyone’s** care and services that go beyond the minimum care and service requirements prescribed by current legislative provisions, including (but not limited to)
 - 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
 - Personal postage service
 - Dedicated personal princess chair



- Dedicated personal mobility aids
- Private art therapy / music therapy / allied health services
- Non-Medicare cover treatment
- Non-PBS cover medications
- Private function room / entertainment / BBQ areas hire (booking and cleaning fees may apply)
- Guest(s) participation in facility luncheon
- Personal choice purchases e.g. Uber Eat, or online shopping.

3. Means-tested care fee:

- Means-tested care fee is a contribution that **some** people pay towards the cost of their care, determined by a means assessment.
- This means-tested care fee is different for everyone, and not everyone will have to pay it. If you do need to pay it, the exact amount will be determined once you enter care. Services Australia will let you and your provider know what this amount will be for you.
- For most people the [means assessment](#) is done by Services Australia. However, if you receive a means tested payment from the Department of Veterans' Affairs (DVA), your assessment will be done by DVA.
- **Note:** You can get your means assessed at any time, even before you enter care though the outcome is only valid for 120 days. If you don't enter care during this time, you will need to complete another assessment.
- Further information is available on www.servicesaustralia.gov.au or www.myagedcare.gov.au

4. Accommodation costs

- The Accommodation Payment is set by the Board of ANHF and is varied from time-to-time. They are only applicable to those residents entering on or after 1 July 2014 who have been assessed by Centrelink or DVA.
- ANHF Thornleigh 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* 8.42% as of 01/01/2025)
Large Single with private en-suite (the biggest room in the facility)	\$900,000	\$207.62



Single with private en-suite	\$800,000	\$184.55
Single with shared en-suite	\$600,000	\$138.41
Twin with shared en-suite	\$600,000	\$138.41

- MPIR = Maximum Permissible Interest Rate
- There are three options for accommodation payment.
Residents have the right to choose which option would best suit their financial arrangements.
 - 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 means-tested assessment.
 - 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 means assessment.
 - c) **A combination of refundable lump sum and rental-style payments**
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 lump sum amount.

An example is as follows:

Resident A enters into a single room with private ensuite with RAD of \$800,000 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 \$400,000 and a daily payment (DAP) of \$92.27. This daily payment is calculated as follows:

Unpaid lump sum - \$400,000


Maximum Permissible Interest Rate – 8.42%

DAP (\$400,000 x 8.42%) divided by 365 days - \$92.27

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 Daily Accommodation Payment (DAP).





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

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

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