

**Geegeelup
Village**



for all those who are still young at heart

Over 55's Lifestyle ~ Independent Living ~ Aged Care Facility

GENERAL INFORMATION HANDBOOK

3 Scott Street, Bridgetown WA 6255
Email: enquiries@geegeelup.com.au
Website: www.geegeelup.com.au
Phone: 08 9761 1366



Geegeelup Village is a community-based facility for older adults. It includes a residential aged care facility, self funded units for independent living, rental units and rental houses.

❖ Residential Aged Care Facility - 32 single rooms, with private ensuites.

❖ Independent Living Units	2 Bedroom	36 units
	1 Bedroom	1 unit
❖ Rental Units	1 Bedroom	6 units
❖ Homeswest	1 Bedroom	3 units
❖ Apex	1 Bedroom	3 units
❖ Rental Properties		6 houses

OUR VISION:

- To be the best provider of affordable accommodation for ageing people in Southwest Western Australia.

OUR MISSION:

- To provide quality, affordable independent living accommodation in a safe and supportive environment
- To provide safe, high quality residential services for our ageing community members who need additional care

OUR VALUES:

- To act at all times with honesty, integrity and transparency when managing our resources
- To engage individuals in development, delivery and evaluation of care and services
- Valuing Individuals: we treat every person with dignity, respect, equality and acceptance
- To ensure we provide high quality accommodation and care services at all times
- Actively pursue continuous improvement in governance, management, staff skills, resident care, partnering with other care providers to ensure stimulating activities are provided in a safe, nurturing environment

GEEGEELUP AGED CARE FACILITY (Residential)

Geegeelup Aged Care Facility is an Australian Government approved residential aged care facility. You can feel secure in the knowledge that the Australian Government provides a level of funding for your care needs and the Australian Government regulates Geegeelup Aged Care Facility standards and level of care.

Geegeelup Aged Care Facility is an accredited facility.

Our recently renovated and extended facility has 32 single rooms, each with their own Ensuites.

Our residents can enjoy eating in our large dining room, relaxing in our communal living area and in our outdoor alfresco areas surrounded by our manicured gardens.

We also have a dedicated hairdresser room (for onsite hairdressing service), a consult room (for visiting consultants) and several other communal areas for activities - with one being able to be booked at no charge for small family gatherings. All our catering and laundry services are done on-site.

We also have a private family room with its own kitchenette and Ensuite available on-request.

Residents are encouraged to continue their independence and to enjoy visits* from family and friends in our relaxed atmosphere.

*(*Please note -WA Department of Health directions that in place may apply to visitors)*

Geegeelup Aged Care Facility management and staff are proud of our beautiful environment and the high standard of care provided to our residents.



For enquiries regarding residency in the aged care facility please contact:

Sean Mahoney
GENERAL MANAGER
Telephone: (08) 9761 1366
Email: sean@geegeelup.com.au

ELIGIBILITY FOR RESIDENTIAL AGED CARE

To enter Australian Government subsidised residential care, a person must first be approved as a care recipient for permanent residential aged care. In order to determine a person's eligibility and care needs, an Aged Care Assessment Team (ACAT) assessment must be undertaken. This is initiated through your GP, or directly through My Aged Care.

They can be contacted via telephone through the website <https://www.myagedcare.gov.au/eligibility-and-assessment/acat-assessments>. Please ensure you request approval for permanent residential care by ticking the appropriate box.

After the assessment, the ACAT will write to you to let you know the outcome of your assessment. The letter will specify the services you are approved to receive, as well as the reasons why. You will also receive other information on your assessment, including a referral code. You should keep a copy of these documents as it will make it easier for service providers to confirm that you are eligible to receive government-subsidised aged care services.

An application for placement at Geegeelup Aged Care Facility can be made prior to having the assessment. Your name will be added to the facility waiting list, pending the assessment.

Geegeelup Aged Care Facility management encourages residents to have an Enduring Power of Attorney and Guardian in place prior to entry to the facility.

RESIDENT AGREEMENT

A Resident Agreement will be generated on acceptance of placement, providing details on things such as services, fees, and rights and responsibilities. It is a legal agreement between you and Geegeelup Village Inc and will be in writing.

FEES

There are fees payable when entering the facility which will vary according to the level of assets and income of the person. These fees and charges are determined by the Australian Government, following an assessment of your income and assets at the time of entering an aged care facility. Geegeelup Village Inc strongly encourage all potential residents to have this in place prior

to entering the aged care facility, so they are aware of the fees and charges applicable to their individual circumstances and be approved for the appropriate level of funding.

Please refer to the link below for further information on the forms the Department of Human Services require to ascertain this financial information.
<https://www.myagedcare.gov.au/income-and-assets-assessment-aged-care-homes>.

Income and assets assessment

There are three (3) different fees & charges that may be applicable:

1. Basic Daily Care Fee: currently \$53.56 per day and set at 85% of the basic age pension for a single person. **Every** resident pays this fee, regardless of whether that resident receives a pension or not. This fee is designed to help cover day-to-day services in the facility such as meals, cleaning, laundry and facility management. The fee changes on 20 March and 20 September each year in line with changes to the pension. We will email a copy to all residents however it is also available on the [Department of Health website](#). This fee will be calculated and payable to your facility in advance, generally on a fortnightly basis.
2. Means-tested Care Fee: Your financial situation will be assessed by the Australian Government, and they will determine if you are able to contribute towards your personal and clinical care. This fee will change if your financial circumstances change. If your financial situation has changed, you should notify the department that did your assessment (such as Services Australia or The Department of Veteran Affairs). This fee is designed to help pay for personal care (bathing, dressing, grooming, bathroom assistance) and clinical care (specialised nursing services, medication, catheter care). The amount can range from \$0.00 to \$259.26 per day. The annual cap on this fee is \$28,792.36 per year and the lifetime cap on this fee is \$69,101.75. You will not be charged more than this. This fee also will be calculated and payable to your facility in advance, generally on a fortnightly basis.

