

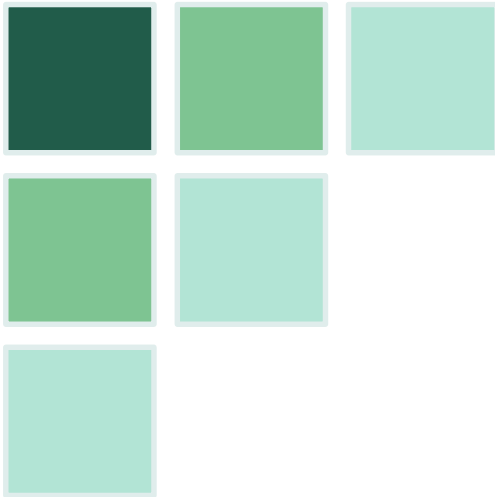


HILVERT ADVISORY

**Mallacoota &
Surrounds:**

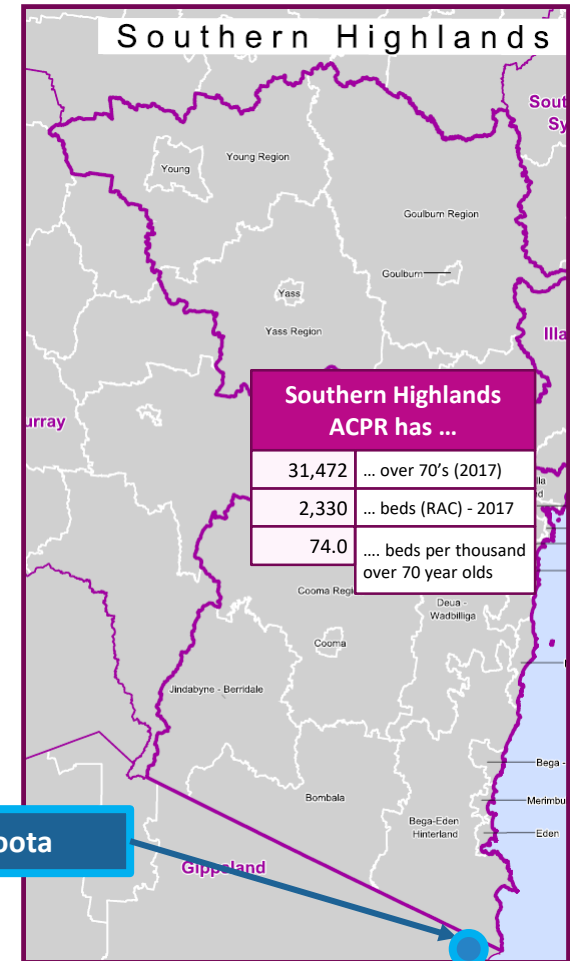
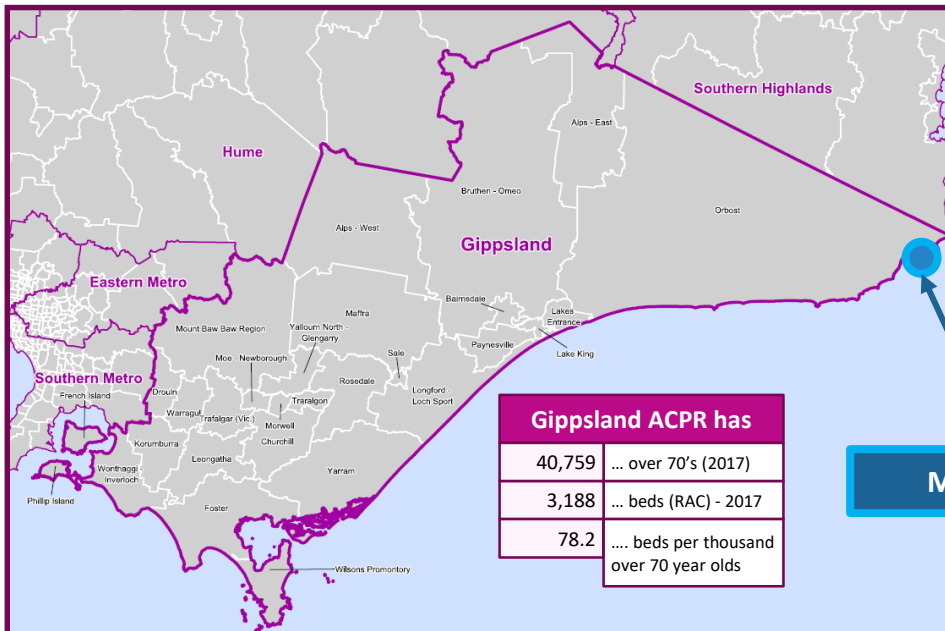
Regional Aged Care Demand & Supply Analysis

