

# Strathalan Community

Set in Macleod—on the leafy fringes of Melbourne’s north-eastern green belt - Strathalan is a genuine, supportive community offering a relaxed pace with everything you need right at your doorstep. You’ll find the stately Strathalan Homestead in our large and spacious grounds, a wellness hub that serves the broader Macleod community with healthcare services.

Just beyond our grounds lie the Rosanna parklands. They’re brimming with birds and native wildlife, relaxing walking trails and a playground for visiting grandkids. There’s also a wealth of boutique cafes, grocers and restaurants on Lower Plenty Road, just a short drive from our location. There’s plenty of community right here though, with all the support, connection and care you need to live with joy and independence.

## 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 (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		
	Wattle Room	Huon Room	Eucalypt Room
Maximum Refundable Accommodation Deposit (RAD) – per resident	A nominal price of <b>\$475,000</b>	A nominal price of <b>\$675,000</b>	A nominal price of <b>\$765,000</b>
Maximum Daily Accommodation Payment (DAP) – per resident	\$99.55	\$141.47	\$160.34
If you pay a RAD of...	\$237,500	\$337,500	\$382,500
Your DAP will be...	\$49.78	\$70.74	\$80.17
ACPC* Pricing Approval	N/A	N/A	Yes
Is the room offered on an extra service basis?	No	No	No
Room category	Single room + private ensuite	Single room + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1
Room numbers	102-103, 201-204, 224, 231, 237-238	101, 104-122, 125-126, 205-223, 225-230, 232-236, 239-246, 301-304, 323, 335-336	123-124, 127-134, 305-322, 324-334, 337-344
Quality, condition and amenity of room	<p>Strathalan Community was completely rebuilt in 2016 and incorporates a modern design with high quality fixtures and fittings. Strathalan rooms are bright and spacious featuring:</p> <ul style="list-style-type: none"> <li>• A private ensuite bathroom with nurse call button</li> <li>• High-quality furniture and fittings</li> <li>• A concealed ceiling hoist</li> <li>• Comfortable Hi-Lo beds</li> <li>• Individually controlled air-conditioning and hydronic heating</li> <li>• Built-in wardrobes with lockable storage</li> <li>• Picture rails and built-in display shelving</li> <li>• Neutral palettes and tasteful décor</li> </ul> <p>Different rooms are priced according to several factors, including their outlooks, preferred locations within the facility, nearness of access to common areas, gardens, courtyards, activities and so on.</p>		
Size of room (excluding ensuite)	Average 19 m <sup>2</sup>	Average 19 m <sup>2</sup>	Average 19 m <sup>2</sup>
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>The common areas at Strathalan are maintained in excellent condition, and all have a homely quality. Common areas include lounge, sitting rooms, dining room, and an activity/multi-purpose room. There is also a café onsite for use by residents and their families. The facility is set within attractive landscaped gardens with communal courtyards and garden areas with comfortable outdoor furniture providing quiet spaces for relaxing.</p> <p>These common areas total approx.: 1,150m<sup>2</sup></p>		



# Strathalan 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 Strathalan Community

50 Braidhill Road Macleod VIC 3085

*Contact us today*  
for any enquiries about  
accommodation costs

**Call 13 22 78**

