

Residential Aged Care Pricing

July 2026

ROOM NAME AND DESCRIPTION	ROOM SIZE	RAD	DAP	50% RAD + 50% DAP
Konvalyia Suites Spacious suite with private lounge & kitchenette area. Direct access to private courtyard shared by only 4 other residents	28m ²	\$700,000	\$161.67	\$350,000 + \$80.83 per day
Sosna and Topolya Premium Premium rooms with modern décor with views of courtyard or large garden areas in the new wing	16.7m ²	\$600,000	\$138.57	\$300,000 + \$69.28 per day
Konvalyia and Maja Hrudka Premium Spacious rooms with modern décor with views of courtyard or large garden areas	16.7m ²	\$600,000	\$138.57	\$300,000 + \$69.28 per day
Konvalyia Couples Retreat 2 adjoining rooms that can be made into one larger space (costs based on per person per room)	16.7m ²	\$600,000	\$138.57	\$300,000 + \$69.28 per day
Sosna and Topolya Deluxe Newly renovated rooms, cosy feel with modern decor and views to garden area	12.2m ²	\$575,000	\$132.80	\$287,500 + \$66.40 per day
Sosna, Topolya and Maja Hrudka Classic Traditional homely room with courtyard or garden views	16.1m ²	\$550,000	\$127.02	\$275,000 + \$63.51 per day

Note all rooms have private ensuite facilities. Room sizes are approximate only. Maximum Permissible Interest Rate (MPIR) from 1 July 2026 – 30 September 2026 is 8.43%. Accommodation pricing is current at the date of publication and is subject to change at any time.



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What are the fees in aged care?

When arranging aged care, understanding the different fees can be complicated. In Australia there are five fees you may be required to pay depending on your personal circumstances and preferences:

1 BASIC DAILY FEE

Everyone entering a Residential Aged Care Facility (RACF) pays the Basic Daily Fee to contribute to the costs of their daily living. The fee is set by Services Australia at 85% of the single age pension.

The fee applies for both residential respite and residential permanent care.

2 HIGHER EVERYDAY LIVING FEE (HELF)

The HELF is an optional fee that enables individuals to choose to receive more or a higher standard of services in respite or permanent residential aged care. A HELF can be charged for services (other than accommodation), that are of a higher level than those on the residential service list or not already required or listed on the service list.

This fee covers services available to enhance your meal, entertainment, and lifestyle choices.

HELF is not compulsory and can be added at any time.

3 HOTELLING SUPPLEMENT / CONTRIBUTION

This helps aged care homes meet the cost of services such as catering, cleaning and gardening. Currently the government pays the Hotelling Supplement for all residents. From 1 November 2025, residents who can afford it will contribute towards some or all of the Hotelling Supplement. The government will continue to pay the rest, including the full Hotelling Supplement for those who are unable to afford to contribute.

Services Australia advises the supplement amount that a person will pay.

4 ACCOMMODATION FEE OPTIONS

Services Australia determines if a person is required to pay an accommodation fee when they become a permanent resident (based on your means assessment for Residential Aged Care Fees).

The Accommodation Fee covers the cost of your specific room, bathroom facilities and access to all communal areas. You have three options to pay.

RAD/RAC (Refundable Accommodation Deposit/Contribution) – You pay the fee as a lump sum, and you have up to six months to pay.

From 1 November 2025, a 2% RAD retention may apply for eligible residents. Retentions are calculated daily on the RAD or RAC balance and will be deducted monthly. All deducted amounts reduce the total balance, and therefore further reduce any future retention deductions.

DAP/DAC (Daily Accommodation Payment/Contribution) – You pay a fee as a daily (non-refundable) payment; calculated using the Government approved interest rate. This rate will vary from time to time and will be indexed twice annually (March and September).

RAD & DAP Combination Payment – This payment gives you the choice to combine the lump sum and daily payment options. The RAD retention and DAP indexation will apply.

5 NON-CLINICAL CARE CONTRIBUTION

From 1 November 2025, a new Non-Clinical Care Contribution (NCCC) to cover things such as bathing, mobility assistance and lifestyle activities may be charged.

Those who can afford it will contribute towards their NCCC based on their means assessment. Services Australia advises the contribution amount that a person will pay.



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