



Benetas The Views at Heidelberg

2-6 Lower Plenty Road, Heidelberg VIC 3084

Accommodation Costs

Benetas The Views at Heidelberg delivers innovative aged care apartment style living. Residents have access to internal courtyards and external terraces where views of the city and Dandenong Ranges can be seen. With a maximum of eight residents living in each aged care apartment, the environment allows for more personal and engaging care. Each resident has their own private room with ensuite, along with a kitchen and lounge.

Classic

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.

OPTION 1	OPTION 2	OPTION 3
Refundable accommodation deposit (RAD)	Daily accommodation payment (DAP)	Example combination payment (50% RAD + 50% DAP)
\$650,000	\$135.52/day	RAD \$325,000 + DAP \$67.76/day*

Deluxe

Deluxe rooms feature private balconies where residents can enjoy their own potted garden. Each Deluxe room features built-in cabinetry, an ensuite and air conditioning throughout the building. Some of these rooms also offer extra floor space.

OPTION 1	OPTION 2	OPTION 3
Refundable accommodation deposit (RAD)	Daily accommodation payment (DAP)	Example combination payment (50% RAD + 50% DAP)
\$750,000	\$156.37/day	RAD \$375,000 + DAP \$78.18/day*

Premium

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.

OPTION 1	OPTION 2	OPTION 3
Refundable accommodation deposit (RAD)	Daily accommodation payment (DAP)	Example combination payment (50% RAD + 50% DAP)
\$850,000	\$177.22/day	RAD \$425,000 + DAP \$88.61/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

*Using **MPIR of 7.61%**, applicable to new residents signing contracts between 1 October 2025 to 31 December 2025. This is a decrease from the previous MPIR of 7.78%.

Fees explained

As a not-for-profit, Benetas is committed to providing accommodation to ensure Victorians have access to the services they need. All prices listed above are per person and we welcome supported residents.

The Australian Government subsidises the cost of care. Residents are asked to contribute in the following ways.

Daily Basic Care Fee

The Daily Basic Care Fee is the fee applied to all residents in residential aged care. It is a daily fee that goes towards providing for your care needs and living expenses like meals, cleaning and laundry. The daily care fee is set at 85% of the maximum single basic Centrelink age pension.

Means Tested Care Fee

The Means Tested Care Fee is an additional contribution towards cost of care which is assessed and set by the Australian Government. A fee calculator to help you determine this fee is available on My Aged Care website: www.myagedcare.gov.au

Accommodation Costs

- A Refundable Accommodation Deposit (RAD) is a lump sum amount, paid as a once-off. The maximum RAD price shown overleaf is set by Benetas and based on the features of the home and the individual room.
- A Daily Accommodation Payment (DAP) is a periodic payment. It accrues daily and is paid monthly. The DAP is calculated based on the $RAD \times MPIR$ (Maximum Permissible Interest Rate set by the Federal Government) divided by 365.
- A combination payment is a payment made up of both a lump sum and regular daily payments. The proportions of each are up to you, but must add up to 100% (e.g. 20% RAD + 80% DAP).
- A different combination of RAD and DAP, where it is elected to have the DAP drawn down fortnightly from the lump sum RAD paid. The DAP therefore will increase each fortnight relative to ensuring the total agreed market price of the room is continuing to be paid.
- The Maximum Permissible Interest Rate (MPIR) is the interest rate charged on any outstanding RAD. The MPIR is determined by the government.
- Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, a combination of both or a partial RAD with draw down. Our friendly sales team are here to assist you with all options that are available to you.

Call the Benetas Customer Centre to speak with one of our expert staff who are trained to help you understand the fees and charges associated with aged care.

Please call **1300 23 63 82** or email customercentre@benetas.com.au

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Anglican Aged Care Services Group Trading as Benetas
ABN 60082451992

