





Meercroft Care Inc

Room descriptors & pricing

MPIR 4.01%

Date: 1st April 2021 to 30th June 2021

Demographic description of Meercroft Care Inc.

Meercroft Care Inc is set amongst the Devonport Bluff Beach precinct. This is a flat parkland area with adjacent licensed restaurants, walking tracks, river and sea views. Metro Buses run past the facility during the week and over weekends regularly. The city shopping centre and restaurant precinct is 1 to 2 kilometres from Meercroft Care Inc facility. An alternative shopping centre is available in the local four ways shopping precinct, which also has post office facilities within 2 kilometres of Meercroft Care Inc.





Park Avenue

| Park Ave Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|----------------------|-------------------|---|--|---|
| NB 30 | \$400,000 | Single room approx. 16.5 m ² | RAD | RAD 70%: |
| NB 31 | | Private ensuite | \$400,000 | \$280,000 |
| NB 32 | | | | |
| NB 33 | | Room age: less than 10 years old | DAP (\$p.r.p.d) | (Bal \$120,000) |
| NB 34 | | | \$43.95 | |
| NB 35 | | High quality room decor and condition | | DAP 30%: |
| NB 36 | | High natural light | | \$13.18 |
| NB 37 | | | | |
| NB 38 | | Overhead tracking | | RAD 50%: |
| NB 39 | | | | \$200,000 |
| NB 40 | | Good natural light | | |
| NB 41 | | | | (Bal \$200,000) |
| NB 42 | | Designer built-in wardrobe with lockable | | |
| NB 43 | | drawer | | DAP 50%: |
| NB 44 | | | | \$21.97 |
| NB 45 | | Facility shared courtyards, modern dining | | |
| NB 46 | | and lounge areas with flat screen | | |
| NB 47 | | television and stereo features | | |
| | | Shared tea coffee making facilities | | |
| | | Central heating with individual ceiling fan for cooling. | | |
| | | Electric bed, bedside table, modern recliner and visitor chair. | | |





Parkview

| Parkview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|----------------------|-------------------|---|--|---|
| NRB 01 | \$350,000 | Single room approx. 14 - 18 m ² | RAD | RAD 70%: |
| NB 00 | , | Private ensuite | \$350,000 | \$245,000 |
| NB 01 | | | | |
| NB 02 | | Room age: greater 15 years old | DAP (\$p.r.p.d) | (Bal \$105,000) |
| NB 03 | | Overlite and decorated and distant | \$38.45 | |
| NB 04 | | Quality room decor and condition | | DAP 30%: |
| NB 05 | | Good natural light | | \$11.54 |
| NB 06 | | Jood Hatarai light | | |
| NB 07 | | Designer built-in wardrobe with lockable | | RAD 50%: |
| NB 08 | | drawer | | \$175,000 |
| NB 09 | | | | |
| NB 10 | | Select rooms have ceiling tracking | | (Bal \$175,000) |
| NB 11 | | Facility shared courtyards, modern dining | | |
| NB 12 | | and lounge areas with flat screen | | DAP 50%: |
| NB 13 | | television and stereo features | | \$19.23 |
| NB 17 | | | | |
| NB 18 | | Shared tea coffee making facilities | | |
| NB 19 | | | | |
| NB 20 | | Individual room heating with individual ceiling fan for cooling | | |
| NB 21 | | ceiling fair for cooling | | |
| NB 22 | | Electric bed, bedside table, modern | | |
| NB 23 | | recliner and visitor chair | | |
| NB 24 | | | | |
| NB 25 | | | | |
| NB 26 | | | | |
| NB 27 | | | | |
| NB 28 | | | | |
| NB 29 | | | | |





Parkview

| Parkview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|-------------------------|-------------------|---|--|--|
| NB 15 NB 14 NB 16 | \$380,000 | Single room approx. 23 m² Private ensuite Room age: greater 15 years old Quality room decor and condition Good natural light Contemporary built-in wardrobe with lockable drawer Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features Shared tea coffee making facilities Individual room heating with individual ceiling fan for cooling Electric bed, bedside table, modern | RAD \$380,000 DAP (\$p.r.p.d) \$41.75 | RAD 70%: \$266,000 (Bal \$114,000) DAP 30%: \$12.52 RAD 50%: \$190,000 (Bal \$190,000) DAP 50%: \$20.87 |
| | | recliner and visitor chair | | |





