PORT MELBOURNE
DESCRIPTION OF ROOMS & ACCOMMODATION PAYMENTS

Greetings from Wintringham!

There are a few things you'll want to know about the quality and cost of our accommodation.

ACCOMMODATION PRICING

All residents pay a daily care fee being 85% of the Aged Care pension.

SUPPORTED ROOMS

If the pension is your only income and you have assets under $66,500, there is nothing more to pay. You will have what is known as a 'Supported Room'. There are 31 Supported Rooms at Wintringham Port Melbourne.

NON SUPPORTED ROOMS

There are also 4 Non-Supported Rooms at Port Melbourne. These are for people who have assets over $64,500. Non-Supported Rooms incur additional accommodation charges regulated by the Australian Government (www.myagedcare.gov.au). The level of the accommodation charge for Non-Supported Rooms is agreed with you based on your individual financial circumstances.

You can choose to pay for the accommodation charge by a refundable deposit, a daily payment, or a combination of both.

A refundable deposit is paid as a lump sum. A daily retention fee will be applied after 1 November 2025 at rate of 2% of the refundable deposit balance per annum, capped at a maximum period of 5 years. At Port Melbourne, the standard Refundable Accommodation Deposit (RAD) is $550,000.

A daily payment accrues daily and is paid periodically, for example fortnightly. At Port Melbourne, the standard Daily Accommodation Payment (DAP) is $128.23 and will be indexed twice per year in March and September in line with changes in the CPI.

An alternative is to make a partial lump sum payment combined with a daily payment. For instance, at the standard level, a 50% refundable deposit combined with a 50% daily payment would amount to $275,000 RAD and $64.12 DAP.

DESCRIPTION OF ROOMS

Wintringham's Port Melbourne hostel has 35 rooms, each with a private ensuite. Each room can be occupied by one person and measures 13 square metres (excluding the ensuite).

Port Melbourne hostel's rooms are modern and well-maintained, with dual access to private verandah and to shared outdoor space. Individual rooms are grouped around 'house' kitchens where all meals are served to a small group of resident-neighbours.

Additionally, the grounds are landscaped as a small village with varied, shared outdoor spaces including water features. There is a large and well appointed Activities space where residents gather.

The Activities space has a large screen TV, games, billiards, BBQ and library options. A comprehensive recreation program and Hostel Bus ensures regular outings for residents who are interested. An individual recreation plan is also made for each resident according to their interests.

We welcome the opportunity to sit down and discuss your individual circumstances and any questions you may have. Please contact Port Melbourne's Site Manager Carolyn Russell on (03) 9646 0588 to arrange an inspection and discussion.

Accurate at the time of update January 2026 – pricing will change in accordance with regular Government updates

Options Dignity Rights