



ACCOMMODATION PAYMENT AND KEY FEATURES STATEMENT

Welcome to Beresford Hall.

At Beresford Hall, residents can choose from 15 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 at enquiries@beresfordhall.com.au.



1. OVERVIEW OF BERESFORD HALL AND COMMON FEATURES OF ALL SUITES

<p>Location</p>	<p>Beresford Hall is located at 1 Cranbrook Road, Rose Bay. Situated within one of Sydney's most desirable residential suburbs and overlooking Sydney Harbour, it is a luxurious residential aged care facility close to shopping centres, cafes, restaurants and public transport.</p>
<p>Description of quality, condition and amenity of all suites</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. All suites allow 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>Suites are designed to cater for ageing in place such that ongoing care can be provided as the needs of residents change.</p>
<p>Description of quality, condition size and amenity of common areas to which all residents 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,</p>



	<p>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. 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>
Description of specific accommodation design features of all rooms, and of the facility, to which all residents have access	<p>Floor coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the ensuites.</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 ensuite 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>
Extra services	<p>Beresford Hall is an extra service facility. Our extra services include superior accommodation features, elegant furniture, fittings and furnishings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. More information is available on request.</p>
Description of optional additional (i.e. not included in the accommodation price for a room) costs associated with the room	<p>Optional services for which an additional fee is charged include services provided at the hairdressing salon, services provided at the beauty salon (including facials, manicures and pedicures), telephone line rental and call charges, meals for visitors, and car parking.</p>



2. ROOM TYPES

Room type	CLASSIC 1 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	16						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$815,657 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$111.73						
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> $(Balance\ of\ price\ \times\ MPIR) / 365 = [(\$815,657 - \$652,525) \times 5.00\%] / 365 = \$22.35\ per\ day$ <table style="margin-left: 40px;"> <tr> <td>RAD (80%):</td> <td>\$652,525</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$22.35 per day</td> </tr> </table>	RAD (80%):	\$652,525	MPIR (p.a.):	5.00%	DAP (20%):	\$22.35 per day
RAD (80%):	\$652,525						
MPIR (p.a.):	5.00%						
DAP (20%):	\$22.35 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	CLASSIC 2 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	19.8						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$908,098 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$124.40						
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 = [(\$908,098 - \$726,478) x 5.00%] / 365 = \$24.88 per day</i></p> <table style="margin-left: 20px;"> <tr> <td>RAD (80%):</td> <td style="text-align: right;">\$726,478</td> </tr> <tr> <td>MPIR (p.a.):</td> <td style="text-align: right;">5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td style="text-align: right;">\$24.88 per day</td> </tr> </table>	RAD (80%):	\$726,478	MPIR (p.a.):	5.00%	DAP (20%):	\$24.88 per day
RAD (80%):	\$726,478						
MPIR (p.a.):	5.00%						
DAP (20%):	\$24.88 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	CLASSIC 3 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	21.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$940,725 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$128.87						
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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RAD (80%):	\$752,580						
MPIR (p.a.):	5.00%						
DAP (20%):	\$25.77 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	CLASSIC 4 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	25.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$957,038 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$131.10						
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 = [(\$957,038 - \$765,630) x 5.00%] / 365 = \$26.22 per day</i></p> <table> <tr> <td>RAD (80%):</td> <td>\$765,630</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$26.22 per day</td> </tr> </table>	RAD (80%):	\$765,630	MPIR (p.a.):	5.00%	DAP (20%):	\$26.22 per day
RAD (80%):	\$765,630						
MPIR (p.a.):	5.00%						
DAP (20%):	\$26.22 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	DELUXE 1 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	25.1						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$978,788 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$134.08						
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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RAD (80%):	\$783,030						
MPIR (p.a.):	5.00%						
DAP (20%):	\$26.82 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	DELUXE 2 (1 Room) DELUXE 3 (1 Room) DELUXE 4 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	21.4 – 25.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,087,543 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$148.98						
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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RAD (80%):	\$870,034						
MPIR (p.a.):	5.00%						
DAP (20%):	\$29.80 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	DELUXE 5 (1 Room)
Room category	Single room and private ensuite
Maximum occupancy per room	1
Size of the room (excluding ensuite) (m²)	24.6
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay
Refundable Accommodation Deposit (RAD)	\$1,196,298 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$163.88
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 = [(\$1,196,298 - \$957,038) x 5.00%] / 365 = \$32.78 per day</i></p> <p>RAD (80%): \$957,038 MPIR (p.a.): 5.00% DAP (20%): \$32.78 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.