April 2018



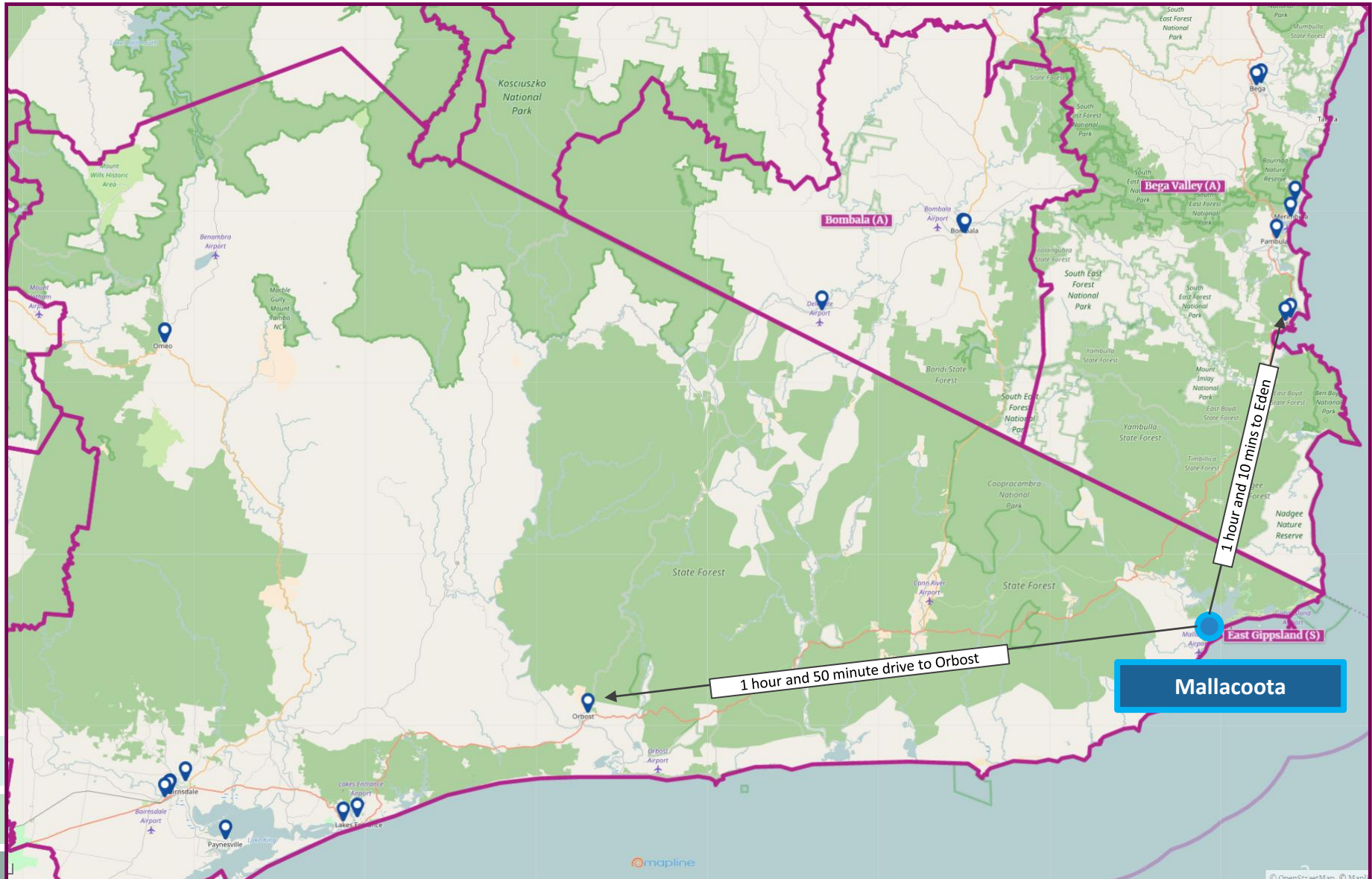
ACPR Regional Context: Mallacoota is in the most remote corners of two enormous Aged Care Planning Regions

