

## Room types, fees and charges

# The View's at Heidelberg

2-6 Lower Plenty Road, Heidelberg VIC 3084



### Accommodation Costs

You can choose to pay your accommodation as:

- **A Refundable Accommodation Deposit (RAD)** – refunded when you leave care, less any agreed deductions.
- **DAP (Daily Accommodation Payment)** – a daily charge calculated as interest on any unpaid portion of your RAD. It is not refundable and is payable for as long as the RAD balance remains unpaid.
- **A combination of RAD and DAP.**

	OPTION 1	OPTION 2	OPTION 3
<b>Classic</b> All apartments at The Views have access to the rooftop terrace with expansive panoramic views of the Dandenong Ranges. Each Classic room features built-in cabinetry, an ensuite and air conditioning throughout the building.	Refundable accommodation deposit (RAD) \$650,000	Daily accommodation payment (DAP) \$141.75/day	Example combination payment (50% RAD + 50% DAP) RAD \$325,000 + DAP \$70.88/day*
<b>Deluxe</b> Deluxe rooms feature private balconies where residents can enjoy their own garden. Each Deluxe room features built-in cabinetry, an ensuite and air conditioning throughout. Some of these rooms also offer extra floor space.	Refundable accommodation deposit (RAD) \$750,000	Daily accommodation payment (DAP) \$163.56/day	Example combination payment (50% RAD + 50% DAP) RAD \$375,000 + DAP \$81.78/day*
<b>Premium</b> Premium rooms have a unique luxurious feature, such as direct access from the room to a large shared balcony. Each Premium room features built-in cabinetry, an ensuite and air conditioning throughout.	Refundable accommodation deposit (RAD) \$850,000	Daily accommodation payment (DAP) \$185.37/day	Example combination payment (50% RAD + 50% DAP) RAD \$425,000 + DAP \$92.68/day*

*Premium rooms include: 10.04, 11.04, 11.05, 12.06, 12.07, 12.08. Please note room 10.04 does not have direct access to the shared balcony*

### Important information about RAD payments

When you enter a permanent accommodation agreement with Benetas and choose to pay a Refundable Accommodation Deposit (RAD), the Australian Government requires you to provide Benetas with your approved Income and Assets Assessment from Services Australia before you can pay the RAD to Benetas.

If you don't have this assessment when you move in, Benetas will charge you the Daily Accommodation Payment (DAP) instead. Once you provide your approved Income and Assets Assessment from Services Australia, we can arrange for your RAD to be paid to Benetas, and the DAP charges will stop.

For more information about Income and Assets Assessments, visit the Australian Government Department of Health, Disability and Ageing website.

\*Using the maximum permissible interest rate (MPIR) of 7.96%, applicable to new residents signing contracts between 1 April 2026 and 30 June 2026. This represents an increase from the previous MPIR of 7.65%.

## Which applies to you?

To find out more about the fees and charges in residential aged care, please navigate to the page which applies to you.



I am new to residential aged care and have **not** been approved for home care

**Go to Page 3**

**OR**



I am new to residential aged care and **have** been approved for home care  
(before 12 September 2024)

**Go to Page 4**

**I'm not sure which applies to me**

If you're unsure, please call My Aged Care on **1800 200 422** or visit **[www.myagedcare.gov.au](http://www.myagedcare.gov.au)**

# Section 1



I am new to residential aged care and have **not** been approved for home care

If you're unsure, please call My Aged Care on 1800 200 422

Residential aged care fees are made up of several components that cover your daily living costs, care needs, and accommodation. These fees ensure that every resident receives quality care and access to comfortable living environments. The following outlines the main types of fees and charges that apply when you enter residential aged care under the new Aged Care Act arrangements effective from 1 November 2025.

If you are unsure, please contact My Aged Care on **1800 200 422** or visit [www.myagedcare.gov.au](http://www.myagedcare.gov.au)

## Basic Daily Fee

- Covers everyday living costs such as meals, cleaning, laundry, heating and cooling.
- Set by the Australian Government at 85% of the single basic Age Pension.
- Indexed twice a year (20 March and 20 September) in line with changes to the Age Pension.
- Applies to all residents.

## Clinical Care Contribution

- Covers the cost of care provided by qualified nurses and allied health professionals.
- Includes assessments, medication management, and clinical supervision.
- Fully funded by the Australian Government.

## Non-Clinical Care Contribution

- Helps cover the cost of personal care and daily living support such as bathing, dressing, and mobility.
- Means tested based on your income and assets.
- Services Australia will advise you if you need to pay a Non-Clinical Care Contribution.

## Hotelling Supplement

- Helps cover the additional day-to-day costs such as extra food, laundry, and utilities.
- Means tested based on your income and assets.
- Services Australia will advise you if you need to pay a Hotelling Supplement.

## Refundable Accommodation Deposit (RAD) Retention

- From 1 November 2025, providers may deduct a small retention of 2% per year (for up to 5 years).
- This helps maintain and improve accommodation quality.
- The remainder of your deposit remains refundable when you leave care.

## Daily Accommodation Payment (DAP) Indexation

- Your DAP will be adjusted every six months in line with the Consumer Price Index (CPI).
- You'll receive written notification from Benetas of any change.

View the full Residential Aged Care Fees & Charges Guide for more information at [www.benetas.com.au](http://www.benetas.com.au)

# Section 2



I am new to residential aged care and **have** been approved for home care (before 12 September 2024)

## Grandfathered Fees and Arrangements

If you were approved for a Home Care Package before 12 September 2024 and enter residential aged care after 1 November 2025, you will remain on the pre 1 November 2025 fee arrangements.

If you are unsure, please contact My Aged Care on **1800 200 422** or visit [www.myagedcare.gov.au](http://www.myagedcare.gov.au)

Residents in this category will continue to be assessed under the **current Means Tested Care Fee System**. These residents **will not** transition to the new 1 November 2025 care fee and hotelling contribution arrangements, however the new accommodation fee arrangements **will apply**.

### Basic Daily Fee

The Basic Daily Fee remains consistent with the current arrangements.

- Covers everyday living costs such as meals, cleaning, laundry, heating and cooling.
- Set by the Australian Government at 85% of the single basic Age Pension.
- Indexed twice a year (20 March and 20 September) in line with changes to the Age Pension.
- Applies to all residents.

### Means Tested Care Fee System

- The Australian Government pays most aged care costs through subsidies.
- You may be asked to contribute based on your income and assets.
- Services Australia (Centrelink) assesses your situation and notifies you and Benetas.
- Annual and lifetime caps protect you from excessive fees.

### Refundable Accommodation Deposit (RAD) Retention

- From 1 November 2025, providers may deduct a small retention of 2% per year (for up to 5 years).
- This helps maintain and improve accommodation quality.
- The remainder of your deposit remains refundable when you leave care.

### Daily Accommodation Payment (DAP) Indexation

- Your DAP will be adjusted every six months in line with the Consumer Price Index (CPI).
- You'll receive written notification from Benetas of any change.

View the full **Residential Aged Care Fees & Charges Guide** for more information at [www.benetas.com.au](http://www.benetas.com.au)

**Need Help Understanding Your Residential Fees & Charges?**  
For more information about your fees and charges please contact us today on **1300 23 63 82** or visit [benetas.com.au](http://benetas.com.au)