

Hedley Sutton Community

Discover a truly unique community at Hedley Sutton Residential Aged Care. Set on the stunning grounds of the Linda Mansion, Hedley Sutton is a pristine leafy-green location in the heart of Camberwell.

While our community is close to Burke Road and the nearby Boroondara Park - which is perfect for a quiet afternoon stroll and features an adventure playground for visiting little ones - you'll have everything you need, right here on site. We proudly showcase our own resplendent gardens, a café and access to all the care and support you need to live each day with joy, independence, meaning and purpose. Plus, a warm community of smiling faces ready to welcome you to our community.

Cost of Accommodation

1. Rooms and Funding

From 1 January 2026, the Maximum Permissible Interest Rate (MPIR) is 7.65%. Based on an assessment of your income and assets, you may be eligible for assistance with your accommodation payment. The Australian Government may pay for part of your accommodation costs. Further information will be available on the My Aged Care website - www.myagedcare.gov.au.

Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both. A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example fortnightly. A combination payment includes both a partial lump sum and daily payments

2. Basic daily fee

The basic daily fee is payable by all residents and is set by the Commonwealth. This fee covers day-to-day living costs such as meals, cleaning, laundry and electricity. All residents are required to pay this fee when moving into Residential Care. It is 85% of the single aged pension and is increased twice a year by Services Australia. In some cases, this may be the only fee you are required to pay. It is currently \$65.55 per day and is indexed each March and September.

Cost of Accommodation

3. Accommodation Payment

This covers the cost of your accommodation in Residential Care. Some people will have this covered in full or partially by the Government, while others will be required to pay the agreed amount in the key feature statement issued by Baptcare.

If you are required to pay an Accommodation Payment, there are 4 different ways you can contribute:

1. Lump-sum 'Refundable Accommodation Deposit' (RAD)

– This is a lump-sum payment which will be refunded when you leave the centre (less the RAD retention calculated and any fees owing).

2. Daily Accommodation Payment (DAP) – This is like a rental style daily payment. The DAP is calculated by the interest on the unpaid RAD amount. Just like rent, there will be no refund when you leave the facility. When you enter care you will be asked to pay the DAP amount until you decide which option to pay the Accommodation Payment.

3. Combination of both a Lump-sum 'Refundable Accommodation Deposit' (RAD) and Daily Accommodation Payment (DAP) – This accommodation option allows you to pay a partial lump-sum amount which will reduce the Daily Accommodation Payment.

4. Combination of Lump Sum Refundable Accommodation Deposit (RAD), variable Daily Accommodation Payment (DAP), with the DAP drawn down from the agreed lump sum. This option allows you to have your DAP deducted from your lump sum, reducing the amount available for refund when you leave.

All residents have up to 28 days after date of entry to decide how they would like to pay their Accommodation Payment. During this 28 day decision period, the DAP is payable.

4. Non-Clinical Care Contribution

Residents may be required to pay towards their care through a Non-Clinical Care Contribution (NCCC). This amount is calculated by Services Australia which has an annual and lifetime cap and is done through the government's income and asset assessment process.

This fee will be applied from date of entry and you will be advised the amount by Services Australia. Services Australia also conducts quarterly reviews and may adjust your Non-Clinical Care Contribution if your circumstances have changed during the last quarter. The NCCC, if payable, currently ranges from \$0.00 to \$105.30 per day.

5. Hotelling Supplement Fee

The Hotelling Supplement is payable by some residents and is calculated by Services Australia based on your income and assets. The Hotelling Supplement helps cover everyday living costs such as meals, cleaning, laundry and utilities. It is means-tested, with residents above certain thresholds contributing partly or fully. The fee is indexed annually on 20 September, based on advice from the Independent Health and Aged Care Pricing Authority (IHACPA). If payable, it currently ranges from \$0.00 to \$22.15 per day.

6. Higher Everyday Living Fee

This home offers higher everyday living services (HELF), known as our EverydayPlus program. Please refer to the EverydayPlus brochure or talk to our team for more information.