Room type	COUPLE 1 (1 Room)						
Room category	Couple room and private ensuite						
Maximum occupancy per room	2						
Size of the room (excluding ensuite) (m²)	26.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,305,052 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$178.77						
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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RAD (80%):	\$1,044,041						
MPIR (p.a.):	5.00%						
DAP (20%):	\$35.75 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day per person, in addition to the accommodation payment.						



Room type	COUPLE 2 (1 Room)						
Room category	Couple room and private ensuite						
Maximum occupancy per room	2						
Size of the room (excluding ensuite) (m²)	41.6						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,413,806 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$193.67						
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.						
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RAD (80%):	\$1,131,044						
MPIR (p.a.):	5.00%						
DAP (20%):	\$38.73 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day per person, in addition to the accommodation payment.						



Room type	COUPLE 3 (1 Room)						
Room category	Couple room and private ensuite						
Maximum occupancy per room	2						
Size of the room (excluding ensuite) (m²)	41.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$2,180,261 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$298.67						
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.						
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RAD (80%):	\$1,744,208						
MPIR (p.a.):	5.00%						
DAP (20%):	\$59.73 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day person, in addition to the accommodation payment.						



Room type	PREMIER 1 (1 Room)						
Room category	Couple room and private ensuite						
Maximum occupancy per room	2						
Size of the room (excluding ensuite) (m²)	32.1						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,413,806 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$193.67						
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.						
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MPIR (p.a.):	5.00%						
DAP (20%):	\$38.73 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day per person, in addition to the accommodation payment.						



Room type	PREMIER 2 (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	35						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$1,522,560 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$208.57						
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> $(Balance\ of\ price\ \times\ MPIR) / 365 = [(\$1,522,560 - \$1,218,048) \times 5.00\%] / 365 = \$41.71\ per\ day$ <table style="margin-left: 20px;"> <tr> <td>RAD (80%):</td> <td style="text-align: right;">\$1,218,048</td> </tr> <tr> <td>MPIR (p.a.):</td> <td style="text-align: right;">5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td style="text-align: right;">\$41.71 per day</td> </tr> </table>	RAD (80%):	\$1,218,048	MPIR (p.a.):	5.00%	DAP (20%):	\$41.71 per day
RAD (80%):	\$1,218,048						
MPIR (p.a.):	5.00%						
DAP (20%):	\$41.71 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



Room type	SIGNATURE (1 Room)						
Room category	Single room, private ensuite and kitchenette						
Maximum occupancy per room	1						
Size of the room (excluding ensuite) (m²)	41.7						
Location of the service	Beresford Hall, 1 Cranbrook Road, Rose Bay						
Refundable Accommodation Deposit (RAD)	\$2,180,261 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$298.67						
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> $(Balance\ of\ price\ \times\ MPIR) / 365 = [(\$2,180,261 - \$1,744,208) \times 5.00\%] / 365 = \$59.73\ per\ day$ <table style="margin-left: 40px;"> <tr> <td>RAD (80%):</td> <td>\$1,744,208</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$59.73 per day</td> </tr> </table>	RAD (80%):	\$1,744,208	MPIR (p.a.):	5.00%	DAP (20%):	\$59.73 per day
RAD (80%):	\$1,744,208						
MPIR (p.a.):	5.00%						
DAP (20%):	\$59.73 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$104.74 per day, in addition to the accommodation payment.						



DRAYTON HOUSE

ACCOMMODATION PAYMENT AND KEY FEATURES STATEMENT

Welcome to Drayton House.

Drayton House is part of the Beresford Hall residential aged care service. Located in a separate building at 6-8 Cranbrook Road in Bellevue Hill, Drayton House was completed in 2017 as an addition to the Beresford Hall service.

At Drayton House, residents can choose from 5 different room types – Classic A, Classic B, Deluxe, Premier and Signature Suites. 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 Premium Services 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 Drayton House'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 Drayton House or have any questions, please call us to arrange a time on (02) 8388 8000 or email at enquiries@beresfordhall.com.au.