Parkview

| Parkview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP | Combination payment RAD/DAP 70/30 |
|----------------------|-------------------|--|--|---|
| | | | (\$p.r.p.d) 100% | 1 |
| NB 10A NB 10B | \$420,000 | Single room approx. 16m² Private ensuite Room age: New September 2019 Quality room decor and condition Good natural light Contemporary built-in wardrobe with lockable drawer Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features Shared tea coffee making facilities Individual room heating with individual ceiling fan for cooling Electric bed, bedside table, modern | RAD \$420,000 DAP (\$p.r.p.d) \$46.14 | S0/50 RAD 70%: \$294,000 (Bal \$126,000) DAP 30%: \$13.84 RAD 50%: \$210,000 (Bal \$210,000) DAP 50%: \$23.07 |
| | | recliner and visitor chair | | |







Dining Room



Sitting Area



Nurse Station





Lounge



Billy the Cockatiel

Courtyard

| Oceanview | Indicative | Room Descriptors | 100% Adjusted | Combination |
|-----------|------------|--|------------------|-----------------|
| Room No. | RAD | | RAD/DAP | payment |
| | | | (\$p.r.p.d) 100% | RAD/DAP 70/30 |
| | | | | 50/50 |
| DB 01 | \$300,000 | Single room approx. 10.5 m ² to 11.5 m ² | RAD | RAD 70%: |
| DB 02 | | Shared bathroom | \$300,000 | \$210,000 |
| DB 03 | | | | (5 1 000 000) |
| DB 04 | | Room age: greater 15 years old | DAP (\$p.r.p.d) | (Bal \$90,000) |
| DB 05 | | Quality room decor and condition | \$32.96 | DAP 30%: |
| DB 06 | | Quality 100111 decor and condition | | \$9.89 |
| DB 07 | | Good natural light | | |
| DB 08 | | | | RAD 50%: |
| DB 09 | | Dedicated secure Dementia | | \$150,000 |
| DB 10 | | | | (Bal \$150,000) |
| DB 11 | | Designer built-in wardrobe with lockable drawer | | (Βαι ψ130,000) |
| DB 12 | | drawer | | DAP 50%: |
| DB 13 | | Facility shared courtyards, dining and | | \$16.48 |
| DB 14 | | lounge areas with flat screen television | | |
| DB 15 | | and stereo features | | |
| DB 16 | | | | |
| DRB01 | | Central heating and cooling includes floor heating | | |
| | | Electric bed, bedside table, lounge and visitor chair | | |





| Oceanview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|-----------------------|-------------------|--|--|---|
| DB 17 | \$350,000 | Single room approx.18m ² | RAD | RAD 70%: |
| DB 18 | | Private ensuite | \$350,000 | \$245,000 |
| DB 19 | | Room age: greater 15 years old | | |
| DB 20 | | 1. Toom age. greater 13 years old | DAP (\$p.r.p.d) | (Bal \$105,000) |
| DB 21 | | High quality room decor and condition | \$38.45 | D.A.D. 000/ |
| DB 22 | | | | DAP 30%: |
| DRB 02 DRB 03 | | High natural light | | \$11.54 |
| DRB 03 | | Dedicated secure Dementia | | RAD 50%: |
| DRB 05 | | Dealeated Secure Demontal | | \$175,000 |
| 5.1.5 00 | | Designer built-in wardrobe with lockable | | 4.1.0 ,000 |
| | | drawer | | (Bal \$175,000) |
| | | Select rooms have ceiling tracking | | |
| | | Coloct rooms have coming tracking | | DAP 50%: |
| | | Facility shared courtyards, dining and | | \$19.23 |
| | | lounge areas with flat screen television and stereo features | | |
| | | and stereo reatures | | |
| | | Central heating with individual ceiling fan | | |
| | | for cooling | | |
| | | Electric bed, bedside table, lounge and | | |
| | | visitor chair | | |





