



We Care for Our Community

Room descriptors and pricing

MPIR 8.17 %

Date: 1st April 2025 to 30th June 2025





Demographic Description of Meercroft Care Inc.

Meercroft Care Inc is set amongst the Devonport Bluff Beach precinct. This is a flat parkland area with adjacent licensed restaurants, walking tracks, river and sea views. Metro Buses run past the facility during the week and over weekends regularly. The city shopping centre and restaurant precinct is 1 to 2 kilometres from Meercroft Care Inc facility. An alternative shopping centre is available in the local four ways shopping precinct, which also has post office facilities within 2 kilometres of Meercroft Care Inc.



Park Avenue

Park Ave Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 30 NB 31 NB 32 NB 33 NB 34 NB 35 NB 36 NB 37 NB 38 NB 39 NB 40 NB 41 NB 42 NB 43 NB 44 NB 45 NB 46 NB 47	\$400,000	<p>Single room approx. 16.5m²</p> <p>Private ensuite</p> <p>Room age: less than 10 years old</p> <p>High quality room decor and condition</p> <p>High natural light</p> <p>Overhead tracking</p> <p>Good natural light</p> <p>Designer built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Central heating with individual ceiling fan for cooling.</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$400,000</p> <p>DAP (\$p.r.p.d) \$89.53</p>	<p>RAD 70%: \$280,000</p> <p>(Bal \$120,000)</p> <p>DAP 30%: \$26.86</p> <p>RAD 50%: \$200,000</p> <p>(Bal \$200,000)</p> <p>DAP 50%: \$44.77</p>

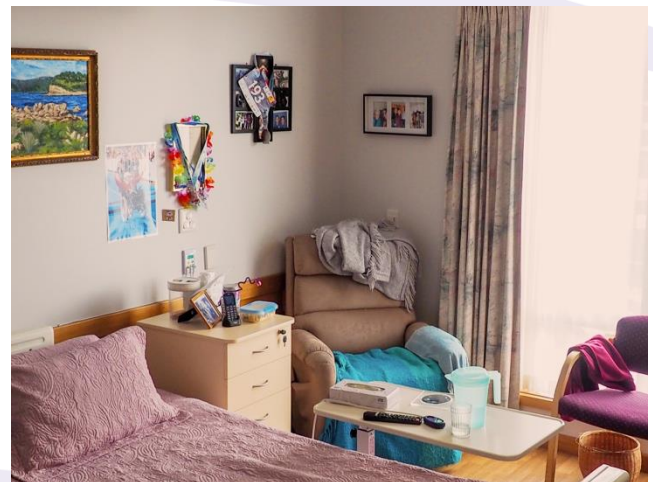


Meercroft Care Inc. Room descriptors and pricing

1st April 2025 to 30th June 2025

Parkview

Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NRB 01 NB 00 NB 01 NB 02 NB 03 NB 04 NB 05 NB 06 NB 07 NB 08 NB 09 NB 10 NB 11 NB 12 NB 13 NB 17 NB 18 NB 19 NB 20 NB 21 NB 22 NB 23 NB 24 NB24A NB 25 NB 26 NB 27 NB 28 NB 29	\$350,000	<p>Single room approx. 14-18m²</p> <p>Private ensuite</p> <p>Room age: greater 15 years old</p> <p>Quality room decor and condition</p> <p>Good natural light</p> <p>Designer built-in wardrobe with lockable drawer</p> <p>Select rooms have ceiling tracking</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual ceiling fan for cooling</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$350,000</p> <p>DAP (\$p.r.p.d) \$78.34</p>	<p>RAD 70%: \$245,000</p> <p>(Bal \$105,000)</p> <p>DAP 30%: \$23.50</p> <p>RAD 50%: \$175,000</p> <p>(Bal \$175,000)</p> <p>DAP 50%: \$39.17</p>



