





Meercroft Care Inc

Room descriptors & pricing

MPIR 4.10%

Date: 1st October 2020 to 31st December 2020

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			\$44.93	
NB 35		High quality room decor and condition		DAP 30%:
NB 36		High natural light		\$13.48
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				\$22.47
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		Quality room decor and condition	\$39.32	
NB 04		Quality room decor and condition		DAP 30%:
NB 05		Good natural light		\$11.79
NB 06		- Cook matanan ngini		
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		\$19.66
NB 17				
NB 18		Shared tea coffee making facilities		
NB 19				
NB 20		Individual room heating with individual ceiling fan for cooling		
NB 21		Celling 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	Indicative	Room Descriptors	100% Adjusted	Combination
Room No.	RAD		RAD/DAP	payment
			(\$p.r.p.d) 100%	RAD/DAP 70/30
				50/50
NB 15	\$380,000	Single room approx. 23 m ²	RAD	RAD 70%:
NB 14		Private ensuite	\$380,000	\$266,000
NB 16		Room age: greater 15 years old	DAP (\$p.r.p.d)	(Bal \$114,000)
		Quality room decor and condition	\$42.68	DAP 30%:
				\$12.81
		Good natural light Contemporary built-in wardrobe with		RAD 50%:
	Contemporary built-in wardrobe w lockable drawer			\$190,000
		lockable drawer		(Bal \$190,000)
		Facility about decomposition and an administration		(Dai \$190,000)
		Facility shared courtyards, modern dining and lounge areas with flat screen		DAP 50%:
		television and stereo features		\$21.34
		Shared tea coffee making facilities		
		Individual room heating with individual ceiling fan for cooling		
		Electric bed, bedside table, modern recliner and visitor chair		





Parkview

Parkview	Indicative	Room Descriptors	100% Adjusted	Combination
Room No.	RAD		RAD/DAP	payment
			(\$p.r.p.d) 100%	RAD/DAP 70/30
				50/50
NB 10A	\$420,000	Single room approx. 16m ²	RAD	RAD 70%:
NB 10B		Private ensuite	\$420,000	\$294,000
		Room age: New September 2019	DAP (\$p.r.p.d) \$47.18	(Bal \$126,000)
		Quality room decor and condition	φ47.10	DAP 30%:
		Good natural light		\$14.15
		Contemporary built-in wardrobe with lockable drawer		RAD 50%: \$210,000
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		(Bal \$210,000)
		television and stereo leatures		DAP 50%:
		Shared tea coffee making facilities		\$23.59
		Individual room heating with individual ceiling fan for cooling		
		Electric bed, bedside table, modern recliner and visitor chair		







Dining Room



Sitting Area



Nurse Station





Lounge



Billy the Cockatiel



Courtyard

Oceanview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30
DB 01 DB 02 DB 03 DB 04 DB 05 DB 06 DB 07 DB 08 DB 09 DB 10 DB 11 DB 12 DB 13 DB 14 DB 15 DB 16 DRB01	\$300,000	Single room approx. 10.5 m² to 11.5 m² Shared bathroom Room age: greater 15 years old Quality room decor and condition Good natural light Dedicated secure Dementia Designer built-in wardrobe with lockable drawer Facility shared courtyards, dining and lounge areas with flat screen television and stereo features Central heating and cooling includes floor heating Electric bed, bedside table, lounge and visitor chair	RAD \$300,000 DAP (\$p.r.p.d) \$33.70	50/50 RAD 70%: \$210,000 (Bal \$90,000) DAP 30%: \$10.11 RAD 50%: \$150,000 (Bal \$150,000) DAP 50%: \$16.85





