

# Aged Care Accommodation Fees



## Stafford Lakes Aged Care Residence

Hotel-style amenities, stunning shared spaces, and top-quality dining experiences are some of the reasons why Stafford Lakes Aged Care Residence is a popular choice for seniors needing a high level of care in Brisbane's north.

Understanding each person's unique spirit, we offer customised care tailored to your specific likes and needs. Our compassionate healthcare team, featuring Registered Nurses, is always on hand, day and night, to provide the help you require – whether it's aid with everyday tasks, specialised medical care, or just a heartfelt chat.



## AGED CARE FEES EXPLAINED

Aged Care fees can be a combination of the following table. Please note any government contribution towards the cost of your care, services and accommodation is subject to your individual financial circumstances.

1. BASIC DAILY FEE	+	2. ACCOMMODATION FEE	+	3. HOTELLING SUPPLEMENT CONTRIBUTION	+	4. NON-CLINICAL CARE CONTRIBUTION
Applies to everyone. Set by the government & indexed at 85% full single standard age pension.		Applies to most people. Covers the cost of your room.		Applies to some people. Supplement to Basic Daily Fee.		Applies to some people. Contributes to costs like bathing, mobility and lifestyle activities.

- Basic Daily Fee:** an amount that everyone pays and is used to contribute towards your day-to-day living costs and services such as meals, cleaning, electricity, and laundry.
- Accommodation Fee:** these fees vary by Aged Care Facility and room type. Please find more detail below as well as payment options.
- Hotelling Supplement Contribution (HSC):** is means-tested with a maximum daily fee capped at \$22.15. Residents who can afford to pay their full accommodation costs will contribute to their day-to-day living costs such as meals, cleaning, laundry, and utilities.
- Non-Clinical Care Contribution (NCCC)** is a contribution towards non-clinical care costs such as bathing, mobility assistance and lifestyle activities. It will only apply to residents who can afford to pay the full Hotelling Supplement Contribution, It will only apply to residents who can afford to pay the full Hotelling Supplement Contribution, and is means-tested with a daily cap of up to \$107.32. The NCCC will also have a lifetime cap where it will no longer be payable when the resident has been in aged care for more than four years; or the resident has paid \$137,917.01 (indexed) in total NCCC's.

## ACCOMMODATION FEE

Our **Superior Accommodation** is spacious, complemented by traditional yet elegantly understated décor, and feature a private ensuite with a walk-in shower.

Inclusions: automated king-single bed, electric recliner, overbed table, individual climate-controlled air conditioning, ample storage, armchair for visitors, wall-mounted TV, mini-fridge, emergency call system.

ROOM OPTIONS	MAXIMUM RAD	MAXIMUM DAP	EXAMPLE COMBINATION 50% RAD / 50% DAP
Single, 15sqm, private ensuite, ground level	\$650,000	\$141.75	\$325,000 + \$70.88 per day
Single, 15sqm, private ensuite, ground level, within Secure Memory Support Unit	\$650,000	\$141.75	\$325,000 + \$70.88 per day
Single Suite, 29sqm, private ensuite and lounge	\$650,000	\$141.75	\$325,000 + \$70.88 per day

Our **Premium Studio Accommodation** (32sqm) is remarkably spacious single studios, designed with modern décor and fittings, and feature a private ensuite with a walk-in shower and modern vanity.

Inclusions: automated king-single bed, electric recliner chair, overbed table, individual climate-controlled air conditioning, armchair for visitors, ample storage, large wall-mounted TV, kitchenette stone benchtop and sink, mini-fridge, desk, emergency call system, floor-to-ceiling windows, electronic ceiling hoist.

ROOM OPTIONS	MAXIMUM RAD	MAXIMUM DAP	EXAMPLE COMBINATION 50% RAD / 50% DAP
Single Studio, 32sqm, private ensuite, level 1 with the option for park views	\$750,000	\$163.56	\$375,000 + \$81.78 per day
Single Studio, 32sqm, private ensuite, level 2 with park views	\$825,000	\$179.92	\$412,500 + \$89.96 per day
Single Studio, 32sqm, private ensuite, level 3 with the option for park views	\$875,000	\$190.82	\$437,500 + \$95.41 per day

## ACCOMMODATION PAYMENT OPTIONS

There are three payment options available to fit your budget and circumstances:

- **1. Refundable Accommodation Deposit (RAD):**
  - A one-off lump sum deposit, 100% guaranteed by the Federal Government.
  - Retention amounts apply to all lump sum RAD/RAC\*s paid, calculated daily and deducted monthly at the rate of 2% per annum, and capped at a maximum of 5 years.
- **2. Daily Accommodation Payment (DAP):**
  - Non-refundable, rental style, daily accommodation payment.
  - Indexed twice a year (20 March and 20 September) with the change in the Consumer Price Index (CPI).
- **3. Combination RAD/DAP:**
  - a combination of a RAD and DAP payment.
  - RAD retention & DAP indexation also apply to combination payments.

*\*RAC – Refundable Accommodation Contribution may apply to some low means residents who are eligible for government assistance towards their accommodation costs based on the outcome of the means-test.*

The fees outlined in this document reflect the new arrangements under the Aged Care Act 2024, effective from 1 November 2025. HSC and NCCC aged care fees reflect 20 March 2026 rate changes. Our Client Services Team is here to help – please call us on 1300 874 2273 to discuss your options.

Disclaimer: All rates are calculated using a government-approved rate of 7.96% as of 1st April 2026. Fees and charges are current for the period 1st April 2026 to 30th June 2026. Accommodation pricing is current at the date of publication and is subject to change at any time. Room dimensions are approximate only and actual size may vary.