Parkview

Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 15 NB 14 NB 16	\$380,000	<p>Single room approx. 23m²</p> <p>Private ensuite</p> <p>Room age: greater 15 years old</p> <p>Quality room decor and condition</p> <p>Good natural light</p> <p>Contemporary built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual ceiling fan for cooling</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$380,000</p> <p>DAP (\$p.r.p.d) \$85.06</p>	<p>RAD 70%: \$266,000</p> <p>(Bal \$114,000)</p> <p>DAP 30%: \$25.52</p> <p>RAD 50%: \$190,000</p> <p>(Bal \$190,000)</p> <p>DAP 50%: \$42.53</p>



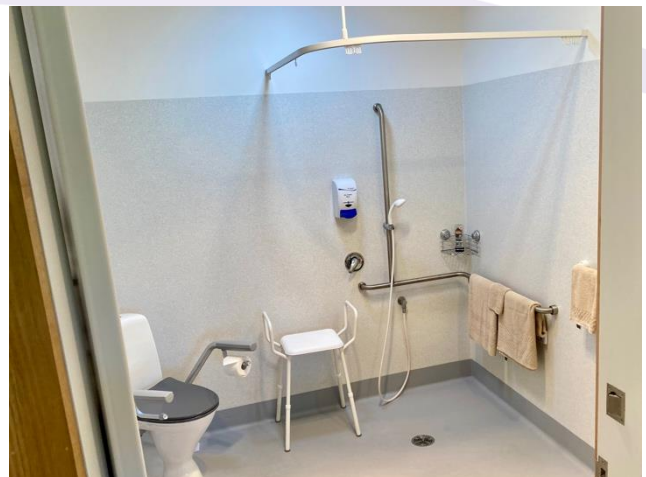
Parkview

Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 10A NB 10B	\$420,000	<p>Single room approx. 16m²</p> <p>Private ensuite</p> <p>Room age: New September 2019</p> <p>Quality room decor and condition</p> <p>Good natural light</p> <p>Contemporary built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual ceiling fan for cooling</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$420,000</p> <p>DAP (\$p.r.p.d) \$94.01</p>	<p>RAD 70%: \$294,000</p> <p>(Bal \$126,000)</p> <p>DAP 30%: \$28.20</p> <p>RAD 50%: \$210,000</p> <p>(Bal \$210,000)</p> <p>DAP 50%: \$47.01</p>



Park Lane

Park Lane Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
PL01 PL02 PL03 PL04 PL05 PL06 PL07 PL08 PL09 PL10 PL11 PL12 PL13 PL14 PL15 PL16	\$420,000	<p>Single room approx. 20m²</p> <p>Private ensuite</p> <p>Room age: New August 2022 (PL1-9) New January 2025 (PL10-16)</p> <p>Quality room decor and condition</p> <p>Good natural light</p> <p>Contemporary built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual ceiling fan for cooling</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$420,000</p> <p>DAP (\$p.r.p.d) \$94.01</p>	<p>RAD 70%: \$294,000</p> <p>(Bal \$126,000)</p> <p>DAP 30%: \$28.20</p> <p>RAD 50%: \$210,000</p> <p>(Bal \$210,000)</p> <p>DAP 50%: \$47.01</p>



