Juniper Accommodation Pricing

Metro locations

Juniper's Accommodation Pricing Information effective from 1 November 2026

FACILITY GROUP NAME	ROOM TYPE	MAXIMUM ACCOMMODATION PRICE (RAD)	DAILY PAYMENT (DAP)	COMBINATION	
			8.51%	RAD 50%	DAP 50%
Bentley					
Juniper Annesley					
General Gil Currie Wing	Single Suite (with private lounge)	775,000	180.69	387,500	90.35
General	Single Room + ensuite	770,000	179.53	385,000	89.76
Dementia	Single Room + ensuite	770,000	179.53	385,000	89.76
Juniper Cygnet					
Dementia	Single Room + ensuite	750,000	174.86	375,000	87.43
Juniper Hilltop					
General	Single Suite (with private lounge)	675,000	157.38	337,500	78.69
General	Single Room + ensuite	650,000	151.55	325,000	75.77
Juniper Trinity					
General	Single Room + ensuite	650,000	151.55	325,000	75.77
Embleton					
Juniper Karinya *(formerly City of Bayswater)*					
General	Single Room + ensuite	775,000	180.69	387,500	90.35
Dementia	Single Room + ensuite	775,000	180.69	387,500	90.35
Karrinyup					
Juniper Chrystal Halliday					
General	Single Room + ensuite	789,686	184.12	394,843	92.06
Dementia	Single Room + ensuite	789,686	184.12	394,843	92.06
Kelmscott					
Juniper Sarah Hardey					
General	Single Room + ensuite	760,000	177.19	380,000	88.60
Dementia	Single Room + ensuite	760,000	177.19	380,000	88.60
Marangaroo					
Juniper John Bryant					
Dementia	Single Room + ensuite	775,000	180.69	387,500	90.35

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FACILITY GROUP NAME	ROOM TYPE	MAXIMUM ACCOMMODATION PRICE (RAD)	DAILY PAYMENT (DAP)	COMBINATION	
			8.51%	RAD 50%	DAP 50%
Martin					
Juniper Hayloft					
General	Single Room + ensuite	775,000	180.69	387,500	90.35
Dementia	Single Room + ensuite	775,000	180.69	387,500	90.35
Morley					
Juniper Carramar					
General	Single Room + ensuite	775,000	180.69	387,500	90.35
Mount Lawley					
Juniper St Davids					
General	Single Room + ensuite	650,000	151.55	325,000	75.77
Juniper Riverslea					
General	Single Room + ensuite	760,000	177.19	380,000	88.60
Menora					
Juniper Elimatta					
General	Single Room + ensuite	700,000	163.21	350,000	81.60
Dementia	Single Room + ensuite	700,000	163.21	350,000	81.60
Noranda					
Juniper Ella Williams					
General	Single Room + ensuite	789,686	184.12	394,843	92.06
Dementia	Single Room + ensuite	789,686	184.12	394,843	92.06

Options on how to pay for your Residential Aged Care Accommodation

Accommodation costs

This is the agreed price you pay for your room in an aged care home.

The outcome of your government means assessment will determine how much you contribute towards your accommodation or if you get any government assistance towards these costs.

If you need to pay the full or partial accommodation costs you have options in how you make this payment.

- A lump sum payment or,
- Daily payment or,
- Combination of a lump sum payment and daily payment.

It is recommended that you seek independent financial advice to decide which payment option works best for you. Services Australia offers free support through the Financial Information Service that can help you make informed decisions. You can also visit My Aged Care for more advice.

Lump sum payment

- **Refundable Accommodation Deposit (RAD)**: This is when you pay the full accommodation cost.
- **Refundable Accommodation Contribution (RAC)**: A lump sum you can pay towards your accommodation if you are eligible for government assistance. The amount is based on your assessed accommodation contribution, rather than the advertised room price.

Please note under the Aged Care Act for residents subject to either RAD/RAC arrangements:

- You can only make a lump sum payment if we have received the outcome of your means assessment from Services Australia or if you choose not to disclose your means.
- Providers retain an amount calculated daily at 2% per annum of the outstanding RAD or RAC balance, for up to five years. Retention deductions are not refundable when you leave care. Different arrangements may apply depending on when you first entered permanent residential aged care.

Daily Payment

- **Daily Accommodation Payment (DAP)**: This is the daily cost of your accommodation. For customers subject to new accommodation arrangements, DAPs are indexed on 20 March and 20 September each year using the government's published CPI-based index.
- **Daily Accommodation Contribution (DAC):** This is when the government helps with the costs. The amount is determined by Services Australia based on your means assessment. DACs are adjusted in accordance with Services Australia advice and applicable rates and thresholds.

Combination of a lump sum payment and daily payment

You can choose to pay part of your accommodation costs as a partial lump sum payment and daily payment. Any lump sum payment made will reduce the daily fee:

- RAD and DAP
- RAC and DAC.