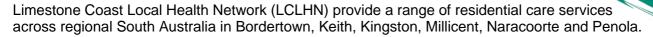


Key Features Statement Charla Lodge (Bordertown)

Effective 1 July 2025



We are part of SA Health and provide high quality services that aim to enrich the people's lives regardless of their health and support requirements, financial circumstances or lifestyle preferences.

Charla Lodge has a team of highly dedicated professional individuals who are compassionate and caring. Staff members and volunteers play an integral role in the holistic care of our residents by providing support and companionship whilst encouraging independence where possible. We understand that maintaining a link between family, friends and the local community enriches the quality of life of our residents.

Our goal is to provide quality care that celebrates a sense of self, family and community.



Charla Lodge KFS Page 1 of 5

Services and Facilities

Charla Lodge is a 43 bed Commonwealth Aged Care Facility comprising of the 2 story Charla Hostel as well as Francis Penny House. Providing both permanent and respite accommodation the facility is situated in a quiet residential area on South Terrace close to the town's shopping and recreational facilities.

In addition to the comprehensive clinical care programs, Charla Lodge offer scheduled visits by a General Practitioner, Pharmacist, Physiotherapist, Podiatrist and other Allied Clinicians as required e.g Dietician and Speech Pathologist.

Resident's enjoy meals prepared and cooked onsite daily based on a rotating menu.

Common Areas

Our facility has an array of different common areas to enrich the daily lives of our residents. These areas provide areas of both tranquility and relaxation as well as stimulation and activity. Our aim is to offer a variety of harmonious spaces where the older person is able to relax alone or interact with each other, their guests and our staff.

All common areas are cosy, homelike and comfortable with a tasteful décor.

Residents are encouraged to join in activities, or they can simply sit in any of our areas, in comfortable chairs to talk, read or watch several large screen TVs throughout the service. They are also able to relax outdoors enjoying the gardens. Our common areas are all wheelchair accessible

Leisure and Wellbeing

Residents can do as much or as little as they like. An extensive leisure and lifestyle program offers group and individually tailored activities. The service caters for residents from diverse cultural backgrounds and the leisure and 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.

Residents are encouraged to maintain community links and are assisted to attend offsite meetings with groups such as Legacy, Lions and Rotary. The community bus is used regularly for outings.

There are onsite religious services on a regular basis and a member of the local Churches visit regularly to provide emotional and spiritual support to residents and families.

Room Types and Fees (room sizes excl ensuite / bathrooms)

Single Room with Private / Shared Ensuite	17 - 22m ²	\$370,000
Single Room with Shared Bathroom	16 - 17m ²	\$330,000
Shared Room with Shared Ensuite	20m ²	\$330,000
Shared Room with Shared Bathroom	20m ²	\$300,000

Please refer to the attached Accommodation Pricing and Fee Schedule for the latest information on Aged Care Fees and options for Refundable Accommodation Deposits.

Charla Lodge KFS Page 2 of 5

Summary of Room Type, Features and Amenities

Room Category	Single Room with Ensuite – suitable for couples only
Maximum Occupancy	2
Rooms included in this group	Charla Hostel (room 4)
Description of Room Features and Amenities	Comfortable, large sized room serviced by an accessible ensuite Built in wardrobe, bedside cupboard and lockable drawer Kitchenette and Separate Lounge Nurse call assistance in all rooms Single, electrically operated bed and comfortable sitting chair provided Large window for natural light Temperature controlled split system air conditioner
Maximum Room Price	\$370,000

Room Category	Single Room with Private / Shared Ensuite
Maximum Occupancy	1
Rooms included in this group	Charla Hostel (rms 1 -3, 5 – 10 & 12 – 17) & Francis Penny House Wing (rms 1 – 12 & 23 & 25)
Description of Room Features and Amenities	Comfortable, large sized single room serviced by an ensuite Built in wardrobe, bedside cupboard and lockable drawer Kitchenette (Charla Lodge Rooms only) Nurse call assistance in all rooms Single, electrically operated bed and comfortable sitting chair provided Large window for natural light Temperature controlled split system air conditioner
Maximum Room Price	\$370,000

Charla Lodge KFS Page 3 of 5

Summary of Room Type, Features and Amenities

Room Category	Single Room with Shared Bathroom
Maximum Occupancy	1
Rooms included in this group	Francis Penny House (rms 14 - 20)
Description of Room Features and Amenities	Comfortable, single room serviced by a shared bathroom Built in wardrobe, bedside cupboard and lockable drawer Nurse call assistance in all rooms Single, electrically operated bed and comfortable sitting chair provided Large window for natural light Temperature controlled split system air conditioner
Maximum Room Price	\$330,000

Room Category	Shared Room with Shared Ensuite	
Maximum Occupancy	2	
Rooms included in this group	Francis Penny House (rms 22 & 24)	
Description of Room Features and Amenities	Comfortable, shared room serviced by shared ensuite Built in wardrobe, bedside cupboard and lockable drawer Nurse call assistance in all rooms Single, electrically operated bed and comfortable sitting chair provided Large window for natural light Temperature controlled split system air conditioner	
Maximum Room Price	\$330,000	