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 DB 20 DB 21		Room age: greater 15 years old	DAP (\$p.r.p.d) \$39.32	(Bal \$105,000)
DB 22		High quality room decor and condition	Ψ00.02	DAP 30%:
DRB 02 DRB 03		High natural light		\$11.79
DRB 04		Dedicated secure Dementia		RAD 50%:
DRB 05		Designer built-in wardrobe with lockable drawer		\$175,000
		diawei		(Bal \$175,000)
		Select rooms have ceiling tracking		DAP 50%:
		Facility shared courtyards, dining and lounge areas with flat screen television and stereo features		\$19.66
		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	\$42.68	DAP 30%:
				\$12.81
		Good natural light		DAD 500/ ·
		Dadiasted assume Demonstic		RAD 50%: \$190,000
		Dedicated secure Dementia		φ190,000
		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		\$21.34
1		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 DB26 DB27	\$420,000	Single room approx.16m² Private ensuite	RAD \$420,000	RAD 70%: \$294,000
DB28		Room age: New September 2019 High quality room decor and condition	DAP (\$p.r.p.d) \$47.18	(Bal \$126,000) DAP 30%:
		Good natural light		\$14.15 RAD 50%:
		Dedicated secure Dementia		\$210,000
		Designer built-in wardrobe with lockable drawer		(Bal \$210,000) DAP 50%:
		Facility shared courtyards, dining and lounge areas with flat screen television and stereo features		\$23.59
		Central heating and cooling		
		Electric bed, bedside table, lounge 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 25 HB 26 HB 27 HB 28 HB 29 HB 30 HB 39 HB 40 HB 41 HB 42 HB 43 HB 44	\$300,000	Single room approx. 13m² Shared bathroom with adjacent room with hand basin in room Room age: greater 15 years old Quality room decor and condition Window with courtyard and garden views Quality cushion backed vinyl flooring 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 cooling Manual adjust bed, bedside table, modern recliner and visitor chair	RAD \$300,000 DAP (\$p.r.p.d) \$33.70	RAD 70%: \$210,000 (Bal \$90,000) DAP 30%: \$10.11 RAD 50%: \$150,000 (Bal \$150,000) DAP 50%: \$16.85





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		Private ensuite	\$350,000	\$245,000
HB 03				
HB 04		Room age: greater 15 years old	DAP (\$p.r.p.d)	(Bal \$105,000)
HB 09		Quality room decor and condition	\$39.32	
HB 10		Carpet flooring		DAP 30%:
HB 11		Bedsit room design		\$11.79
HB 12		Dodok room doolgii		
HB 13		High natural light		RAD 50%:
HB 14				\$175,000
HB 15		Contemporary built-in wardrobe with		
HB 16		lockable drawer		(Bal \$175,000)
HB 17		Facility shared courtyards, modern dining		
HB 18		and lounge areas with flat screen		DAP 50%:
HB 19		television and stereo features		\$19.66
HB 20				
HB 31		Shared tea coffee making facilities		
HB 32				
HB 33		Individual room heating with individual		
HB 34		cooling		
HB 35		Electric bed, bedside table, modern		
HB 36		recliner and visitor chair.		
HB 37				
HB 38				
HRB 01				
HRB 03				





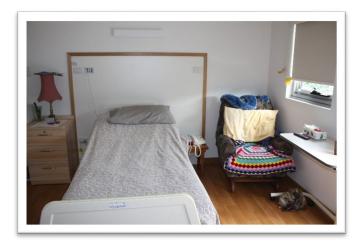
Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB05 HB06 HB07 HB22 HB23 HB24	\$380,000	Single room approx. 18 m² Private ensuite Room age: Refurbished September 2020 Quality room decor and condition High natural light Contemporary 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	RAD \$380,000 DAP (\$p.r.p.d) \$42.68	RAD 70%: \$266,000 (Bal \$114,000) DAP 30%: \$12.81 RAD 50%: \$190,000 (Bal \$190,000) DAP 50%: \$21.34





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB08	\$420,000	Single room approx. 16 m ²	RAD	RAD 70%:
HB21		Private ensuite	\$420,000	\$294,000
		Room age: New September 2020	DAP (\$p.r.p.d) \$47.18	(Bal \$126,000)
		Quality room decor and condition	V	DAP 30%:
		High natural light		\$14.15
		Contemporary built-in wardrobe with		RAD 50%:
		lockable drawer		\$210,000
		Overhead tracking		(Bal \$210,000)
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		DAP 50%: \$23.59
		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