Meercroft Care Inc. Room descriptors and pricing

1st April 2025 to 30th June 2025



Nurse Station



Furry Visitors



Dining Area



Lounge



Function Room



Courtyard

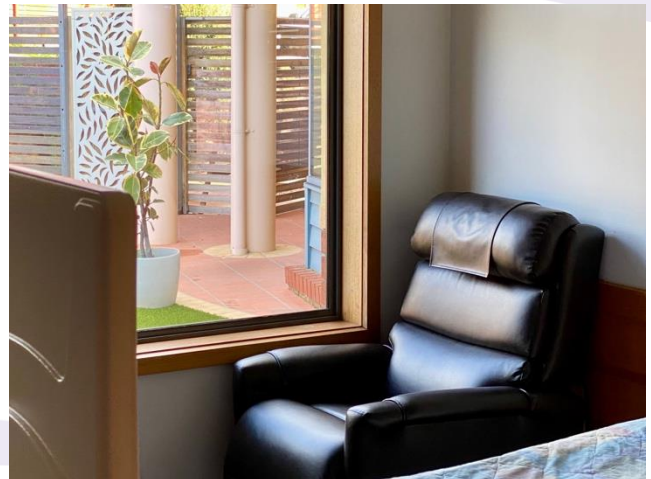
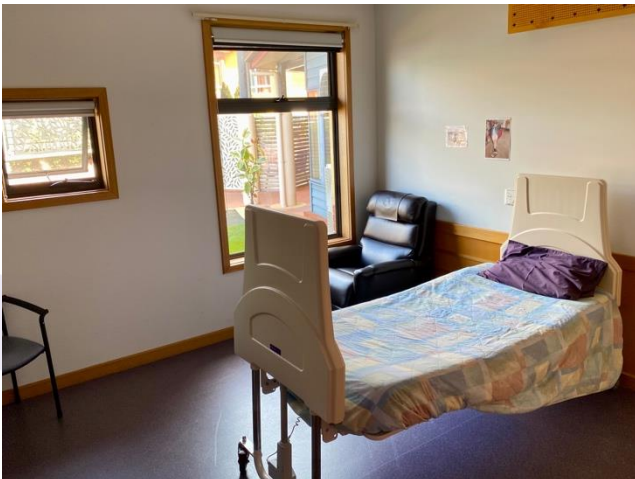
Oceanview

Oceanview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB 01 DB 02 DB 03 DB 04 DB 05 DB 06 DB 07 DB 08 DB 09 DB 10 DB 11 DB 12 DB 13 DB 14 DB 15 DB 16 DRB01	\$300,000	<p>Single room approx. 10.5m² to 11.5m²</p> <p>Shared bathroom</p> <p>Room age: greater 15 years old</p> <p>Quality room decor and condition</p> <p>Good natural light</p> <p>Dedicated secure Dementia</p> <p>Designer built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, dining and lounge areas with flat screen television and stereo features</p> <p>Central heating and cooling, includes floor heating</p> <p>Electric bed, bedside table, lounge and visitor chair</p>	<p>RAD \$300,000</p> <p>DAP (\$p.r.p.d) \$67.15</p>	<p>RAD 70%: \$210,000</p> <p>(Bal \$90,000)</p> <p>DAP 30%: \$20.15</p> <p>RAD 50%: \$150,000</p> <p>(Bal \$150,000)</p> <p>DAP 50%: \$33.58</p>



Oceanview

Oceanview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB 17 DB 18 DB 19 DB 20 DB 21 DB 22 DRB 02 DRB 03 DRB 04 DRB 05	\$350,000	<p>Single room approx.18m²</p> <p>Private ensuite</p> <p>Room age: greater 15 years old</p> <p>High quality room decor and condition</p> <p>High natural light</p> <p>Dedicated secure Dementia</p> <p>Designer built-in wardrobe with lockable drawer</p> <p>Select rooms have ceiling tracking</p> <p>Facility shared courtyards, dining and lounge areas with flat screen television and stereo features</p> <p>Central heating with individual ceiling fan for cooling</p> <p>Electric bed, bedside table, lounge and visitor chair</p>	<p>RAD \$350,000</p> <p>DAP (\$p.r.p.d) \$78.34</p>	<p>RAD 70%: \$245,000</p> <p>(Bal \$105,000)</p> <p>DAP 30%: \$23.50</p> <p>RAD 50%: \$175,000</p> <p>(Bal \$175,000)</p> <p>DAP 50%: \$39.17</p>



