

# Karana Community

Just a stone's throw from beautiful Yarra Bend Park in the leafy green streets of Kew, Karana is a warm and inclusive community in Melbourne's inner northeast.

We're very comfortable in these peaceful, tree-lined streets, with beautiful gardens that are a source of pride for many who call Karana home. While the area is calm and relaxed, you're never far from the gentle hum of life in inner Melbourne, with a wide selection of cafes and shops right on our doorstep on High Street.

Nearby—should you go for a stroll—you'll find lots of gorgeous parks. Eglinton Reserve has a particularly good playground for visiting little ones. Speaking of which, we have strong links in the community with regular visits from cheerful kindergarten and high school students.

## 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](http://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 (HELP), 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		
	Wattle Room	Wattle Shared Room	Huon Room
<b>Maximum Refundable Accommodation Deposit (RAD) – per resident</b>	A nominal price of <b>\$580,000</b>	Shared Rooms have a nominal price per bed of <b>\$290,000</b>	A nominal price of <b>\$790,000</b>
<b>Maximum Daily Accommodation Payment (DAP) – per resident</b>	\$121.56	\$60.78	\$165.58
<b>If you pay a RAD of...</b>	\$290,000	\$145,000	\$395,000
<b>Your DAP will be...</b>	\$60.78	\$30.39	\$82.79
<b>ACPC* Pricing Approval</b>	N/A	N/A	Yes
<b>Is the room offered on an extra service basis?</b>	No	No	No
<b>Room category</b>	Single room + private ensuite	Shared room + private ensuite	Single room + shared ensuite
<b>Maximum occupancy</b>	1	2	1
<b>Room numbers</b>	1-9, 32-34, 43-53, 56-65, 78-79, 82-93	20-21, 54-55, 66-67, 80-81	10-19, 22-31, 35-42, 68-77
<b>Quality, condition and amenity of room</b>	<p>All rooms at Baptcare Karana Community have the following features as standard:</p> <ul style="list-style-type: none"> <li>Ensuite bathroom with handrails and anti-slip flooring,</li> <li>Electronic, adjustable bed with pressure relieving mattress,</li> <li>Nurse call bell and points,</li> <li>Quality bedroom furniture including lockable side table, built-in robe and resident armchair.</li> </ul> <p>All residential suites have had a refurbishment completed in 2016 that includes new LED lighting, window film and new curtains. New carpet and repainting have further elevated the decor.</p>	<p>All rooms at Baptcare Karana Community have the following features as standard:</p> <ul style="list-style-type: none"> <li>Ensuite bathroom with handrails and anti-slip flooring,</li> <li>Electronic, adjustable bed with pressure relieving mattress,</li> <li>Nurse call bell and points,</li> <li>Quality bedroom furniture including lockable side table, built-in robe and resident armchair.</li> </ul> <p>All residential suites have had a refurbishment completed in 2016 that includes new LED lighting, window film and new curtains. New carpet and repainting have further elevated the decor</p>	<p>All rooms at Baptcare Karana Community have the following features as standard:</p> <ul style="list-style-type: none"> <li>Ensuite bathroom with handrails and anti-slip flooring,</li> <li>Electronic, adjustable bed with pressure relieving mattress,</li> <li>Nurse call bell and points,</li> <li>Quality bedroom furniture including lockable side table, built-in robe and resident armchair.</li> </ul> <p>Additionally, Huon rooms have preferred positions within the facility, offering premium views with natural sunlight, attractive outlooks with visual stimulus &amp; easy access to amenities, dining and recreation areas.</p>
<b>Size of room (excluding ensuite)</b>	Approx. 18 m <sup>2</sup>	Approx. 30m <sup>2</sup>	Approx. 21.7 - 22.5 m <sup>2</sup>
<b>Quality, condition, size and amenity of common areas to which a person living in this room would have access</b>	<p>The heart of Karana is the main dining room with adjacent main courtyard featuring stunning outdoor gardens, new paving, pergola, garden seating. Residents at Karana have access to 4 separate internal courtyards with attractive plantings and comfortable seating; They can choose quieter outdoor areas or more social and active areas, depending on their preference.</p> <p>Other common areas across Karana include 540.14 square metres of activity space – approx. 5.8 square metres per resident; Dining and recreation room (240.3 sqm); Multipurpose room/Chapel (95 sqm); &amp; 4 resident sitting rooms located in each of the four wings of the facility (204.8 sqm).</p> <p>Karana was constructed in 2002 and its maintenance program sustains a consistent and high quality of presentation and safety. A series of improvements were completed in 2016 in the common areas which includes exterior facade &amp; refurbished entrance/lobby area; a new café bar; function room and library area; new carpet tiling; extension to the sun lounge are for residents to enjoy with their guests; and an updated range of coordinated furniture which has created a fresh, modern and welcoming appearance.</p>		

# Karana 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 Karana Community**  
55 Walpole Street Kew VIC 3101

*Contact us today*

for any enquiries about  
accommodation costs

**Call 13 22 78**

Residential  
**Aged  
Care**