Grantham Green

JULY 2026
ACCOMMODATION CHARGES

The Commonwealth Government determines the basic daily fee and the hotelling and non-clinical care contributions. The basic daily fee is set at 85% of the full single aged pension. The Home sets the price of the room based on the size, style and amenities provided.

ROOM STYLE	DESCRIPTION	ROOM SIZE (m^2)	IF FULLY SUBSIDISED*	MAX RAD	MAX DAP	50% RAD & 50% DAP
Premium Single	Spacious single room with ensuite & views	31.8	No charge	$575,000	$132.80	$287,500 + $66.40
Deluxe Single	Spacious single room with ensuite & views	26 - 31	No charge	$450,000	$103.93	$225,000 + $51.97
Standard Single	Modern single room with ensuite	18	No charge	$400,000	$92.38	$200,000 + $46.19

*** The Individual's income and asset assessment determines their Fees and Charges.**

****Optional**

The DAP (or RAD/DAP combination) is calculated using the Government approved rate of 8.43% as of 1 July 2026

OVERALL COSTS

1. Basic daily fee*

+

2. Hotelling / Non-Clinical Care Contributions*

+

3. Accommodation RAD / RAC & DAP payments* (2% RAD / RAC balance retention applies)

+

4. Higher Everyday Living Fee**

RAD (lump sum): 2% RAD / RAC balance retention applies

DAP (daily charge)

RAD / RAC & DAP (combination)

See overleaf for full explanation of care fees and accommodation charges.

CARE FEES AND ACCOMMODATION CHARGES EXPLAINED

(Effective from 1 November 2025)
Moving into a Doutta Galla home is an important step. We aim to make this transition as transparent as possible by helping you understand the costs involved. From 1 November 2025, new pricing arrangements under the *Aged Care Act 2024* will apply to people entering residential care for the first time.

1. Basic Daily Fee
Every resident pays a basic daily fee, currently $66.80 per day, which contributes to meals, cleaning, laundry, heating and general living costs. The fee is set at 85% of the single basic age pension and is reviewed twice a year in line with pension changes.

2. Hotelling Contribution
Depending on your income and assets, you may pay a higher daily contribution towards your living costs. Services Australia determines this through a means assessment.

3. Non-Clinical Care Contribution (NCCC)
Those assessed as paying the maximum hotelling contribution may also contribute to personal care services such as bathing and mobility support. A daily cap of $107.32 (indexed) applies, as well as a lifetime cap of $137,917.01 (indexed) or four years of payments, whichever comes first.

4. Accommodation Payment
You may need to contribute to the cost of your room and facilities. This can be paid as a:

- Refundable Accommodation Deposit (RAD) / Refundable Accommodation Contribution (RAC) – a lump sum, refunded when you leave care. From 1 Nov 2025, providers may retain 2% of the RAD / RAC balance per year for up to five years.
- Daily Accommodation Payment (DAP) – a rental-style daily payment that will increase with indexation on 20 March and 20 September each year.
- Combination of RAD / RAC and DAP – part lump sum, part daily payment.

Government assistance may be available, depending on your means assessment.

5. Higher Everyday Living Fee
Optional for residents choosing additional or higher-quality services beyond standard care. You and Doutta Galla agree on the services and costs after entry. You have 28 days to withdraw and the agreement is reviewed annually.

More Information
Fees may change if your financial situation changes, when rates are indexed, or once lifetime caps are reached. Please inform Services Australia within 28 days of any changes.

For details, contact us or visit myagedcare.gov.au to estimate your costs.

- A member of our support team will be able to assist you with choosing the best accommodation option for you.
- The information provided here is a guide only, fees and charges may vary depending on individual circumstances.
- For financial services in Victoria contact Department of Families, Fairness and Housing or call 1300 475 170.
- All fees and charges commence from the date of occupancy
- Fees and charges are subject to change at any time.

For more information, call 03 9680 3300, visit www.dgas.org.au or email customerservice@dgas.org.au