To get an estimate on the fees above please go to
<https://www.myagedcare.gov.au/how-much-will-i-pay>

3. Accommodation Payment: each aged care facility sets its own accommodation pricing, depending on factors such as the location of the facility, the size of the rooms, ensuites or shared bathroom, as well as other features throughout the home. The amount for a room at Geegeelup Village is charged at \$450,000. The actual amount you pay is determined by both your eligibility for government assistance and your income and assets assessment (please see below for more

information on this). If you are eligible for assistance the government may pay all or some of this cost. If you are assessed as being able to contribute to this payment, you have various choices regarding meeting this requirement, as follows:

- a. Make a lump sum payment, either:
 - A Refundable Accommodation Deposit (RAD) if you are required to pay the full amount, or
 - A Refundable Accommodation Contribution (RAC) if the government will meet some of this cost.This entire lump sum payment made will be refunded to yourself or to your estate upon leaving the facility.

- b. Make a daily payment, either:
 - A Daily Accommodation Payment (DAP) if you pay the full daily payment yourself, or
 - A Daily Accommodation Contribution (DAC) if the government will meet some of this cost.This fee will be payable to your facility in advance, generally on a fortnightly basis.

- c. Make a combination of the lump sum and daily amounts noted in a. and b. above. If you choose this option the daily payment can either be paid to your facility in advance, generally on a fortnightly basis or can be drawn down from your lump sum.

We have software available to process various combinations and scenarios, provide estimates of the potential cost to you of residing in our facility and which might assist you in making some of these important decisions.

The assessment for government subsidies as mentioned above can be commenced by completing the appropriate form on the Department of Human Services (DHS) website:

<https://www.humanservices.gov.au/individuals/forms/sa457>.

Unfortunately, this process can take some time until completion, but this does not need to delay your admission to our facility. If you can send us a copy of your completed forms (prior to lodging with DHS) with your full asset and income details, we will be able to generate an estimate of the fees & charges which will be charged on admission. This estimate will be compared and reconciled to the confirmation letter you will receive from the Australian Government, so that only the correct fees & charges are applied.

You can choose to not disclose your assets and income, but we will then be automatically required to charge the maximum amount allowed.

Any queries regarding this or accommodation payment details should be directed to the Finance Department on 9788 7804.

GEEGELUP VILLAGE INDEPENDENT LIVING

LEASE FOR LIFE UNITS

There are currently 35 Independent Living Units.

Each Unit has reverse cycle air conditioning, electric hot water system, kitchen with an electric stove and oven, bathroom/toilet, kitchen/dining facilities, sitting room, and a small garden. All units have pleasant views and surrounds.

These units have been specifically designed to assist older residents who may require additional help with rails or the ability to move around using walking aids.

Although each unit has approximately the same overall living area, the age and design of the units vary.

Meals on Wheels and Silver Chain are available if needed. Arrangements for these can be made through your GP.

INGOING COSTS

The ingoing premium is based on the replacement construction cost adjusted for age since original construction and extent of recent refurbishment. As a unit becomes vacant, it is refurbished as required to maintain a high standard of accommodation.

The ingoing premium, less the one-off \$5,000 Administration fee and accumulated retentions, will be refunded to the care recipient within 7 days of another person taking up occupation, or within 6 months of the unit being vacated for any other reason.

MAINTENANCE

In addition to the ingoing premium, a weekly service fee is applicable, payable in advance on a fortnightly, monthly, quarterly, half yearly or annual basis. The service fee is reviewed annually, calculated to recover the cost of all repairs, insurances, rates, gardening and administration.

The care recipient must provide their own furniture, heating, curtains and television antenna.

Residents are responsible for the watering and maintenance of the gardens adjacent to their unit. In the event that the garden becomes too much for you, the gardeners will maintain it.

CARPORTS

Each unit has its own carport.

RESIDENCE CONTRACT

The Residence Contract outlines the responsibilities of both parties and ensures that the occupant has the right to occupy the unit and provides a Lease for Life tenancy – it is not a purchase document.

Financial information is readily available to anyone interested in Lease for Life units.

RENTAL ACCOMMODATION

There are 6 one-bedroom rental units. Three of these units are available to those who would be eligible for Homeswest accommodation.

Each unit has reverse cycle air conditioning, electric stove and oven, electric hot water system, kitchen, bathroom/toilet, kitchen/dining facilities and sitting room. These units have been specifically designed to assist older persons who may require additional handrails.

There are also 6 independent living rental houses.

It is necessary to register interest in rental accommodation, as there is a waiting list for rentals.

For all Independent Living enquiries or to register interest in our rental accommodation please call:

Michele Finlay
Independent Living Manager
Address: 3 Scott Street, BRIDGETOWN WA 6255
Telephone: (08) 9761 1917
Email village@geegeelup.com.au