

SwanCare Ningana

Accommodation Information and Pricing

SwanCare Kingia is our newest 124 room (131 bed, including double rooms) residential aged care centre, designed to imitate familiar concepts in the outside world, offering the analogy of a home, street, neighborhood, village and town. Ningana provides shared and private spaces and a diverse range of indoor and outdoor amenities.

Silver suites are modern rooms offering a bright space with air conditioning and standard inclusions. The suites have a single electric bed, bedside cabinet with lockable drawer, built in wardrobe, armchair, smart TV, and a desk in most rooms.

Gold suites offer air-conditioned suites with the same standard inclusions as the silver suite plus some upgraded fixtures and fittings. Included are a king single electric bed, armchair, desk & chair, smart TV, bedside cabinet with lockable drawer, built in wardrobe and a balcony to enjoy the outdoors.

Platinum suites are our premium suites, varying in size with 8 large single suites (1 suite with courtyard); 15 double suites (2 double suites with courtyard). With private ensuite and air conditioning the suites offer plenty of space along with upgraded fixtures & fittings. Suites include king single electric bed, smart TV, electric leather recliner chair, bedside cabinet with lockable drawer, built in wardrobe, desk and visitors' chair. Some suites have views to the city or the Darling Ranges.

Each room has a large ensuite with support rails and cabinets to store toiletries. Call buttons are available, both in the room and in the ensuite.

As a not-for-profit organisation, SwanCare ensures that all profits go directly back into the care of its residents, and that care is accessible to those who need it.

The current fee structure for SwanCare's four residential aged care centres are as follows:

- All residents pay a **Daily Care Fee** which is 85% of the basic single pension, currently the rate is \$66.80/day.
- You will need to complete an SA485 or SA457 form to be lodged with Centrelink or Department of Veterans' Affairs which will determine your **Means Tested Care Fee**, if required, based on your assets & income. A hardship supplement will be available to care recipients who are unable to pay their resident fees.
- There are also **Accommodation** costs which differs in amount for each aged care centre. See below accordions for a breakdown of costs for accommodation.

Accommodation Costs

Room Type	Description	Maximum Capacity	Minimum Size (m ²)	Refundable Accommodation Deposit (RAD)	Daily Accommodation Payment (DAP) MPIR 7.96%
Silver	Single room with ensuite,	1	17.2-19	\$670,000	\$146.11
	or Single room with ensuite plus courtyard/balcony	1	17.2-19	\$690,000	\$150.47

Gold	Single room with ensuite with balcony	1	20.2-20.9	\$720,000	\$157.01
Platinum	Single room with ensuite, or	2	25.4-28.6	\$735,000	\$160.29
	Single room with ensuite and courtyard	2	25.4-28.6	\$749,000	\$163.34

How much will my accommodation cost?

The Government will pay an accommodation supplement for residents who are assessed as eligible. Eligibility is determined through a combined assets and income assessment. Depending on your financial circumstances, the Government may pay either all, part or none of your accommodation cost.

You can choose to pay your accommodation costs by:

1. Refundable accommodation deposit (paid as a lump sum)
For a Silver single room with ensuite without a courtyard/balcony, the maximum refundable accommodation deposit you will be charged is \$670,000.
2. Daily accommodation payment (paid fortnightly)
Alternatively, you can choose to pay a daily payment for your accommodation. For a Silver single room with ensuite without courtyard/balcony this would equal an accommodation charge of \$146.11 per day.
3. Combination of refundable accommodation deposit and daily payment
You can also choose to pay a combination of the refundable accommodation deposit and the daily accommodation payment. For example, if you were to pay a 50:50 split for a Silver single room with an ensuite without courtyard/balcony, your deposit will be no more than \$335,000 and your daily payment will be \$73.05.

Common areas

SwanCare Ningana's unique design mimics familiar concepts from the outside world, offering the analogy of a home, street, and neighbourhood.

The 124-room facility features:

- Clusters of eight or nine rooms in each wing with the ground floor having 3 wings and the upper levels having 4 wings.
- Two dining rooms and two lounge rooms on each floor for the residents to enjoy & socialise.
- All meals are prepared on site daily.
- Rooms designed around a beautiful central courtyard with gardens and seating areas for relaxation. A protected winter garden on each floor brings in natural light and access to the outdoors.
- In-house catering & laundry services available.
- On the ground floor is the main Ningana kitchen where food will be prepared. Residents can watch activities in the kitchen and enjoy the aroma of cakes, scones, and their food being prepared.
- Private dining room available for families to book.
- Each level has a dedicated multipurpose area with tables and chairs for activities.

- Library and audio area on each floor for some quiet time.
- As you exit the lift there is a lovely sitting area and fireplace to relax.
- At the end of each resident hub there is a sitting area that residents can sit with family, chat on the phone, or just read a book and relax.

Also available at SwanCare Kingia:

- Spritz Cafe located on the ground floor of SwanCare Kingia and is open to the public from 7.30am to 3.30pm Monday to Friday.
- SwanCare Kingia has a hairdresser with a fully functional salon which is available to all residents.

Care or services included in the room price

Residential aged care centres are required to provide certain services to you by law. Some centres may include additional services in the accommodation payment, at no additional cost.

- Physiotherapy
- Diversional Therapy
- Pain Management Clinic

Optional additional care or services - additional costs will apply

Residential aged care centres may make additional services available to you at an additional cost (not included in the accommodation payment). These are optional for you to choose which, if any, additional services you receive.

- Telephone connection
- Internet available
- Foxtel can be organised

Extra service status is granted by the Department of Social Services and involves the provision of a higher standard of accommodation, food, and services.

Is this room offered on an extra service basis? No