- Mallacoota sits on the boundary of two enormous (geographically) Aged Care Planning Regions (ACPRs) – The Southern Highlands (NSW) and Gippsland (Vic)
- Both of these ACPRs are so big that they share borders with Australia's the two major cities, Sydney (which is 567k away) and Melbourne (which is 526k away) – and in each cases, Mallacoota is in the most remote corner of the two ACPRs
- Accordingly, it's easy to see how Mallacoota could 'slip through the cracks' of the Commonwealth Aged Care System

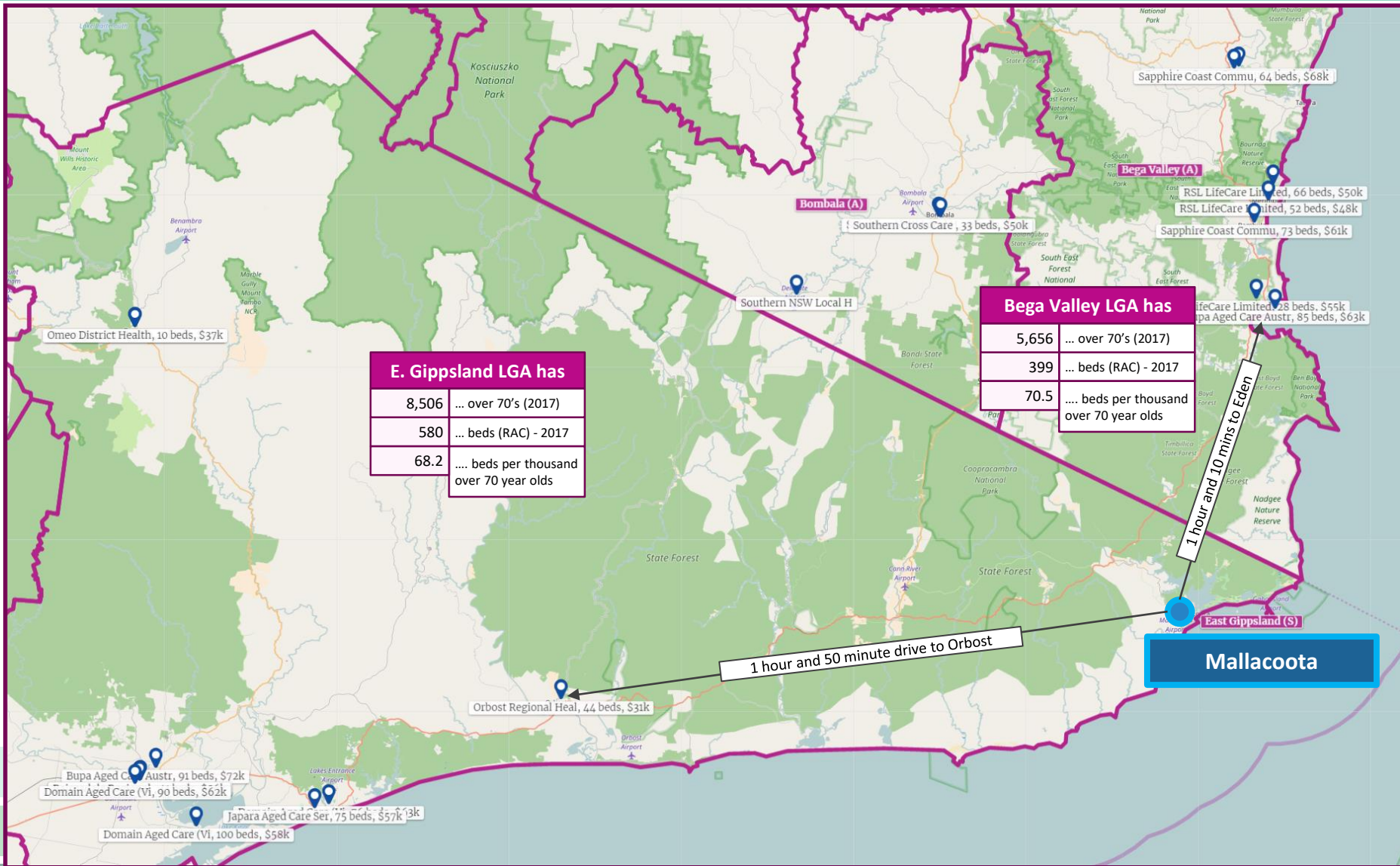


Mallacoota

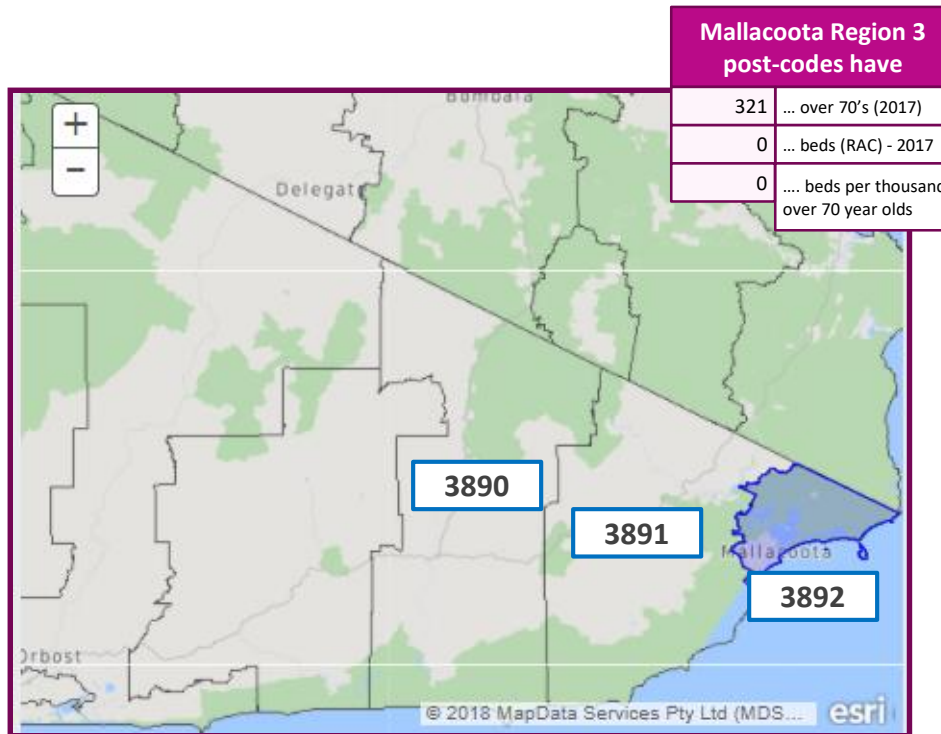
LGA Regional Context: Mallacoota, again, is in the most remote corners of two large regions (Bega LGA & Gippsland LGA)



