Hunters Hill Fee Schedule **(Valid from 01 October 2026)**

Fees and charges levied by residential aged care services, such as Montefiore, are regulated by the Australian Government and can vary depending on factors including whether you are a pensioner and your level of assets.

FEES WHEN REFUNDABLE ACCOMMODATION DEPOSIT (RAD)* IS PAID IN FULL

Room Type	RAD Paid	Daily Care Fee	Higher Everyday Living Fee (Inc GST)	Total Per Day
Shirah Level 1 & Ariel Level 2	$780,000	$68.93	$81.44	$150.37
Monte Gardens – Lavender & Hibiscus	$680,000	$68.93	$81.44	$150.37
Tamar - Standard Monte Gardens – Rose Standard	$580,000	$68.93	$81.44	$150.37
Tamar - Deluxe Monte Gardens – Rose Deluxe	$730,000	$68.93	$81.44	$150.37

FEES WHEN A PARTIAL RAD* IS PAID WITH A DAILY ACCOMMODATION PAYMENT (DAP)*
– the below example is based on a partial RAD payment of $300,000

Room Type	Partial RAD Paid	DAP based on $300,000 RAD Paid	Daily Care Fee	Higher Everyday Living Fee (Inc GST)	Total Per Day
Shirah Level 1 & Ariel Level 2	$300,000	$111.91	$68.93	$81.44	$262.28
Monte Gardens – Lavender & Hibiscus	$300,000	$88.60	$68.93	$81.44	$238.97
Tamar - Standard Monte Gardens – Rose Standard	$300,000	$65.28	$68.93	$81.44	$215.65
Tamar - Deluxe Monte Gardens – Rose Deluxe	$300,000	$100.25	$68.93	$81.44	$250.62

FEES WHEN NO RAD IS PAID – FULL DAP

Room Type	DAP if no RAD Paid	Daily Care Fee	Higher Everyday Living Fee (Incl GST)	Total Per Day
Shirah Level 1 & Ariel Level 2	$181.86	$68.93	$81.44	$332.23
Monte Gardens – Lavender & Hibiscus	$158.54	$68.93	$81.44	$308.91
Tamar - Standard Monte Gardens – Rose Standard	$135.23	$68.93	$81.44	$285.60
Tamar - Deluxe Monte Gardens – Rose Deluxe	$170.20	$68.93	$81.44	$320.57

FEES FOR SHORT-TERM RESPITE CARE (SUBJECT TO ACAT & AVAILABILITY)

Room Type	Daily Care Fee (Govt)	Higher Everyday Living Fee (Inc GST)	Total Per Day
Respite Care	$68.93	$81.44	$150.37

BASIC DAILY FEE

- A basic daily fee is required to be paid by all residents. This fee is set by the Australian Government.
- This fee covers the day to day living costs such as personal care, meals, cleaning, laundry, electricity etc
- The maximum basic daily fee is 85% of the annual single basic age pension. This fee increases slightly each year in March and September.

ACCOMMODATION PAYMENT

- Residents with sufficient assets are eligible to pay either an Accommodation Payment or an Accommodation Contribution. This can be paid as either a lump sum amount, knowns as a *Refundable Accommodation (RAD),* or as a rental style daily payment, known as a *Daily Accommodation Payment* (DAP), or as a combination of RAD and DAP.

REFUNDABLE ACCOMMODATION DEPOSITS (RAD)

- This is a lump-sum payment which will be refunded on departure, less applicable *retention*, as calculated in accordance with the Aged Care Act, and any outstanding fees and charges. The Commonwealth Government guarantees the RAD upon departure.
- Residents have up-to 28 days from the date of entry to decide how they would like to pay their Accommodation Payment.
- The payment of a Refundable Accommodation Deposit reduces the amount you need to pay as a Daily Accommodation Payment (DAP).

DAILY ACCOMMODATION PAYMENTS (DAP)

- You can choose to pay your Accommodation Payment or Accommodation Contribution by a Daily Accommodation Payment (DAP), which is a rental style daily payment. The DAP is calculated by applying an interest rate, which is set by the Government, on the unpaid RAD amount. The current interest rate, known as the Maximum Permissible Interest Rate (MPIR) is **8.51%** per day.
- Just like rent, your Daily Accommodation Payments are not refundable when you leave the facility. They are also subject to indexation in accordance with the provisions of the Aged Care Act. When you enter care, you may be asked to pay the DAP until you decide on your Accommodation Payment method.

COMBINATION RAD and DAP

- Choosing to pay your Accommodation Payment by a combination of a lump-sum Refundable Accommodation Deposit (RAD) and Daily Accommodation Payment (DAP) allows you to pay a partial lump-sum amount which will reduce the Daily Accommodation Payment. You can also select to draw down the DAP from the lump sum.

HIGHER EVERYDAY LIVING FEE (HELF)

- Montefiore offers residents an extensive range of services that are either additional to or of a significantly higher standard than that prescribed by the Aged Care Act 2024 (the Act) and for which a Higher Everyday Living Fee (HELF) is payable by residents accessing those services. **Note:** The HELF amount is **inclusive of GST**, where applicable.

ADDITIONAL MEANS TESTED FEE

- Depending on the outcome of an income and assets assessment undertaken by Services Australia, a resident may be eligible to pay a Non-Clinical Care contribution and/or a Hotelling Contribution. The Australian Government will fully fund all clinical care, while residents with greater financial means will contribute toward the cost of non-clinical care and everyday living expenses.

NON CLINICAL CARE CONTRIBUTION (NCCC)

- This is an amount that a resident may be asked to contribute towards their non-clinical care costs such as bathing, mobility assistance and provision of lifestyle activities, depending on the outcome of an assessment of the resident's income and assets undertaken by Services Australia. Under the provisions of the Act, the Non-Clinical Care Contribution is subject to a lifetime cap.

HOTELLING CONTRIBUTION (HC)

- This is an amount that a resident may be asked to contribute towards their daily living costs such as food, cleaning, laundry and utilities, depending on the outcome of an assessment of the resident's income and assets undertaken by Services Australia. It ensures the true cost of hotel-style services is shared fairly across those who can afford to contribute.