Oceanview

Oceanview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB 23 DB 24	\$380,000	<p>Single room approx. 21m²</p> <p>Private ensuite</p> <p>Room age: refurbished January 2020</p> <p>High quality room decor and condition</p> <p>Good natural light</p> <p>Dedicated secure Dementia</p> <p>Designer built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, dining and lounge areas with flat screen television and stereo features</p> <p>Central heating and cooling</p> <p>Electric bed, bedside table, lounge and visitor chair</p>	<p>\$380,000</p> <p>DAP (\$p.r.p.d) \$85.06</p>	<p>RAD</p> <p>RAD 70%: \$266,000 (Bal \$114,000)</p> <p>DAP 30%: \$25.52</p> <p>RAD 50%: \$190,000 (Bal \$190,000)</p> <p>DAP 50%: \$42.53</p>



Oceanview

Oceanview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB25 DB26 DB27 DB28	\$420,000	<p>Single room approx. 16m²</p> <p>Private ensuite</p> <p>Room age: New September 2019</p> <p>High quality room decor and condition</p> <p>Good natural light</p> <p>Dedicated secure Dementia</p> <p>Designer built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, dining and lounge areas with flat screen television and stereo features</p> <p>Central heating and cooling</p> <p>Electric bed, bedside table, lounge and visitor chair</p>	<p>RAD \$420,000</p> <p>DAP (\$p.r.p.d) \$94.01</p>	<p>RAD 70%: \$294,000</p> <p>(Bal \$126,000)</p> <p>DAP 30%: \$28.20</p> <p>RAD 50%: \$210,000</p> <p>(Bal \$210,000)</p> <p>DAP 50%: \$47.01</p>



Meercroft Care Inc. Room descriptors and pricing

1st April 2025 to 30th June 2025



Kitchen



Walkway



Outdoor Area



Living Area



Living Area



Ocean View

Seaview

Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 26 HB 27 HB 28 HB 29 HB 30 HB 39 HB 40 HB 41 HB 43	\$300,000	<p>Single room approx. 13m²</p> <p>Shared bathroom with adjacent room with hand basin in room</p> <p>Room age: greater 15 years old</p> <p>Quality room decor and condition</p> <p>Window with courtyard and garden views</p> <p>Good natural light</p> <p>Contemporary built-in wardrobe with lockable drawer</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual cooling</p> <p>Manual, adjust bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$300,000</p> <p>DAP (\$p.r.p.d) \$67.15</p>	<p>RAD 70%: \$210,000</p> <p>(Bal \$90,000)</p> <p>DAP 30%: \$20.15</p> <p>RAD 50%: \$150,000</p> <p>(Bal \$150,000)</p> <p>DAP 50%: \$33.58</p>



Seaview

Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50	
HB 01	\$350,000	Single room approx. 16m ²	RAD	RAD 70%:	
HB 02			\$350,000	\$245,000	
HB 03		Private ensuite			
HB 04				DAP (\$p.r.p.d)	(Bal \$105,000)
HB 09		Room age: greater 15 years old		\$78.34	
HB 10					DAP 30%:
HB 11		Quality room decor and condition			\$23.50
HB 12					
HB 13					RAD 50%:
HB 14		High natural light			\$175,000
HB 15					
HB 16		Contemporary built-in wardrobe with lockable drawer			(Bal \$175,000)
HB 17					
HB 18					DAP 50%:
HB 19		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features			\$39.17
HB 20					
HB 31					
HB 32					
HB 33					
HB 34		Shared tea coffee making facilities			
HB 35					
HB 36					
HB 37	Individual room heating with individual cooling				
HB 38					
HRB 01					
HRB 03		Electric bed, bedside table, modern recliner and visitor chair			

Meercroft Care Inc. Room descriptors and pricing

1st April 2025 to 30th June 2025

--	--	--	--	--



Seaview

Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB05 HB06 HB07 HB22 HB23 HB24	\$380,000	<p>Single room approx. 18m²</p> <p>Private ensuite</p> <p>Room age: Refurbished September 2020</p> <p>Quality room decor and condition</p> <p>High natural light</p> <p>Contemporary built-in wardrobe with lockable drawer</p> <p>Overhead tracking</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual cooling</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$380,000</p> <p>DAP (\$p.r.p.d) \$85.06</p>	<p>RAD 70%: \$266,000</p> <p>(Bal \$114,000)</p> <p>DAP 30%: \$25.52</p> <p>RAD 50%: \$190,000</p> <p>(Bal \$190,000)</p> <p>DAP 50%: \$42.53</p>