Supply in the two LGAs

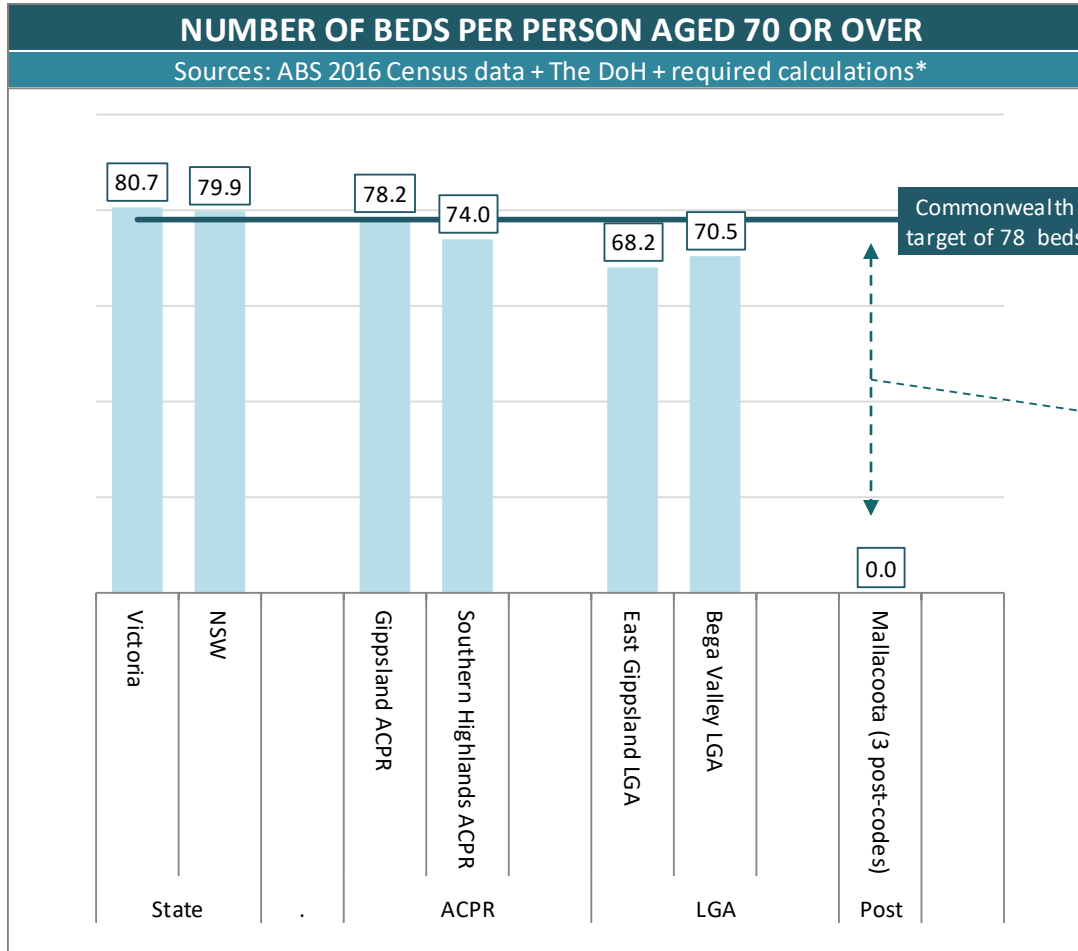


- We have defined the 'Mallee Region' as people living in the three post-codes 3892, 3891 and 3890



- There are 1,493 permanent residents in those post-codes (mostly in Mallee itself)
- There are 321 people aged 70 or more in those post-codes (mostly in Mallee itself)
- Based on the Commonwealth's 78 beds per thousand over 70's, therefore, Mallee should have a 25 bed facility
- This is a 2016 figure and it will grow rapidly as the population continues to age

Regional Residential Aged Care Supply Rates Compared



Statistically speaking,
this gap is an anomaly

* All calculation workings are presented in this presentation and additional clarification points are available on request

But is Mallacoota too small to have a facility?

