

Country Health Connect Key Features Statement

Lower North - Snowtown

Multipurpose Service (MPS)

Incorporating Lumeah Home

Yorke & Northern Local Health Network Inc



Yorke and Northern Local Health Network (YN LHN) provides a range of residential care services under the brand 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 Snowtown, 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 residents 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. YN LHN 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.



**COUNTRY
HEALTH
CONNECT**

Country Health Connect Yorke & Northern LHN

Burra Health Service

Commercial Road Burra SA 5417 Ph: (08) 8892 2300

Snowtown Health Service

South Terrace Snowtown SA 5520 Ph: (08) 8865 0100

Email: <mailto:Health.CHSA-AgedCareLiaisonOfficers@sa.gov.au>



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Lumeah Home-Room Type	Single Room with Private Ensuite refurbished
Refundable Accommodation Deposit (RAD)	\$500,000 (Price Category 1). A RAD retention of 2% per annum is calculated daily and deducted monthly from the RAD balance and is limited to 5 years.
Daily Accommodation Payment (DAP)	\$109.04 per day. The DAP will be indexed on 20 March and 20 September each year in line with changes in the Consumer Price Index (CPI).
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. Both payment methods are subject to retentions and indexation as noted above.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$250,000 RAD plus an ongoing DAP of \$54.52 per day (indexed as above).
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 7.96% as of 1 April 2026
Other Fees & Charges	All residents are required to pay a basic daily care fee.
Features and Amenities	Good sized refurbished rooms: all single with private ensuite, fitted with wardrobe & bedside cabinets, and individual reverse cycle air conditioning
Additional services at additional cost	Hairdressing, Newspapers, Outings, Telephone Calls
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m ²)	Room Numbers	Price Category	Maximum Occupancy per Room
Snowtown – Lumeah Home	> Single Room > Private Ensuite	25	3, 5, 6, 7, 8, 9, 10 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30	1	1



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Snowtown Hospital Room Type	Single Room with Private Ensuite
Refundable Accommodation Deposit (RAD)	\$450,000 (Price Category 2). A RAD retention of 2% per annum is calculated daily and deducted monthly from the RAD balance and is limited to 5 years.
Daily Accommodation Payment (DAP)	\$98.14 per day. The DAP will be indexed on 20 March and 20 September each year in line with changes in the Consumer Price Index (CPI).
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. Both payment methods are subject to retentions and indexation as noted above.
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$225,000 RAD plus an ongoing DAP of \$49.07 per day (indexed as above).
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 7.96% as of 1 April 2026.
Other Fees & Charges	All residents are required to pay a basic daily care fee.
Features and Amenities	Good sized rooms: all single with private ensuite, fitted with wardrobe & bedside cabinets and individual reverse cycle air conditioning
Additional services at additional cost	Hairdressing, Newspapers, Outings, Telephone Calls
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m ²)	Room Numbers	Price Category	Maximum Occupancy per Room
Snowtown Hospital Rooms	> Single Room > Private Ensuite	16- 22	14, 15, 16, 19, 21	2	1



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Communal Areas

Snowtown Health Service offers a large, carpeted lounge area, 2 carpeted sunrooms and a large dining room with kitchenette. There is a hairdressing salon and a very large activities room with a pool table, courtyard access and communal gardens with covered pergola area.

Services

Snowtown Health Service provides Permanent Care, Respite Care, and 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.

Snowtown Health Service provides 24-hour support from a dedicated team of staff offering ageing in place. The aged care facility is co-located at the Hospital providing ready access to medical care. Religious services are offered to residents and their families on a regular basis if required.

Snowtown Health Service is strongly supported by their local communities and have strong links with the local community organisations, churches, and businesses.

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.

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

Location/Access

The Snowtown Township was proclaimed on 17th March 1878 by the Governor of South Australia, Sir Thomas Jervois, to perpetuate the name of his private secretary, Thomas Snow. The town is situated 105.5 metres above sea level with an average rainfall of 389 mm, Snowtown is a prosperous settlement 148 km north of Adelaide. The district is well known for its high-quality wheat, wool, fat lambs and first-class stock breeding.

Leisure & Well-Being

Snowtown Health Service 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.

Our health service is strongly grounded in their local community. Our staff, residents and volunteers participate in a range of local community events. For those residents who are unable to participate outside of the facility, there are activities provided at each site.

Rates

The quoted Room Price is per person.

Rates quoted are valid from 01 April 2026 and are subject to change.



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