

# Country Health Connect

## Key Features Statement

**Melaleuca Court Nursing Home - Minlaton**  
**Yorke & Northern Local Health Network Inc**



Yorke & Northern Local Health Network (YNLHN) provides a range of residential care services under the banner of Country Health Connect. We are part of SA Health and provide a range of high-quality services that aim to enrich people's lives regardless of their health and support requirements, financial circumstances, or lifestyle preferences.

At Melaleuca Court Nursing Home, we have a dedicated team who are compassionate, caring and highly professional individuals. Our staff members and volunteers play an integral role in the health and wellbeing of clients by providing companionship and support and encouraging independence. We know that maintaining the link between family, friends and the local community enriches the quality of life of our care recipients.

Our goal is to provide quality care that celebrates a sense of self, family, and community. YNLHN has aged care facilities across regional South Australia located in – Balaklava, Burra, Clare, Crystal Brook, Jamestown, Laura, Minlaton, Orroroo, Peterborough, Port Pirie, Riverton, and Snowtown.

Before you transition into one of our residential aged care facilities, either permanently or for short term respite, please undertake an Aged Care Assessment Team (ACAT) assessment. This assessment determines your eligibility for care services. To arrange an ACAT assessment, contact My Aged Care on 1800 200 422.



**COUNTRY  
HEALTH  
CONNECT**

Country Health Connect Yorke & Northern Local Health Network  
 Minlaton Health Services  
 Melaleuca Court Nursing Home  
 44 First Street Minlaton SA 5575  
 (08) 8853 2480  
 Email: <mailto:Health.CHSA-AgedCareLiaisonOfficers@sa.gov.au>



Room Type	Single Room with Private Ensuite
Refundable Accommodation Deposit (RAD)	\$410,000 (Price Category 2)
Daily Accommodation Payment (DAP)	\$93.90 per day
Explanation of payment options	Residents can choose to pay for their accommodation by 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 paid fortnightly.  A combination payment includes both a partial lump sum and daily payments.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$205,000 RAD plus an ongoing DAP of \$46.95 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 8.36% as of 1 July 2024
Other Fees & Charges	All residents are required to pay a basic daily care fee.  Means Tested Care Fee (MTCF) – May be applicable as determined by the Department of Human Services
Features and Amenities	This is a large single room with a private ensuite, maintained in above average condition.
Additional services at additional cost	Private phone connection to resident's room if required will be at the resident's expense.
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Clipper	> Single Room > Private Ensuite	25	1	2	1



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Room Type	Single Room with Private Ensuite
Refundable Accommodation Deposit (RAD)	\$380,000 (Price Category 3)
Daily Accommodation Payment (DAP)	\$87.03 per day
Explanation of payment options	Residents can choose to pay for their accommodation by 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 paid fortnightly.  A combination payment includes both a partial lump sum and daily payments.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$190,000 RAD plus an ongoing DAP of \$43.51 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 8.36% as of 1 July 2024
Other Fees & Charges	All residents are required to pay a basic daily care fee.  Means Tested Care Fee (MTCF) – May be applicable as determined by the Department of Human Services
Features and Amenities	These are single rooms with a private ensuite, maintained in above average condition. Clipper rooms 2 & 12 have courtyard access.
Additional services at additional cost	Private phone connection to resident's room if required will be at the resident's expense.
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Clipper	> Single Room > Private Ensuite	12-16	2, 5 & 12	3	1
Schooner	> Single Room > Private Ensuite	14	20 & 21	3	1



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Room Type	Single Room with Shared Ensuite
Refundable Accommodation Deposit (RAD)	\$380,000 (Price Category 3)
Daily Accommodation Payment (DAP)	\$87.03 per day
Explanation of payment options	Residents can choose to pay for their accommodation by 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 paid fortnightly.  A combination payment includes both a partial lump sum and daily payments.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$190,000 RAD plus an ongoing DAP of \$43.51 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 8.36% as of 1 July 2024
Other Fees & Charges	All residents are required to pay a basic daily care fee.  Means Tested Care Fee (MTCF) – May be applicable as determined by the Department of Human Services
Features and Amenities	These rooms are all in above average condition. Clipper rooms 3 & 4 also have courtyard access
Additional services at additional cost	Private phone connection to resident's room if required will be at the resident's expense.
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Clipper	> Single Room > Shared Ensuite	11	3, 4,	3	1
Schooner	> Single Room > Shared Ensuite	13	18 & 19	3	1