1. OVERVIEW OF DRAYTON HOUSE AND COMMON FEATURES OF ALL SUITES

<p>Location</p>	<p>Drayton House is located at 6-8 Cranbrook Road, Bellevue Hill. Situated within one of Sydney's most desirable residential suburbs and overlooking Sydney Harbour, it is a luxurious residential aged care facility close to shopping centres, cafes, restaurants and public transport.</p>
<p>Description of quality, condition and amenity of all suites</p>	<p>Drayton House sets a new benchmark in residential aged care. Expertly designed by award winning architects, Morrison Design Partnership, and with luxurious interiors, Drayton House was completed in 2017 and sets a new standard in residential aged care.</p> <p>Each suite is fully furnished with a hi/lo bed with a tilt function, over-bed table, bedside table and lamp, spacious wardrobe, armchair, 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. All suites allow for residents to personalise their apartment and create a home-like environment. Each suite 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.</p> <p>Suites are designed to cater for ageing in place such that ongoing care can be provided as the needs of residents change.</p>
<p>Description of quality, condition size and amenity of common areas to which all residents have access</p>	<p>At Drayton House, 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 and floral arrangements. There is an automated coffee machine and a water cooler for all residents and guests. Many of the common areas in the facility have views of Sydney Harbour.</p> <p>A feature of Drayton House is the large vertical garden running along the side of the facility. There is also a secure outdoor area for dementia residents and a rooftop garden to be enjoyed by other residents.</p>



	<p>Our facility is designed to facilitate close monitoring by staff in a home-like environment. Drayton House is designed to enable easy identification of key living areas by residents. 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>All residents have access to the features on the lower ground floor of Beresford Hall including the Health Club, Day Spa, Restaurant, Cinema, The Captain Piper Room and Wine Cellar.</p>
<p>Description of specific accommodation design features of all rooms, and of the facility, to which all residents have access</p>	<p>Floor coverings in the suites incorporate high-quality carpet in the bedroom and living areas and quality tiles in the ensuites.</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 ensuite 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 Drayton House support the safety and security of residents whilst assisting them to maintain their independence.</p>
<p>Premium services</p>	<p>Drayton House provides a significantly higher than average standard of services, including accommodation, range and quality of food, and non-care services such as recreational and personal interest activities. Our premium services include superior accommodation features, elegant furniture, fittings and furnishings, enhanced dining and beverage offerings, and innovative lifestyle, therapy and personal services. All residents at Drayton House pay an extra fee for the higher standard of accommodation, food and services provided as part of the premium service.</p>
<p>Description of optional additional (not included in the accommodation price for a room) costs associated with the room</p>	<p>Optional services for which an additional fee is charged include services provided at the hairdressing salon, services provided at the beauty salon (including facials, manicures and pedicures), telephone line rental and call charges, meals for visitors, and car parking.</p>



2. ROOM TYPES

Room type	CLASSIC A (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (including ensuite) (m²)	Room sizes in this category range from 21.5 to 27.4 m ²						
Location of the service	Drayton House, 6-8 Cranbrook Road, Bellevue Hill						
Refundable Accommodation Deposit (RAD)	\$985,185 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$134.96						
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 Human Services, is worked out as follows:</p> $(Balance\ of\ price \times MPIR) / 365 = [(\$985,185 - \$788,148) \times 5.00\%] / 365 = \$26.99\ per\ day$ <table style="margin-left: 20px;"> <tr> <td>RAD (80%):</td> <td style="text-align: right;">\$788,148</td> </tr> <tr> <td>MPIR (p.a.):</td> <td style="text-align: right;">5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td style="text-align: right;">\$26.99 per day</td> </tr> </table>	RAD (80%):	\$788,148	MPIR (p.a.):	5.00%	DAP (20%):	\$26.99 per day
RAD (80%):	\$788,148						
MPIR (p.a.):	5.00%						
DAP (20%):	\$26.99 per day						
Premium Services room	Yes. This room is offered on the basis that a mandatory Premium Services Fee of \$104.74 per day is payable, in addition to the accommodation payment.						



Room type	CLASSIC B (1 Room)						
Room category	Single room and private ensuite						
Maximum occupancy per room	1						
Size of the room (including ensuite) (m²)	Room sizes in this category range from 18.7 to 20.3 m ²						
Location of the service	Drayton House, 6-8 Cranbrook Road, Bellevue Hill						
Refundable Accommodation Deposit (RAD)	\$933,333 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$127.85						
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 Human Services, is worked out as follows:</p> $(Balance\ of\ price \times MPIR) / 365 = [(\$933,333 - \$746,666) \times 5.00\%] / 365 = \$25.57\ per\ day$ <table style="margin-left: 20px;"> <tr> <td>RAD (80%):</td> <td>\$746,666</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$25.57 per day</td> </tr> </table>	RAD (80%):	\$746,666	MPIR (p.a.):	5.00%	DAP (20%):	\$25.57 per day
RAD (80%):	\$746,666						
MPIR (p.a.):	5.00%						
DAP (20%):	\$25.57 per day						
Premium Services room	Yes. This room is offered on the basis that a mandatory Premium Services Fee of \$104.74 per day is payable, in addition to the accommodation payment.						



