

Westhaven Community

Conveniently positioned near transport, local shops and markets, parklands, and just a stroll from the Maribyrnong River, Westhaven blends a central location with a peaceful and supportive community.

Just like Footscray—the suburb we call home—we're proud of our vibrant diversity. Walking through the nearby Footscray Market, you'll smell delicious Vietnamese Banh Mi, fresh South American coffee, steaming Japanese Ramen and all sorts of other delicious treats.

We're the same on site, celebrating a wide range of cultures, personalities and supporting every member of our community to live well with purpose, in whatever way is meaningful. We look forward to meeting and welcoming you!

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
Maximum Refundable Accommodation Deposit (RAD) – per resident	A nominal price of \$460,000	A nominal price of \$535,000	A nominal price of \$575,000
Maximum Daily Accommodation Payment (DAP) – per resident	\$96.41	\$112.13	\$120.51
If you pay a RAD of...	\$230,000	\$267,500	\$287,500
Your DAP will be...	\$48.21	\$56.07	\$60.26
ACPC* Pricing Approval	N/A	N/A	N/A
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	7, 10, 12, 21-22, 107, 110, 121-124, 130-131, 131A 133, 135, 207-208, 210, 212, 230-231, 231A, 235	101-106, 108-109, 111-120, 125-129, 132, 134, 136-146, 201-206, 209, 211, 220-229, 232-234, 236-246	1-6, 8-9, 11, 13-20, 32-46, 135A, 235A
Quality, condition and amenity of room	<p>All rooms at Baptcare Westhaven Community have the following features:</p> <ul style="list-style-type: none"> • Private ensuite bathroom with handrails and anti-slip flooring (for two rooms only, the ensuite is not directly connected to the main room). • Nurse call bell and points • Quality bedroom furniture including lockable side table, built-in robe and resident armchair • Quality and tastefully presented drapes, flooring and interior decorative elements. <p>Rooms on the eastern side of the ground floor have direct access to a personal courtyard area, while rooms on the south entrance facade have a Pickett Street aspect, offering a preferred and stimulating outlook. Wattle rooms are situated in preferred positions on the First Floor and second Floor, with nearly all enjoying private balconies, and with views of attractive green garden areas or the popular Pickett Street-scape and entrance view.</p> <p>Huon rooms have preferred ground floor positions within the facility. These rooms have a direct or easy access to a large, landscaped central garden area. This garden area is a feature of the facility, acting as an outside hub for residents to share time and take part in activities.</p>		
Size of room (with ensuite)	Average 21.6 m ²	Average 21.6 m ²	Average 21.6 m ²
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>Westhaven is a modern, three-storey building with attractive, spacious common areas and delightful landscaped gardens that offer residents a choice of quiet or lively spaces, either indoor or outdoor. The common areas are spacious and light-filled, with large windows framing views of landscaped garden areas and treetop views of the surrounding streets.</p> <p>Baptcare Westhaven Community has 1,339 square metres of common areas in total accessible for residents. The common areas include: Lounge, sitting and dining room and multi-purpose room (1,150 sqm); and hairdresser and kiosk (approx. 189 sqm).</p> <p>A series of improvements were completed in 2016 included painting and decoration of dining and lounge areas, new furniture for communal areas and significant landscaping of the central garden. Westhaven's fresh, modern decor is complemented by comfortable cushioned seats and large tables, with fireplaces creating cosy shared sitting areas.</p>		

Westhaven 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 Westhaven Community

50 Pickett Street Footscray VIC 3011

Contact us today
for any enquiries about
accommodation costs



Call 13 22 78