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Room Type	Single Room with Shared Ensuite
Refundable Accommodation Deposit (RAD)	\$380,000 (Price Category 3)
Daily Accommodation Payment (DAP)	\$87.03 per day
Explanation of payment options	Residents can choose to pay for their accommodation by 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 paid fortnightly.  A combination payment includes both a partial lump sum and daily payments.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$190,000 RAD plus an ongoing DAP of \$43.51 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 8.36% as of 1 July 2024
Other Fees & Charges	All residents are required to pay a basic daily care fee.  Means Tested Care Fee (MTCF) – May be applicable as determined by the Department of Human Services
Features and Amenities	All rooms have vinyl floor coverings, R/C central air conditioning, a sink unit, wardrobe, bedside cabinet and TV points and cabinets. Clipper Room 16 and Schooner Room 17 are all maintained in above average condition
Additional services at additional cost	Private phone connection to resident's room if required will be at the resident's expense.
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Clipper	> Single Room > Shared Ensuite	21	16	3	1
Schooner	> Single Room > Shared Ensuite	21	17	3	1



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Room Type	Shared Room with Shared Bathroom
Refundable Accommodation Deposit (RAD)	\$290,000 (Price Category 5)
Daily Accommodation Payment (DAP)	\$66.42 per day
Explanation of payment options	Residents can choose to pay for their accommodation by 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 paid fortnightly.  A combination payment includes both a partial lump sum and daily payments.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$145,000 RAD plus an ongoing DAP of \$33.21 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 8.36% as of 1 July 2024
Other Fees & Charges	All residents are required to pay a basic daily care fee.  Means Tested Care Fee (MTCF) – May be applicable as determined by the Department of Human Services
Features and Amenities	Shared rooms in above average condition. Clipper rooms 14 & 15 also have courtyard access, as do Schooner rooms 22 & 23. Clipper rooms 14 & 15 and Schooner rooms 22 – 25 all have attractive bay windows.
Additional services at additional cost	Private phone connection to resident's room if required will be at the resident's expense.
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Clipper	> Shared Room > Shared Bathroom	23-32	11, 14 & 15	5	2
Schooner	> Shared Room > Shared Bathroom	23	22, 23, 24 & 25	5	2



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Room Type	Single Room with Shared Bathroom
Refundable Accommodation Deposit (RAD)	\$340,000 (Price Category 4)
Daily Accommodation Payment (DAP)	\$77.87 per day
Explanation of payment options	Residents can choose to pay for their accommodation by 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 paid fortnightly.  A combination payment includes both a partial lump sum and daily payments.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$170,000 RAD plus an ongoing DAP of \$38.93 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 8.36% as of 1 July 2024
Other Fees & Charges	All residents are required to pay a basic daily care fee.  Means Tested Care Fee (MTCF) – May be applicable as determined by the Department of Human Services
Features and Amenities	These rooms are all in above average condition.
Additional services at additional cost	Private phone connection to resident's room if required will be at the resident's expense.
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Clipper	> Single Room > Shared Bathroom	16-24	6,7, 8, 9 &10	4	1



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## Communal Areas

Melaleuca Court Nursing Home residents enjoy the benefits of 3 lounge/dining areas, and on-site hairdressing room and beautifully appointed courtyard gardens with outdoor seating and BBQ facilities

## Services

Permanent Care, Respite Care, Ageing in Place.

In addition to our comprehensive clinical care programs, we offer onsite access to a General Practitioner, Pharmacy services, Physiotherapy and Podiatry, Dietician and Speech Therapist.

There are onsite religious services weekly to provide emotional and spiritual support to residents and families.

Meals are prepared and cooked onsite daily and there is a rotating menu.

Melaleuca Court is located within the Minlaton campus of the Minlaton Community Health and Minlaton Medical Centre.

Melaleuca Court Nursing Home is strongly supported by the local community and has strong links with the local community organisations, churches, and businesses.

24-hour support from a dedicated team of staff offering ageing in place.

Most of our staff live in the local area and have been with us for many years, ensuring continuity of care. The staff take pride in providing compassionate and professional care.

## Location/Access

Located 197 kilometres west of Adelaide and 88 metres above sea level, Minlaton is the main service centre for the surrounding rural districts. Offering a variety of facilities for travellers venturing to the 'bottom end' of Yorke Peninsula, Minlaton is a picturesque township with wide, welcoming streets.

The area was settled in the 1870s by farmers who found the conditions ideal for growing wheat, barley and the grazing of sheep. Today, this small township promotes itself as 'The Barley Capital of the World'

## Leisure & Well-Being

Melaleuca Court Nursing Home caters for residents from diverse cultural backgrounds and our Lifestyle Program is designed to celebrate this diversity. Our adaptive and flexible program is also tailored to the needs of residents with dementia and other health issues.

## Rates

The quoted Room Price is per person.

Rates quoted are valid from 01 July 2024 and are subject to change.



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