| Oceanview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|-----------------------|-------------------|---|--|---|
| DB 23 | \$380,000 | Single room approx. 21m ² | RAD | RAD 70%: |
| DB 24 | | Private ensuite | \$380,000 | \$266,000 |
| | | Room age: refurbished January 2020 | DAP (\$p.r.p.d) | (Bal \$114,000) |
| | | High quality room decor and condition | \$41.75 | DAP 30%: |
| | | 3 1,11 , 11 , 11 , 11 | | \$12.52 |
| | | Good natural light | | DAD 500/- |
| | | | | RAD 50%: |
| | | Dedicated secure Dementia | | \$190,000 |
| | | Designer built-in wardrobe with lockable | | (Bal \$190,000) |
| | | drawer | | DAP 50%: |
| | | Facility shared courtyards, dining and lounge areas with flat screen television and stereo features | | \$20.87 |
| | | Central heating and cooling | | |
| | | Electric bed, bedside table, lounge and visitor chair | | |





| Oceanview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|-----------------------|-------------------|---|--|---|
| DB25 | \$420,000 | Single room approx.16m ² | RAD | RAD 70%: |
| DB26 | | Private ensuite | \$420,000 | \$294,000 |
| DB27 DB28 | | Room age: New September 2019 High quality room decor and condition | DAP (\$p.r.p.d) \$46.14 | (Bal \$126,000) |
| | | riigii quality room decor and condition | | DAP 30%: |
| | | Good natural light | | \$13.84 |
| | | Dedicated secure Dementia Designer built-in wardrobe with lockable | | RAD 50%: \$210,000 |
| | | drawer | | (Bal \$210,000) |
| | | Facility shared courtyards, dining and lounge areas with flat screen television and stereo features | | DAP 50%: \$23.07 |
| | | Central heating and cooling | | |
| | | Electric bed, bedside table, lounge and visitor chair | | |











| Seaview | Indicative | Room Descriptors | 100% Adjusted | Combination |
|----------------|------------|--|------------------|-----------------|
| Room No. | RAD | | RAD/DAP | payment |
| | | | (\$p.r.p.d) 100% | RAD/DAP 70/30 |
| | | | | 50/50 |
| HB 25 | \$300,000 | Single room approx. 13m ² | RAD | RAD 70%: |
| HB 26 HB 27 | | Shared bathroom with adjacent room with hand basin in room | \$300,000 | \$210,000 |
| HB 28 | | Dears and marks 45 was ald | DAP (\$p.r.p.d) | (Bal \$90,000) |
| HB 29 | | Room age: greater 15 years old | \$32.96 | DAP 30%: |
| HB 30 | | Quality room decor and condition | | \$9.89 |
| HB 39 | | Window with courtyard and garden views | | RAD 50%: |
| HB 40 HB 41 | | Good natural light | | \$150,000 |
| HB 42 | | | | (Dal \$450,000) |
| HB 43 | | Contemporary built-in wardrobe with lockable drawer | | (Bal \$150,000) |
| HB 44 | | lockable drawer | | DAP 50%: |
| | | Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features | | \$16.48 |
| | | Shared tea coffee making facilities | | |
| | | Individual room heating with individual cooling | | |
| | | Manual adjust bed, bedside table, modern recliner and visitor chair | | |





