



ACCOMMODATION PAYMENT AND KEY FEATURES STATEMENT

Welcome to Beresford Hall.

At Beresford Hall, residents can choose from 14 different room types. The room a resident chooses determines the Accommodation Payment that is payable. The Accommodation Payment is in addition to the daily fees (i.e. Basic Fee, Means Tested Care Fee and Extra Service Fee). For more information on daily fees, please see the General Information Statement.

Residents can choose to pay the Accommodation Payment as a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.

All of Beresford Hall's accommodation pricing has been approved by the Aged Care Pricing Commissioner pursuant to section 52G of the *Aged Care Act 1997* (Cth).

Detailed below is information about each room type, including its key features and the Accommodation Payment that is payable. To assist you with understanding a combination payment, we have provided a worked example for each room type.

If you would like to visit Beresford Hall or have any questions, please call us to arrange a time on (02) 8388 8000 or email on enquiries@beresfordhall.com.au.

Room type	Classic 1 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	16
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$600,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$104.55
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$600,000 - \$480,000) x 6.36%] / 365 = \$20.91 per day</i></p> <p>RAD (80%): \$480,000 MPIR (p.a.): 6.36% DAP (20%): \$20.91 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. Those residents located in the dementia-specific wing have full supervised access to all common areas of the facility. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p>

	<p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of specific accommodation design features of the room, and of the facility, to which a person would have access</p>	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of any additional care or services offered at no additional cost</p>	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
<p>Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs</p>	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Classic 2 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	19.8
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$650,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$113.26
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$600,000 - \$520,000) x 6.36%] / 365 = \$222.65 per day</i></p> <p>RAD (80%): \$520,000 MPIR (p.a.): 6.36% DAP (20%): \$22.65 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. Those residents located in the dementia-specific wing have full supervised access to all common areas of the facility. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p>

	<p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of specific accommodation design features of the room, and of the facility, to which a person would have access</p>	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of any additional care or services offered at no additional cost</p>	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
<p>Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs</p>	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Classic 3 (1 Room)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	21.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$700,000 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$121.97						
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.						
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$700,000 - \$560,000) x 6.36%] / 365 = \$24.39 per day</i></p> <table> <tr> <td>RAD (80%):</td> <td>\$560,000</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>6.36%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$24.39 per day</td> </tr> </table>	RAD (80%):	\$560,000	MPIR (p.a.):	6.36%	DAP (20%):	\$24.39 per day
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Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced						

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<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
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<p>Description of specific accommodation design features of the room, and of the facility, to which a person would have access</p>	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
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<p>Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs</p>	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Classic 4 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	25.7
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$750,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$130.68
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$750,000 - \$600,000) x 6.36%] / 365 = \$26.14 per day</i></p> <p>RAD (80%): \$600,000 MPIR (p.a.): 6.36% DAP (20%): \$26.14 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
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Room type	Deluxe 1 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	25.1
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$780,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$135.91
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$780,000 - \$624,000) x 6.36%] / 365 = \$27.18 per day</i></p> <p>RAD (80%): \$624,000 MPIR (p.a.): 6.36% DAP (20%): \$27.18 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of specific accommodation design features of the room, and of the facility, to which a person would have access</p>	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of any additional care or services offered at no additional cost</p>	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
<p>Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs</p>	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Deluxe 3 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	21.4
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$900,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$156.82
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$900,000 - \$720,000) x 6.36%] / 365 = \$31.36 per day</i></p> <p>RAD (80%): \$720,000 MPIR (p.a.): 6.36% DAP (20%): \$31.36 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of specific accommodation design features of the room, and of the facility, to which a person would have access	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of any additional care or services offered at no additional cost	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Deluxe 2 (1 Room)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	25.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$900,000 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$156.82						
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.						
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$900,000 - \$720,000) x 6.36%] / 365 = \$31.36 per day</i></p> <table> <tr> <td>RAD (80%):</td> <td>\$720,000</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>6.36%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$31.36 per day</td> </tr> </table>	RAD (80%):	\$720,000	MPIR (p.a.):	6.36%	DAP (20%):	\$31.36 per day
RAD (80%):	\$720,000						
MPIR (p.a.):	6.36%						
DAP (20%):	\$31.36 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced						

