

Fee Structure from 1st July 2026

ITEM	AMOUNT	DESCRIPTION
Daily Care Fee	\$66.80 This rate is 85% of the single person rate of the basic Age Pension. The Daily Care Fee increases on the 20 th of September and 20 th of March each year in line with the changes to the Aged Pension.	Examples, but not limited to: Accommodation, Laundry, Basic Meals, Linen, Personal Care, Nursing services, Physiotherapy, Podiatry and Activities. (Excludes Telephone Rental and call rates, medication, and incidentals such as Hair appointments and Beauty treatments).
Hotelling Supplement Contribution (HSC)	Daily Cap \$22.15 a day Means-tested; applies if Means Tested Amount (MTA) exceeds the threshold.	Contributes to everyday living costs (meals, laundry, cleaning, utilities) for those who have means.
Non-Clinical Care Contribution (NCCC)	Daily Cap \$107.32/day (indexed) Lifetime cap ~ \$137,917.01 (or up to ~4 years) whichever earlier.	Covers non-clinical personal care and lifestyle support (bathing, mobility assistance, activities) for those with means.
Accommodation Costs (RAD / DAP / combination)	Cost of the room/room-type and physical accommodation facilities. Options: pay lump sum (RAD), daily payment (DAP), or a combination.	Refundable Accommodation Deposit (RAD) start from \$700,000.00 . This amount will be refunded at the end of the resident's occupancy. Rate of Interest that may be charged on any outstanding Refundable Accommodation Deposit (RAD) balance is a Daily Accommodation Payment (DAP) is 8.43% as of 1 st July 2026.
Higher Every Day Living Fee (HELF)	\$25.00 plus GST per day	Optional premium services not included in standard care (e.g. premium lifestyle services, Foxtel, additional outings). Premium Dining, Wellbeing & Lifestyle Program, Digital Services, Bus outings and Events.
Heritage Contribution Fee	\$10.00 per day	Contribute to the preservation of the historic gardens designed by renowned landscape architect Paul Sorenson.

RAD Retention rule applies for residents entering care on or after 1 Nov 2025 via the 1 Nov arrangements:

- The provider can deduct ("retain") up to **2% per annum** of the RAD (or equivalent refundable contribution) from the balance.
- This retention applies for a **maximum of 5 years**, so the total possible retention is up to **~10%** of the original RAD.
- The retention amount reduces the RAD balance and hence reduces future retention amounts.

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Hillside at Figtree offers a range of different Accommodation options

- ❖ Heritage rooms RAD at \$700,000
- ❖ Bass & Flinders rooms RAD range from \$700,000 - \$775,000
- ❖ Cunningham rooms RAD range from \$700,000 - \$900,000
- ❖ Mitchell rooms RAD \$800,000 - \$900,000

Payment Options:

❖ PREMIUM SINGLE ROOM- TYPE A (Mitchell)

Features:

Luxuriously furnished, balcony room, air-conditioned, built-in wardrobe, spacious ensuite.

Size up to 32.8 m² (excluding balcony)

Payment Options	Amount
Maximum RAD	\$800,000
Maximum DAP	\$184.77/day
Combination Payment example	50% RAD \$400,000 50% DAP \$92.38

❖ PREMIUM SINGLE ROOM – TYPE B (Cunningham)

Features:

Luxuriously furnished, balcony room, air-conditioned, built-in wardrobe, spacious ensuite.

Size up to 28.7m² (excluding balcony)

Payment Options	Amount
Maximum RAD	\$775,000
Maximum DAP	\$178.99/day
Combination Payment example	50% RAD \$387,500 50% DAP \$89.50

❖ PRIVATE ENSUITE BALCONY ROOM – TYPE C (Bass/Flinders)

Features:

Luxuriously furnished, balcony room, air-conditioned, built-in wardrobe, spacious ensuite.

Size up to 17.1m² (excluding balcony)

Payment Options	Amount
Maximum RAD	\$750,000
Maximum DAP	\$173.22/day
Combination Payment example	50% RAD \$375,000 50% DAP \$86.61

❖ PREMIUM SINGLE ROOM – TYPE D (Bass/Cunningham/Flinders/Heritage)

Features:

Luxuriously furnished room, air-conditioned, built-in wardrobe, spacious ensuite.
Size up to 18.8m².

Heritage Rooms: High ceilings
King single bed

Size up to 21.3m².

Payment Options	Amount
Maximum RAD	\$700,000
Maximum DAP	\$161.67/day
Combination Payment example	50% RAD \$350,000 50% DAP \$80.84

❖ PREMIUM COUPLES ROOM

Features:

Luxuriously furnished, balcony room, air-conditioned, built-in wardrobe, spacious ensuite.

Size up to 32.8m² (excluding balcony)

Payment Options	Amount
Maximum RAD	\$900,000
Maximum DAP	\$207.86/day
Combination Payment example	50% RAD \$450,000 50% DAP \$103.93