| Seaview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|---------------------|-------------------|---|--|--|
| HB 01 | \$350,000 | Single room approx. 16 m ² | RAD | RAD 70%: |
| HB 02 | φοσο,σσο | Private ensuite | \$350,000 | \$245,000 |
| HB 03 | | | φοσο,σσο | Ψ2 10,000 |
| HB 04 | | Room age: greater 15 years old | DAP (\$p.r.p.d) | (Bal \$105,000) |
| HB 09 | | | \$38.45 | (Βαι ψ100,000) |
| HB 10 | | Quality room decor and condition | φου. το | DAP 30%: |
| HB 11 | | High natural light | | \$11.54 |
| HB 12 | | Tilgit flatural light | | Ψ11.01 |
| HB 13 | | Contemporary built-in wardrobe with | | RAD 50%: |
| HB 14 | | lockable drawer | | \$175,000 |
| HB 15 | | | | ψο,οοο |
| HB 16 | | Facility shared courtyards, modern dining | | (Bal \$175,000) |
| HB 17 | | and lounge areas with flat screen | | (Ξω. ψσ,σσσ) |
| HB 18 | | television and stereo features | | DAP 50%: |
| HB 19 | | Shared tea coffee making facilities | | \$19.23 |
| HB 20 | | Characted tod control making racinates | | 4.0.20 |
| HB 31 | | Individual room heating with individual | | |
| HB 32 | | cooling | | |
| HB 33 | | | | |
| HB 34 | | Electric bed, bedside table, modern | | |
| HB 35 | | recliner and visitor chair. | | |
| HB 36 | | | | |
| HB 37 | | | | |
| HB 38 | | | | |
| HRB 01 | | | | |
| HRB 03 | | | | |





| Seaview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|--|-------------------|--|--|--|
| HB05 HB06 HB07 HB22 HB23 HB24 | \$380,000 | Single room approx. 18 m² Private ensuite Room age: Refurbished September 2020 Quality room decor and condition High natural light Contemporary built-in wardrobe with lockable drawer Overhead tracking Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features Shared tea coffee making facilities Individual room heating with individual cooling Electric bed, bedside table, modern recliner and visitor chair. | RAD \$380,000 DAP (\$p.r.p.d) \$41.75 | RAD 70%: \$266,000 (Bal \$114,000) DAP 30%: \$12.52 RAD 50%: \$190,000 (Bal \$190,000) DAP 50%: \$20.87 |





| Seaview Room No. | Indicative RAD | Room Descriptors | 100% Adjusted RAD/DAP (\$p.r.p.d) 100% | Combination payment RAD/DAP 70/30 50/50 |
|---------------------|-------------------|--|--|---|
| HB7A HB08 | \$420,000 | Single room approx. 16 m ² Private ensuite | RAD \$420,000 | RAD 70%: \$294,000 |
| HB9A HB21 | | Room age: New September 2020 | DAP (\$p.r.p.d) \$46.14 | (Bal \$126,000) |
| | | Quality room decor and condition | ψ+0.1+ | DAP 30%: |
| | | High natural light | | \$13.84 |
| | | Contemporary built-in wardrobe with lockable drawer | | RAD 50%: \$210,000 |
| | | Overhead tracking | | (Bal \$210,000) |
| | | Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features | | DAP 50%: \$23.07 |
| | | Shared tea coffee making facilities | | |
| | | Individual room heating with individual cooling | | |
| | | Electric bed, bedside table, modern recliner and visitor chair. | | |





Community areas within the facility

Seaview, Parview & Park Avenue shared facilities

- Chapel and sitting area 28.6m²
- Dining Room 121m²
- Resident library 35m²

Seaview

- Lounge (1) with coffee and tea making and open veranda to sea and river views 109m²
- Lounge (2) 50m²
- Lounge (3) 56m²

Parkview

- Dining Room 23.68m²
- Lounge (1) 34.3m²
- Lounge (2) 56m²

Park Avenue

- Dining Room 41.7m²
- Lounge (1) 57.2m²
- Lounge (2) 20.5m²

Banksia

- Dining Room 26.6m²
- Lounge (1) 21.93m²
- Lounge (2) 42.3m²
- Sensory Room 24.9m²

Bluffhaven

- Dining Room 51.1m²
- Lounge 53.25m²

Respite Rooms

- HRB 02
- DB 21
- NB 25







Meercroft Care Inc Clements Street Devonport, Tasmania

Ph: (03) 6421 0111

Fax: (03) 6421 0100

Email: admin@meercroft.org

ABN: 70 635 647 715