Residential
**Aged
Care**

7. Room and Communal Area Features

	ROOM NAME			
	Banksia Room	Wattle Room	Huon Room	Eucalypt Room
Maximum Refundable Accommodation Deposit (RAD) – per resident	A nominal price of \$790,000	A nominal price of \$840,000	A nominal price of \$950,000	A nominal price of \$1,000,000
Maximum Daily Accommodation Payment (DAP) – per resident	\$165.58	\$176.05	\$199.11	\$209.59
If you pay a RAD of...	\$395,000	\$420,000	\$475,000	\$500,000
Your DAP will be...	\$82.79	\$88.03	\$99.55	\$104.79
ACPC* Pricing Approval	Yes	Yes	Yes	Yes
Is the room offered on an extra service basis?	No	No	No	No
Room category	Single room + private ensuite	Single room + private ensuite	Single room + single ensuite	Single room + private ensuite
Maximum occupancy	1	1	1	1
Room numbers	48-53, 57-58, 66, 69, 74-100	54-56, 59-65, 67-68, 70-73	1-6, 10-11, 20-21, 25-31, 36, 42-47	7-9, 12-19, 22-24, 32-35, 37-41
Quality, condition and amenity of room	<p>All rooms have the following features as standard inclusions:</p> <ul style="list-style-type: none"> • Private ensuite bathroom with handrails and anti-slip flooring • Nurse call bell and points • Very high-quality bedroom furniture including lockable side table, built-in robe and resident armchair • Electronic, adjustable king-single sized beds with pressure relieving mattress <p>Banksia Rooms are located on the first floor and offer a quiet and private environment, with less foot traffic within the facility. Wattle rooms offer a view of landscaped courtyard areas offering excellent light with a picturesque and stimulating outlook. Also on the first floor, these rooms offer a quiet and private environment.</p> <p>Huon rooms have preferred ground floor positions within the facility and offer a view of landscaped courtyard areas with excellent light with a picturesque and stimulating outlook. Huon rooms offer easy access to amenities within the facility including library and computer area, spacious communal areas, hairdressing salon and on-site cafe.</p> <p>In addition to the features described above, Eucalypt rooms have preferred ground floor positions within the facility. These rooms have a private door out to landscaped courtyard areas offering excellent light with a picturesque outlook. Eucalypt rooms reflect at-home settings in the surrounding prestige suburb. Located on the ground floor, these rooms offer easy access to amenities within the facility including library and computer area, spacious communal areas, hairdressing salon and on-site cafe areas.</p>			
Size of room (with ensuite)	Average 21.5 m ²	Average 21.5 m ²	Average 21.5 m ²	Average 21.8 m ²
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>Hedley Sutton is a modern, two-storey building with spacious common areas that offer residents a choice of quiet or lively environments, plus indoor and outdoor areas. The layout of the facility is designed to encourage residents to move around and enjoy these communal areas, with all shared areas easily accessible from any room or level.</p> <p>Baptcare Hedley Sutton Community's residential aged care was built ten years ago (after moving from a former site) with its maintenance program delivering a consistent and high quality of presentation and safety. Both Ground Floor and First Floor have three wings, each with their own dining and lounge rooms. Each of these areas has its own individual décor and is furnished and finished to a very high standard. The common areas at Hedley Sutton total 920.4 square metres - approx. 9 square metres per resident including lounge, sitting and dining rooms (604.7 sqm), library computer area; activity room, hairdresser, kiosk, craft room (approx. 132.7 sqm); multipurpose room and chapel (183 sqm).</p> <p>In addition, all residents have access to landscaped courtyards featuring comfortable seating, attractive plantings, a sculpture garden and BBQ area with gazebo. The separate courtyards have raised garden beds for keen gardeners, giving residents the choice of quieter outdoor areas or more social and active areas, depending on their preference. Residents and their guests can also access the on-site café.</p>			

Hedley Sutton Community

Baptcare – we have over 80 years of experience

We've spent the better part of a century listening to and meeting the needs of older people. Today, we offer a range of aged care services – including home care, residential aged care, respite care, and retirement living – as well as support services such as nursing and allied health, day therapy centres, short-term respite centres and social activities so you can be assured Baptcare will provide care in a way that's right for each and every individual journey.

We appreciate that everyone is different

Our services are based on an individualised model of care, which means our clients determine how much of a presence they want us to be in their lives. And if their circumstances change, we change with them. Our aim is to enable people to remain as independent as possible so they can continue to live life the way they want to.

Statement of Compliance

I certify that the prices published here have been determined having regard to the relevant legislation, to Section 7 of the Fees and Payments Principles 2014. In particular, I certify that the prices take into account the standard of accommodation and other facilities available and have been determined having due regard to the list of factors specified in subsection 7(2) of the Fees and Payments Principles 2014.

Signed: Silvia Alberti

Position: Chief Innovation & Quality Officer

Date: 1 January 2026

Baptcare Hedley Sutton Community
19 Canterbury Road Camberwell VIC 3124

Contact us today
**for any enquiries about
accommodation costs**

Call 13 22 78

