

# The Orchards Community

Discover a truly unique community at The Orchards Residential Aged Care. Welcome to The Orchards, a suitably leafy setting in Doncaster East, surrounded by parklands and resplendent natural beauty. Perched on Andersons Creek Road, we offer gorgeous views of the surrounding areas after a recent expansion and transformation. There's plenty to gaze out upon from our state-of-the-art abode.

Currawong Bush Park is not far, filled with singing native birds and the golden hues of Wattle Trees or Stringybark Eucalypts. Around the corner you'll find The Pines shopping centre, with plenty of shops, cafes, and restaurants to explore. On site, you'll find everything you need to live well your way, with a warm community built on a spirit of belonging and experienced team members supporting your story, needs and preferences.

## Cost of Accommodation

### 1. Rooms and Funding

From 1 April 2026, the Maximum Permissible Interest Rate (MPIR) is 7.96%. 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 \$66.80 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 Bapcare.

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 (HELFF), known as our EverydayPlus program. Please refer to the EverydayPlus brochure or talk to our team for more information.

## 7. Room and Communal Area Features

	ROOM NAME			
	Myrtle	Wattle	Huon	Eucalypt
Maximum Refundable Accommodation Deposit (RAD) – per resident	\$ 610,000	\$ 740,000	\$ 795,000	\$ 895,000
Maximum Daily Accommodation Payment (DAP) – per resident	\$ 133.03	\$ 161.38	\$ 173.38	\$ 195.18
If you pay a RAD of...	\$ 305,000	\$ 370,000	\$ 397,500	\$ 447,500
Your DAP will be...	\$ 66.52	\$ 80.69	\$ 86.69	\$ 97.59
ACPC* Pricing Approval	N/A	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 + private ensuite	Single room + private ensuite
Maximum occupancy	1	1	1	1
Room numbers	2, 19, 21, 23, 25, 27, 29, 31, 33, 35, 102, 116, 119, 120, 134, 202, 216, 220, 234	1, 3-18, 20, 22, 24, 26, 28, 30, 32, 34, 101, 103-115, 117, 118, 121-133, 135	201, 203-215, 217-219, 221-233, 235	136-144, 236-244, 301-327
Quality, condition and amenity of room	<p>Our Myrtle rooms are located on the ground floor, providing ease of access to the courtyard areas.</p> <p>Each room features plenty of natural light and pleasant views to internal courtyards.</p> <p>These rooms include an electronic high/low bed, a chair, a ceiling track, individually controlled air-conditioning and hydronic heating.</p> <p>Wattle Rooms have spacious private ensuites and include built-in robes with secure lockable storage.</p>	<p>Our Wattle rooms are in excellent condition, featuring large windows with abundance of natural light and pleasant views to internal courtyards or surrounding landscapes.</p> <p>These rooms include an electronic high/low bed, a chair, an equipment ceiling track, individually controlled air-conditioning and hydronic heating.</p> <p>Wattle Rooms have spacious private ensuites and include built-in robes with secure lockable storage.</p>	<p>Our Huon rooms are high-standard, located in spaces that offer tree-top views, providing a sense of being surrounded by nature, or prominent views of the internal courtyard.</p> <p>The bedrooms feature high-quality bedroom furniture, including electronic high/low adjustable beds, bedside tables, built-in wardrobes with secure lockable storage, overhead light fittings, individually controlled air-conditioning and hydronic heating.</p> <p>With high levels of natural light, these rooms have a warm, homely feel.</p>	<p>Our Eucalyptus rooms are of premium standard with quality room furnishings including electronic high/low adjustable beds, bedside tables and large built-in wardrobes with secure lockable storage. They also feature individually controlled air- conditioning and hydronic heating.</p> <p>The ensuite bathrooms have been fitted with high-quality floor-to-ceiling tiles and sensor monitoring to automatically alert staff in times of need.</p> <p>Rooms in this class are located either on the top floor or in winged clusters designed to encourage smaller communities of residents. The wings also allow greater privacy and family engagement.</p>
Size of room (excluding ensuite)	22.2m <sup>2</sup>	22.2 m <sup>2</sup>	22.2 m <sup>2</sup>	22.2–32.4 m <sup>2</sup>
Quality, condition, size and amenity of common areas to which a person living in this room would have access	<p>Our bright and spacious common areas are in superb condition and there is a large terrace with spectacular views outside, - the perfect place to soak up the sun. We also have an internal landscaped courtyard including a 'winter garden' walkway, which provides a peaceful sitting area with internal and external views that can be enjoyed in all weather conditions. There are two dining rooms on each of the floors, which creates an intimate dining setting and contributes to the community feel. All dining rooms are filled with natural light and have lovely aspect views. There are also library nooks, sitting areas and lounges and the common areas at The Orchards total approx. 1,870 m<sup>2</sup>.</p>			

# The Orchards 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 April 2026

## Baptcare The Orchards Community

107-111 Andersons Creek Road Doncaster East VIC 3109

*Contact us today*

for any enquiries about  
accommodation costs



**Call 13 22 78**