22 facilities Australia-wide with < 20 beds

Case Study: Delegate

- 26 minutes drive from the next nearest RAC facility (in Bombala)
 - Has 379 permanent residents and 74 over 70's
 - Has a 9 bed facility
-

Case Study: Finders Island

- Island based so clearly remote
 - Has 833 permanent residents and 145 over 70's
 - Has a 10 bed facility
-

Case Study: Mallacoota

- 70 minutes to Eden
- Has 1,493 permanent residents and 321 over 70's
- Does not have an aged care facility

Workings for the supply rates analysis

Region Type	Region	Elderly demand / Population metrics					Bed Supply	Supply & Demand Balance	
		# people	# people aged 70+	# people aged 85+	% people aged 70+	% people aged 85+	# of residential aged care beds	# beds per person aged 70 yrs +	Theoretical # extra beds needed to reach 78 bed ratio
State	Victoria		664,995		10.7%	2.2%	53,695	80.7	0
	NSW		877,240		11.1%	2.2%	70,050	79.9	0
ACPR	Gippsland ACPR		40,759				3,188	78.2	0
	Southern Highlands ACPR		31,472				2,330	74.0	+125
LGA	East Gippsland LGA	45,040	8,506	1,391	18.9%	3.1%	580	68.2	+83
	Bega Valley LGA	33,253	5,656	990	17.0%	3.0%	399	70.5	+42
Post	Mallacoota (3 post-codes)	1,493	321	39	21.5%	2.6%	0	0.0	+25
	Mallacoota (3892)	1,063	248	36	23.3%	3.4%	0	0.0	+19
	Wanarabell (3891)	106	30	3	28.3%	2.8%	0	0.0	+2
	Cann River (3890)	324	43	-	13.3%	-	0	0.0	+3
	Sources:	2016 ABS Census data + 2017 DoH Aged Care Places	2017 ABS Census data + 2017 DoH Aged Care Places	2018 ABS Census data + 2017 DoH Aged Care Places	2019 ABS Census data + 2017 DoH Aged Care Places	2020 ABS Census data + 2017 DoH Aged Care Places	2017 Department of Health Aged Care Places Stock-take	Calculation	Calculation

Appendix 1: Register of Operational beds in the three LGAs

(30-Jun-2017) - Source: DoH Aged Care Places Stocktake

Service Name	Provider	# BEDS	FUND RES	FUND RES / BED / ANNUM
Opal Lakeview	Domain Aged Care (Victoria) Pty Ltd	76	\$4.8m	\$63,091
Bairnsdale Regional Health Service	Bairnsdale Regional Health Service	17	\$1.2m	\$68,875
Sutherland Lodge	Bairnsdale Regional Health Service	32	\$1.9m	\$59,096
Bupa Eastwood	Bupa Aged Care Australia Pty Ltd	91	\$6.5m	\$71,700
Opal Bairnsdale	Domain Aged Care (Victoria) Pty Ltd	90	\$5.6m	\$61,986
Jacaranda House Hostel	Bairnsdale Regional Health Service	41	\$2.3m	\$56,221
Lakes Entrance Aged Care Facility	Japara Aged Care Services Pty Ltd	75	\$4.3m	\$57,414
Omeo District Health	Omeo District Health	4	\$0.1m	\$32,460
Omeo District Health	Omeo District Health	10	\$0.4m	\$36,665
Opal Paynesville	Domain Aged Care (Victoria) Pty Ltd	100	\$5.8m	\$57,565
Orbost MPS	Orbost Regional Health	44	\$1.4m	\$30,911
East Gippsland LGA		580	\$34.3m	
Casuarina Hostel	Sapphire Coast Community Aged Care Ltd	31	\$1.7m	\$56,270
Hillgrove House	Sapphire Coast Community Aged Care Ltd	64	\$4.4m	\$68,498
Bupa Eden	Bupa Aged Care Australia Pty Ltd	85	\$5.4m	\$63,170
Roy Wotton Gardens	RSL LifeCare Limited	28	\$1.5m	\$54,884
Albert Moore Gardens	RSL LifeCare Limited	52	\$2.5m	\$48,317
Imlay House	Sapphire Coast Community Aged Care Ltd	73	\$4.5m	\$60,991
Hugh Cunningham Gardens	RSL LifeCare Limited	66	\$3.3m	\$50,319
Bega Valley LGA		399	\$23.3m	
Southern Cross Currawarna Apartments	Southern Cross Care (NSW & ACT)	33	\$1.7m	\$50,301
Bombala Multi-Purpose Service	Southern NSW Local Health District	10	\$0.6m	\$60,291
Delegate Multi-Purpose Service	Southern NSW Local Health District	10	n/a	n/a
Bombala LGA		53	\$2.3m	