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of specific accommodation design features of the room, and of the facility, to which a person would have access	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of any additional care or services offered at no additional cost	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Deluxe 4 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	25.7
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$900,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$156.82
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$900,000 - \$720,000) x 6.36%] / 365 = \$31.36 per day</i></p> <p>RAD (80%): \$720,000 MPIR (p.a.): 6.36% DAP (20%): \$31.36 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of specific accommodation design features of the room, and of the facility, to which a person would have access	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of any additional care or services offered at no additional cost	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Deluxe5 (1 Room)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	24.6
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$950,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$165.53
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$950,000 - \$760,000) x 6.36%] / 365 = \$33.11 per day</i></p> <p>RAD (80%): \$760,000 MPIR (p.a.): 6.36% DAP (20%): \$33.11 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of specific accommodation design features of the room, and of the facility, to which a person would have access	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of any additional care or services offered at no additional cost	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Couple 1 (1 Room)
Room category	Couple room and private en suite
Maximum occupancy per room	2
Size of the room (excluding en suite) (m²)	26.7
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$1,100,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$191.67
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$1,100,000 - \$880,000) x 6.36%] / 365 = \$38.33 per day</i></p> <p>RAD (80%): \$880,000 MPIR (p.a.): 6.36% DAP (20%): \$38.33 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of specific accommodation design features of the room, and of the facility, to which a person would have access	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of any additional care or services offered at no additional cost	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Couple 2 (1 Room)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	41.6						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,200,000 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$209.10						
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.						
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$1,200,000 - \$960,000) x 6.36%] / 365 = \$41.82 per day</i></p> <table> <tr> <td>RAD (80%):</td> <td>\$960,000</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>6.36%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$41.82 per day</td> </tr> </table>	RAD (80%):	\$960,000	MPIR (p.a.):	6.36%	DAP (20%):	\$41.82 per day
RAD (80%):	\$960,000						
MPIR (p.a.):	6.36%						
DAP (20%):	\$41.82 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced						

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of specific accommodation design features of the room, and of the facility, to which a person would have access</p>	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of any additional care or services offered at no additional cost</p>	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
<p>Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs</p>	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Premier 1 (1 Room)
Room category	Couple room and private en suite
Maximum occupancy per room	2
Size of the room (excluding en suite) (m²)	32.1
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$1,000,000 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$174.25
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$1,000,000 - \$800,000) x 6.36%] / 365 = \$34.85 per day</i></p> <p>RAD (80%): \$800,000 MPIR (p.a.): 6.36% DAP (20%): \$34.85 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced

	<p>dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>Beresford Hall sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, with luxurious interiors by CHADA (who designed the Emirates Wolgan Valley Resort and Spa), Beresford Hall was built in 2011 and sets a new standard in residential aged care.</p> <p>Beresford Hall's high standard of accommodation is reflected in its achievements as a finalist in the 2012 Australian Property Institute (API) Excellence in Property Awards and a finalist in the Leading Age Services Australia (LASA) Building Awards 2012.</p> <p>Each suite is fully furnished with a hi/lo bed, over-bed table, bedside table and lamp, spacious wardrobe, lounge chair, an armchair, side board and flat screen television. All suites have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. The suite allows for residents to personalise their apartment and create a home-like environment. Each apartment is fitted throughout with multiple nurse call bells alarms in key areas, has a generous built-in wardrobe that includes hanging space and shelving, and provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each suite has above-average floor space for a residential aged care setting. There is sufficient space for easy manipulation of furniture/mechanical lifting devices. The generous proportions and floor space of the suites allow for a sense of belonging and familiarity which encourages residents to personalise their living spaces.</p> <p>The suites are discrete and ensure the utmost privacy. Each suite has lockable doors and a key safe in each wardrobe. The curtains are high quality heavy fabric with an attractive tie back sash. Special attention has been paid to building acoustics to minimise noise and all windows and balcony doors are double-glazed. The balconies and patios are able to be personalised by residents with outdoor furniture and potted plants.</p>
<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of specific accommodation design features of the room, and of the facility, to which a person would have access</p>	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Description of any additional care or services offered at no additional cost</p>	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
<p>Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs</p>	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

