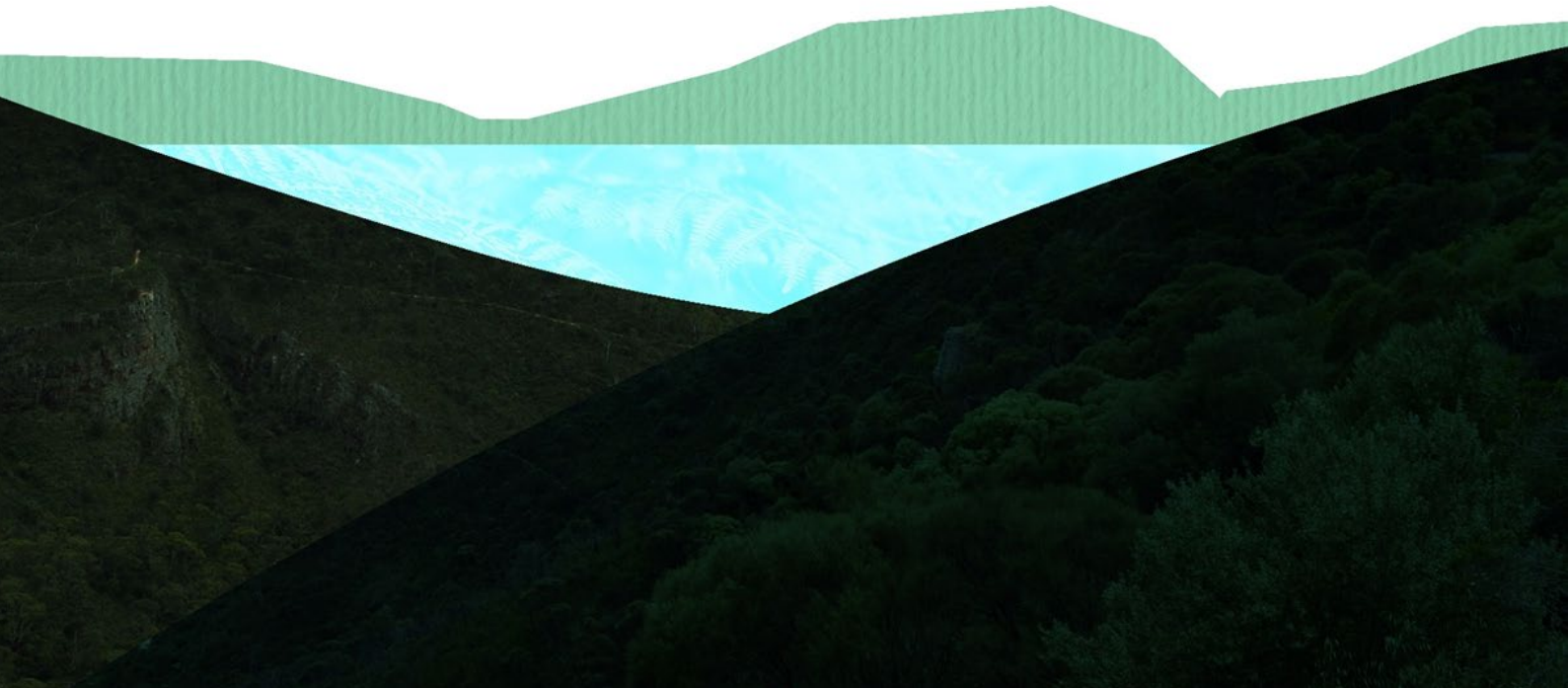
Narangba
aged care

Accommodation

Costs and Key Features



Welcome

Narangba Aged Care opened in 2018. We provide a homely and modern setting for residents to enjoy.

The home is a safe, caring, and nurturing environment. Living in a familiar location provides comfort to residents and at Narangba Aged Care they can continue participating in the activities they enjoy. The home is located on Young Road and is less than 2 kms from the Narangba Valley Shopping Centre. It is set amongst beautiful, serene surrounds and neighbouring mature trees.

We look after our residents' everyday care needs and provide them with the freedom to live their life the way they want, with dignity and as part of an engaging community.

We offer permanent residential aged care accommodation, dementia specific care and respite services to senior citizens. There are spacious single rooms with a flat screen TV and their own private ensuite bathroom or double rooms so that couples can stay together or for ones that enjoy companionship.

Residents can do as much or as little as they like. There are a range of activities to enjoy including art and crafts, sing-a-longs, organised themed events, performers, and entertainment, or simply chat with friends and family in the coffee hub over a cuppa.

Features of the home include:

- Coffee hub to enjoy with friends and family
- Private dining room for special occasions
- Activities area for art, crafts, and lifestyle
- Hairdressing salon (additional costs may apply)
- Aromatherapy room (additional costs may apply)
- Landscaped courtyards and terraces with walking paths
- 24-hour nurse call system within rooms
- 24/7 access to compassionate care and nursing staff
- Fresh daily prepared nutritious and healthy meals
- Registered nurses and friendly qualified staff

Room Pricing

Each room is supplied with an electronic high/low adjustable bed, bedside table with drawer, over bed table, and chair (for each person within the room).

Room Type	Room Features	Max Occupancy	Size* (sqm)	Daily Accommodation Payment (DAP)	Refundable Accommodation Deposit (RAD) up to a maximum of:
Superior Shared	Shared ensuite. Some with internal or external landscaped garden access.	2	29.5	$81.60 Per Person	$350,000 Per Person
Deluxe	Some with internal or external landscaped garden access. Private ensuite.	1	19-21	$128.23	$550,000
Premium	Light filled corner room with garden access. Spacious living. Private ensuite.	1	29.5	$151.55	$650,000

*Size of room excludes ensuite.