Charla Lodge KFS Page 4 of 5

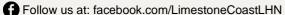
Room Category	Shared Room with Shared Bathroom
Maximum Occupancy	2
Rooms included in this group	Francis Penny House (rms 21)
Description of Room Features	Comfortable, shared room serviced by shared bathroom
and Amenities	Built in wardrobe, bedside cupboard and lockable drawer
	Nurse call assistance in all rooms
	Single, electrically operated bed and comfortable sitting chair provided
	Large window for natural light
	Temperature controlled split system air conditioner
Maximum Room Price	\$300,000

For more information

Limestone Coast Local Health Network
Charla Lodge
Bordertown Memorial Hospital
23 South Terrace
BORDERTOWN SA 5268
Telephone: (09) 8752 0000

Telephone: (08) 8752 9000

sahealth.sa.gov.au/limestonecoastlhn













Residential Aged Care

Fee Information - for admissions prior to 1 November 2025

Introduction

Entering residential aged care for the first time can be an emotionally difficult period for you and your family. However, it is important you understand the cost implications of residential aged care.

The below information is designed to help you familiarise yourself with the various terms used and the fees and charges associated with residential aged care.

What a person pays in aged care is determined by Services Australia or Department of Veterans' Affairs following a means assessment. One or more of the fees as listed below may be applicable.

Our Aged Care Liaison Officer (ACLO) works with each prospective resident and / or their representative providing an estimate of the fees and accommodation charges.

Please note Limestone Coast Local Health Network is not a financial advisor and therefore unable to provide financial planning advice. It is recommended you speak to your own financial advisor / seek independent financial advice prior to admission to aged care.

A basic daily fee (standard fee) – all residents, including respite are required to pay a basic daily care fee as a contribution towards their care and living expenses. The daily care fee for all residents equates to 85% of the standard single Aged Pension and is updated twice a year in March and September.

Accommodation Payment – not all residents pay an accommodation payment or contribution, only those that have assets above the asset free threshold as detailed in the fee schedule.

Persons assessed as being liable for the full room cost or Refundable Accommodation Deposit (RAD) as set out by Limestone Coast Local Health Network (LCLHN) have three options for payment:

- i. Refundable Accommodation Deposit (RAD) a lump sum refundable payment; or
- ii. Daily Accommodation Payment (DAP) the daily equivalent you pay if you elect not to pay a RAD invoiced fortnightly; or
- iii. Combination a part RAD and part DAP. A combination example is noted on the fee schedule; however, a resident can choose the amount that suits their financial needs. The Aged Care Liaison Officer (ACLO) can assist in providing RAD/DAP payment scenarios.

Means Tested Care Fee (MTCF) - This is an additional contribution towards the cost of care and not all people that move into aged care will be required to pay it. The Government will advise of this fee, if applicable, following the means assessment. Annual and lifetime caps apply to means tested care fees.

Means Assessment - All prospective aged care residents require a means assessment by Services Australia. Based on their circumstances they will be required to submit either:

Residential Aged Care Property Details Form – SA485 – for persons on a pension and own their own home https://www.servicesaustralia.gov.au/sa485

OR

Residential Aged Care Calculation of you cost of Care SA457 form to Services Australia for non-pensioners. https://www.servicesaustralia.gov.au/sa457

For those on an aged pension with no home it is recommended you call Services Australia on 1800 227 475 and request a pre commencement fee letter.

Aged Care Fee Information Page 1 of 2



Residential Aged Care Fee Schedule

Basic Daily Fee (including respite) – effective 20 September 2025 to 19 March 2026

The basic daily fee for residents entering aged care (including respite) is \$65.55 per day

Accommodation Payment – effective 1 October 2025 – 30 December 2025

Refundable Accommodation Deposit (RAD)	Daily Accommodation Payment (DAP)	Combination Payment Example RAD 50%	Combination Payment Example DAP 50%
\$400,000	\$83.39	\$200,000	\$41.69
\$370,000	\$77.14	\$185,000	\$38.57
\$330,000	\$68.80	\$165,000	\$34.40
\$300,000	\$62.54	\$150,000	\$31.27

Maximum Permissible Interest Rate (MPIR) – effective October 2025

The current MPIR is 7.61%

Asset Thresholds

Asset Threshold	Rate
Asset Free Threshold	\$63,000.00
First Asset Threshold	\$210,555.20

Means Tested Care Fee Caps

Сар	Rate
Annual	\$35,238.11
Lifetime	\$84,571.66

For more information

Limestone Coast Local Health Network Aged Care Liaison Officer

3 / 5-7 James Street

MOUNT GAMBIER SA 5290

Telephone: (08) 8724 5209

Email: health.lclhnaclo@sa.gov.au

sahealth.sa.gov.au/limestonecoastlhn

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