Seaview

Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB7A HB08 HB9A HB21	\$420,000	<p>Single room approx. 16m²</p> <p>Private ensuite</p> <p>Room age: New September 2020</p> <p>Quality room decor and condition</p> <p>High natural light</p> <p>Contemporary built-in wardrobe with lockable drawer</p> <p>Overhead tracking</p> <p>Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features</p> <p>Shared tea coffee making facilities</p> <p>Individual room heating with individual cooling</p> <p>Electric bed, bedside table, modern recliner and visitor chair</p>	<p>RAD \$420,000</p> <p>DAP (\$p.r.p.d) \$94.01</p>	<p>RAD 70%: \$294,000</p> <p>(Bal \$126,000)</p> <p>DAP 30%: \$28.20</p> <p>RAD 50%: \$210,000</p> <p>(Bal \$210,000)</p> <p>DAP 50%: \$47.01</p>

Meercroft Care Inc. Room descriptors and pricing

1st April 2025 to 30th June 2025

--	--	--	--	--



Community areas within the facility

Seaview, Parkview & Park Avenue shared facilities

- Chapel and sitting area 28.6m²
- Dining Room 121m²
- Resident library 35m²

Seaview

- Lounge (1) with coffee and tea making and open veranda to sea and river views 109m²
- Lounge (2) 50m²
- Lounge (3) 56m²



Parkview

- Dining Room 23.68m²
- Lounge (1) 34.3m²
- Lounge (2) 56m²



Park Avenue

- Dining Room 41.7m²
- Lounge (1) 57.2m²
- Lounge (2) 20.5m²

Banksia

- Dining Room 26.6m²
- Lounge (1) 21.93m²
- Lounge (2) 42.3m²
- Sensory Room 24.9m²

Bluffhaven

- Dining Room 51.1m²
- Lounge 53.25m²

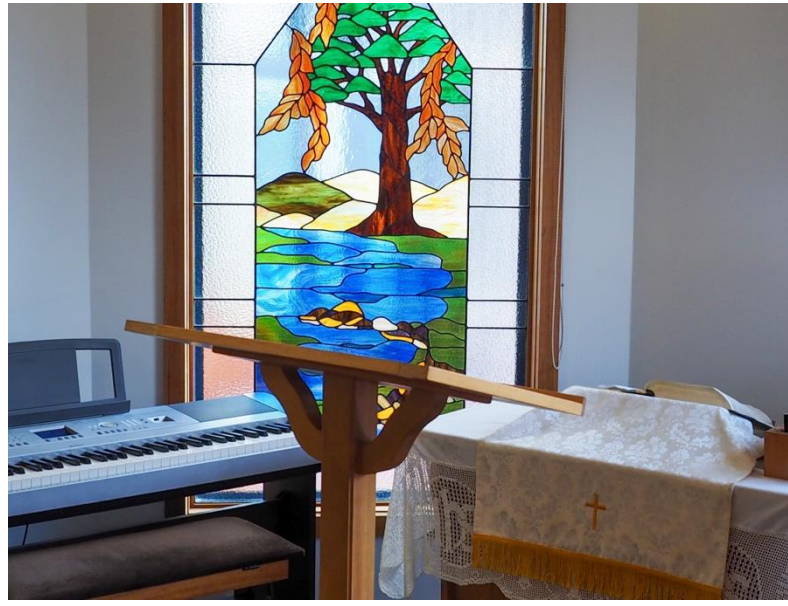
Respite Rooms

- HRB 02
- DB 18
- NB 25



Meercroft Care Inc. Room descriptors and pricing

1st April 2025 to 30th June 2025





Meercroft Care Inc

Clements Street
Devonport, Tasmania

Ph: (03) 6421 0111

Fax: (03) 6421 0100

Email: admin@meercroft.org

ABN: 70 635 647 715