The effective Maximum Permissible Interest Rate is 8.51% from 1 October 2026 and is reviewed quarterly by the government, and subject to change.

Next Steps

Assessing eligibility

The first step when considering moving into an aged care home that is subsidised by the Australian Government is to arrange a free assessment with an Aged Care Assessment Team (ACAT), may also be referred to as Single Assessment System (SAS).

The assessment is undertaken by a qualified assessor, often your doctor and/or other health professionals who will confirm your eligibility for care and recommend the type and level of support that best meets your needs.

Applying to an aged care home

Once you have met with ACAT and received a letter to say that you are approved as eligible for residential aged care, you can start looking for, visiting, and applying to aged care homes.

An application form is available from Narangba Aged Care by calling: 07 3053 3700. The application form requests personal information to enable the aged care home to understand your specific care needs.

Agreements with your aged care home

If you are offered a place by an aged care home, you will be required to enter into a residential agreement before moving in. It is a formal agreement outlining services, fees, and rights and responsibilities.

Fees and Payments

The Australian Government pays for the majority of aged care costs in Australia, but you will be asked to contribute to the cost of your care if Services Australia determines you can afford to.
This may require a one-off payment or deposit, as well as ongoing fees for your care, accommodation, and daily living expenses. How much you pay depends on your financial situation.

Different types of fees

You will be required to pay one or more of the following residential care fees:

A basic daily fee

The basic daily fee covers living costs such as meals, power, and laundry. All residents are required by the Federal Government to pay the basic daily fee (BDF) to cover their day-to-day living expenses. It is set by the government on 20 March and 20 September each year. The basic daily fee is 85% of the single aged care pension.

Prices are published on the Department of Health Website www.health.gov.au.

An accommodation payment

This is for your accommodation in the aged care home. Some people will have their accommodation costs met in full or in part by the Australian Government, while others will need to pay the accommodation price agreed with the aged care home. Services Australia will advise you which applies to you based on an assessment of your income and assets.
If you are required to pay the room cost, you will have a choice of how you wish to pay. The home will provide this information to you.

Non-Clinical Care Contribution

This is a contribution towards the cost of care that some people may be required to pay as referenced in the Aged Care Act 2024. Services Australia will work out if you are required to pay this fee based on an assessment of your income and assets and will advise you of the amount. There are lifetime caps in place to limit the amount you will need to pay.

Hotelling Contribution

This is a means tested amount that you may have to pay based on the assessment of your income and assets. Services Australia will notify you if you have to pay this contribution.

Accommodation Payment Options

Residents can choose to pay for their accommodation by a daily accommodation payment (DAP), a refundable accommodation deposit (RAD), or a combination of both. A refundable accommodation deposit is paid as a lump sum amount.

The daily accommodation payment accrues daily and is paid periodically, for example monthly. A combination payment includes both a partial lump sum and daily accommodation payments.

Daily Accommodation Payment (DAP)

The daily accommodation payment is similar to a rental-type payment system. The resident can choose to pay as a daily payment instead of, or in combination with, a RAD. You may also be required to pay a DAP if the amount of RAD that you are able to pay is limited by your assets.

The DAP is calculated by multiplying the RAD (or the unpaid portion of the RAD) by the interest rate set by government (currently 8.51% per annum) /365 days (/100).

For example:
$550,000 x 8.51%
365 / 100 = $128.23 DAP per day
Or a combination payment at 50% of the price by the RAD being $275,000 and 50% of the price by the DAP being $64.12 per day.

The Effective Maximum Permissible Interest Rate is effective from 1 October 2026 and is reviewed quarterly by the government and subject to change. These payments are not refundable when you leave the home.

If you are assessed as being a partially supported resident by the government, you may be required to pay a smaller accommodation payment either as a lump sum or daily fee. These payments are determined by the government and referred to as Refundable Accommodation Contribution (RAC) or Daily Accommodation Contribution (DAC).

Note: For concessional/fully supported residents the above accommodation fees do not apply.

Accommodation Payment Options – continued

Refundable Accommodation Deposit (RAD)

A refundable accommodation deposit is a lump sum payment by a resident for entry into an aged care home and is like an interest free loan to Narangba Aged Care.

RAD amounts are published on: **myagedcare.gov.au** or **narangbaagedcare.com.au** RAD amounts vary and are dependent on factors such as room type, features, and availability. The amount you are asked to pay in the form of a RAD may also be restricted by the level of your assets.

Residents entering Aged Care from 1 November 2025 may have a 2% per annum (capped at 5 years) retention amount deducted from their RAD.

A resident has up to six months from the date of entry to pay the RAD. Interest will be calculated on unpaid RAD's at the current government legislated interest rate from the admission date.

A RAD (less any agreed deductions) will be refunded within 14 days from the date of discharge or on the date of discharge if sufficient notice has been provided. If a resident is deceased, the RAD will be refunded within 14 days of receipt of a certified copy of probate.

Method of collecting fees

All fees and charges (other than a RAD) are payable by each resident monthly in advance. Payment is preferred via direct debit and the resident is requested to complete a direct debit form upon entering the home.

For further information regarding fees, charges, and collection of information, please feel free to contact Narangba Aged Care on 07 3053 3700.

Further information can also be obtained from the My Aged Care website **myagedcare.gov.au** or call 1800 200 422.

For more information or to book a tour, contact us via the details below:

27 Young Road, Narangba QLD 4504

P: 07 3053 3700
E: info@narangbaagedcare.com.au
W: narangbaagedcare.com.au