Appendix 2: All RAC beds allocated over the past four ACAR rounds in Gippsland and Southern Highlands – note that some (perhaps most) of these will already be operational by now

Project	Coota					
State/Territory	(All)					
Sum of Places Allocated	Column Labels					
Row Labels		2012-13	2013-14	2014-15	2016-17	Grand Total
Albert Moore Gardens52 Short StreetMERIMBULA NSW 2548 PROVIDER: RSL LifeCare Limited				15		15
Alysium Gardens Aged CareTarwin StreetWARRAGUL VIC 3820 PROVIDER: Alysium Gardens Pty Ltd				30		30
Amberlea Aged Care Facility5 Pearson RoadDROUIN VIC 3818 PROVIDER: Alliance Care Services Pty Ltd				30		30
Banksia Village65 Heath StreetBROULEE NSW 2537 PROVIDER: Banksia Villages Ltd			5			5
Banksia Village65 Heath StreetBROULEE NSW2537 PROVIDER: Banksia Villages Ltd		5				5
Benetas Dalkeith Hostel49-53 Hazelwood RoadTRARALGON VIC 3844 PROVIDER: Anglican Aged Care Services Group				26		26
Burrowa House79 Ford StreetBOOROWA NSW2586 PROVIDER: Boorowa Hostel Incorporated		-				-
Domain Seahaven119 Cashin StreetINVERLOCH VIC3996 PROVIDER: Domain Aged Care (Victoria) Pty Ltd		1				1
Heritage Manor Aged Care147-163 Maryvale RoadMORWELL VIC 3840 PROVIDER: Amberlea Residences Pty Ltd				60		60
Hillgrove House24 Hill StreetBEGA NSW 2550 PROVIDER: Bega & District Nursing Home Ltd			20			20
New Service - 2012 - Alysium Gardens Aged CareLot C,Tarwin StreetWARRAGUL VIC3820 PROVIDER: Alysium Gardens Pty Ltd		30				30
New Service - 2014 - Sale Community Aged CareSALE VIC 3850 PROVIDER: ICL Operations One Pty Ltd			120			120
New Service - 2015 - Moe Aged Care18 Albert Street MOE VIC 3825 PROVIDER: ICL Operations One Pty Ltd				144		144
New Service - 2015 - Moran QueanbeyanQUEANBEYAN NSW 2620 PROVIDER: Moran Australia (Residential Aged Care) Pty Limited				150		150
Opal Bairnsdale79 Harnham DriveBAIRNSDALE VIC 3875 PROVIDER: Domain Aged Care (Victoria) Pty Ltd				60		60
Opal Paynesville3-5 Fort King RoadPAYNESVILLE VIC 3880 PROVIDER: Domain Aged Care (Victoria) Pty Ltd				60		60
Prom Country Aged Care9 O'Connell RoadFOSTER VIC 3960 PROVIDER: Prom Country Aged Care Inc				4		4
Viewhaven Lodge71 Laggan RoadCROOKWELL NSW 2583 PROVIDER: Crookwell/Taralga Aged Care Ltd				1		1
Roy Wotton Gardens2 Bimmil StreetEDEN NSW 2551 PROVIDER: RSL LifeCare Limited					32	32
New Service - 2016 - Sale Community Aged Care28 Surkitt Boulevard SALE VIC 3850 PROVIDER: Signature Care Pty Ltd					24	24
Grand Total		36	145	580	56	817

Summary

- Other small facilities around Australia are sustainable
- By pairing with the Medical Centre, Mallacoota will also be sustainable.
- An Aged Care Residential Facility in Mallacoota will help fill bed shortages in East Gippsland and Southern NSW