



Margaret Hubery House

36 Fifth Avenue, Rossmoyne WA

Nestled within the peaceful, riverside neighbourhood of Rossmoyne, Southern Cross Care WA's (SCCWA) Margaret Hubery House provides accommodation and support to residents.

The home is conveniently located only 500 metres from the Canning River and is situated near Rossmoyne Village, which contains an IGA supermarket, chemist, post office, bank and café. Visitors have the convenience of onsite parking and a local bus stop just metres from the front entrance. Built in 2001, the facility supports residents with high-care needs and also provides short-term respite accommodation, which can help in the smooth transition of moving into permanent residency.

Beneficial design features

Our home encompasses design features, which are of particular benefit to residents living with dementia and/or mobility challenges.

These include wide hallways, movement sensor lighting within residents' rooms and emergency call bells located throughout communal areas.

Personalised care

Our dedicated and well-trained team supports our residents 24 hours a day, seven days a week with personal care, medication management and hotel services. Residents also receive specialist support from allied health professionals. We encourage residents to continue using their current General Practitioner (GP), however our team can assist you to locate another GP who regularly visits.

For residents living with dementia, we have weekly visits from our Dementia Services Team who assess and review our residents. They work closely with family members and our Care Team to develop a personalised support plan, to ensure the resident is comfortable and happy in their surroundings. In addition, we also offer High Dependency Unit (HDU) care, which supports residents living with a mental health diagnosis. Residents are admitted through mental health services to the HDU.

Common areas

There are several common areas where residents can take part in activities, socialise, or simply relax and enjoy time with visitors. Common areas include a dining room, a spacious lounge room, comfortable indoor and outdoor sitting areas and kitchen facilities. There is also a peaceful chapel, which provides a place for quiet reflection. Our home also features a sensory garden, which has been designed to stimulate the senses of those living with dementia.

Engaging activities

Residents can enjoy a variety of daily activities such as entertainment, social activities and outings and we also offer aromatherapy, massage, music therapy and Pastoral Care support at no extra cost.

Residential aged care fees

Aged care fees depend on your financial situation, which is worked out through a means assessment of your income and assets.

Accommodation costs

This is the amount some people pay to help with or cover the full cost of their room. The amount depends on the results of the means assessment.

Basic daily fee

This is a set government fee that everyone pays for daily living expenses and services. It is the same for all individuals and does not depend on income or assets. The government updates this fee twice a year.

Non-Clinical Care Contribution (NCCC)

A means tested fee for non-clinical aged care services, such as bathing and mobility assistance this has a yearly and annual cap.*

Hotelling contribution

Means tested payment for residents with sufficient income and assets will make towards their everyday living costs and basic services.*

Payment options defined

Residents have a choice on how they wish to pay for their accommodation. Residents are required to complete a Centrelink assessment which, determines eligibility for government financial assistance for their accommodation.

- Refundable Accommodation Deposit (RAD), which is an upfront amount paid by a resident for entry into residential care.
- Daily Accommodation Payment (DAP), which is a daily payment amount.
- A combination of RAD and DAP, which is where a resident makes an upfront payment of a portion of the RAD and the remainder is paid as a DAP. For illustrative purposes, this has been shown in the table below as 50 per cent RAD and 50 per cent DAP.

Room types

Our well-maintained rooms were designed to create a warm and homelike environment for our residents and include bedside tables, built-in wardrobes and shelving. For the comfort of our residents, each room has individually-controlled reverse cycle air conditioning throughout and the bathrooms include a three-in-one ducted heat/light/exhaust ceiling fixture. Nearly all rooms feature views of the landscaped gardens or courtyards and are within close proximity to the communal areas, gardens and the nurses' station.

Room A

A single room approximately 14m² in size and features a private ensuite

Room B

Approximately 10m² of personal space in a spacious double room with a shared ensuite.

Room pricing

Room Type	RAD 100%	DAP 100%	50% RAD 50% DAP
A	\$600,000	\$125.75	\$300,000 up front/ \$62.88 per day
B	\$300,000	\$62.88	\$150,000 up front/ \$31.44 per day

Effective 1 January 2026

We're happy to help - reach out to our Admissions Team today:

📞 (08) 9269 6824

✉️ Admissions.Team@scrosswa.org.au

This brochure is for information purposes only and was correct at time of printing.

*These fees may apply to you if you first entered residential care on or after 1 November 2025, otherwise please call the Admissions Team.