Room type	Premier 2 (1 Room)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	35						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,100,000 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$191.67						
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.						
Example of a combination payment	<p>An example of a combination payment for this room type, where the resident pays 80% of the accommodation price as a lump sum (RAD) and pays interest on 20% of the balance of the accommodation price (DAP) at the maximum permissible interest rate (MPIR) as set by the Department of Social Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$1,100,000 - \$880,000) x 6.36%] / 365 = \$38.33 per day</i></p> <table> <tr> <td>RAD (80%):</td> <td>\$880,000</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>6.36%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$38.33 per day</td> </tr> </table>	RAD (80%):	\$880,000	MPIR (p.a.):	6.36%	DAP (20%):	\$38.33 per day
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MPIR (p.a.):	6.36%						
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Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced						

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Room type	Signature (1 Room)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	41.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$2,000,000 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$348.49						
Payment options	Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A Refundable Accommodation Deposit (RAD) is paid as a lump sum amount. A Daily Accommodation Payment (DAP) accrues daily and is paid monthly together with the daily fees. A combination payment includes both a partial lump sum and daily payments.						
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Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$92.18 per day, in addition to the accommodation payment. Our extra services include superior accommodation features, elegant furniture and fittings, enhanced						

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<p>Description of quality, condition size and amenity of common areas to which a person in this room would have access</p>	<p>At Beresford Hall, residents have access to all common areas in the service. The quality of the furniture in the common areas is similar to that of a boutique hotel. There are generous lounges with cushions, coffee tables, decorative wall units containing porcelain and other curios, fireplaces and fresh floral arrangements. A feature of Beresford Hall is the extensive display of art and photography which focuses on the local history of the Rose Bay area.</p> <p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Beresford Hall is designed to enable easy identification of key living areas by residents and allow for ownership' of suites. Common areas are designed to bring together residents in a social environment and to encourage interaction and participation. The focus of the common areas beyond the comfort of residents is to promote a therapeutic environment which fosters the interaction of residents, staff and their families.</p> <p>Communal areas are extensive and easily accessible for all residents. The fit-out of the common areas is akin to a</p>

	<p>boutique hotel. We have described below the various features together with the approximate areas of each.</p> <p>The lower ground floor features a range of common areas for use by all residents including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of specific accommodation design features of the room, and of the facility, to which a person would have access	<p>Floor-coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the en suites.</p> <p>All suites are fitted with pinch pleat drapes which feature decorative curtain tie backs. All curtains and blinds open and close with a drawstring cord or wand.</p> <p>Each en suite is finished with quality tiles, large mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with a safety rail. There is room for access to the shower, toilet and vanity with mobility aids.</p> <p>The local environment encourages the residents (and their family and friends) to enjoy the beauty of Rose Bay and Sydney Harbour with walkways designed for wheelchair access. In this way, the design features of Beresford Hall support the safety and security of residents whilst assisting them to maintain their independence.</p>
Description of any additional care or services offered at no additional cost	<p>Beresford Hall has a courtesy car for use by residents (in addition to the courtesy bus which is part of the extra services offering).</p>
Description of optional additional (i.e. not included in the accommodation price for the room) costs associated with the room and a description of the services offered for those costs	<p>Our extra services include superior accommodation features, elegant furniture and fittings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>