Room type	DELUXE (1 Room)						
Room category	Single room and private ensuite, some with kitchenette						
Maximum occupancy per room	1						
Size of the room (including ensuite) (m²)	Room sizes in this category range from 23 to 33.6 m ²						
Location of the service	Drayton House, 6-8 Cranbrook Road, Bellevue Hill						
Refundable Accommodation Deposit (RAD)	\$1,088,888 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$149.16						
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 Human Services, is worked out as follows:</p> $(Balance\ of\ price \times MPIR) / 365 = [(\$1,088,888 - \$871,110) \times 5.00\%] / 365 = \$29.83\ per\ day$ <table style="margin-left: 40px;"> <tr> <td>RAD (80%):</td> <td>\$871,110</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$29.83 per day</td> </tr> </table>	RAD (80%):	\$871,110	MPIR (p.a.):	5.00%	DAP (20%):	\$29.83 per day
RAD (80%):	\$871,110						
MPIR (p.a.):	5.00%						
DAP (20%):	\$29.83 per day						
Premium Services room	Yes. This room is offered on the basis that a mandatory Premium Services Fee of \$104.74 per day is payable, in addition to the accommodation payment.						



Room type	PREMIER (1 Room)						
Room category	Single room or couple room, and private ensuite, some with kitchenette						
Maximum occupancy per room	1 (2 for the couple room)						
Size of the room (including ensuite) (m²)	Room sizes in this category range from 31.9 to 40.3 m ²						
Location of the service	Drayton House, 6-8 Cranbrook Road, Bellevue Hill						
Refundable Accommodation Deposit (RAD)	\$1,555,555 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$213.09						
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 Human Services, is worked out as follows:</p> <p><i>(Balance of price x MPIR) / 365 = [(\$1,555,555 - \$1,244,444) x 5.00%] / 365 = \$42.62 per day</i></p> <table> <tr> <td>RAD (80%):</td> <td>\$1,244,444</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$42.62 per day</td> </tr> </table>	RAD (80%):	\$1,244,444	MPIR (p.a.):	5.00%	DAP (20%):	\$42.62 per day
RAD (80%):	\$1,244,444						
MPIR (p.a.):	5.00%						
DAP (20%):	\$42.62 per day						
Premium Services room	Yes. This room is offered on the basis that a mandatory Premium Services Fee of \$104.74 per day is payable, in addition to the accommodation payment.						



Room type	SIGNATURE (1 Room)						
Room category	Single room or couple room and private ensuite, with kitchenette						
Maximum occupancy per room	2 (1 for the single rooms)						
Size of the room (including ensuite) (m²)	Room sizes in this category range from 35.3 to 57.8 m ²						
Location of the service	Drayton House, 6-8 Cranbrook Road, Bellevue Hill						
Refundable Accommodation Deposit (RAD)	\$2,105,410 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$288.41						
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 Human Services, is worked out as follows:</p> $(Balance\ of\ price \times MPIR) / 365 = [(\$2,105,410 - \$1,684,328) \times 5.00\%] / 365 = \$57.68\ per\ day$ <table style="margin-left: 40px;"> <tr> <td>RAD (80%):</td> <td>\$1,684,328</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$57.68 per day</td> </tr> </table>	RAD (80%):	\$1,684,328	MPIR (p.a.):	5.00%	DAP (20%):	\$57.68 per day
RAD (80%):	\$1,684,328						
MPIR (p.a.):	5.00%						
DAP (20%):	\$57.68 per day						
Premium Services room	Yes. This room is offered on the basis that a mandatory Premium Services Fee of \$104.74 per day per person is payable, in addition to the accommodation payment.						



Room type	PENTHOUSE (1 Room)						
Room category	Single room or couple room and private ensuite, with kitchenette and two large outdoor terraces						
Maximum occupancy per room	2						
Size of the room (including ensuite & 2 x terraces) (m²)	The penthouse suite is 177 m ²						
Location of the service	Drayton House, 6-8 Cranbrook Road, Bellevue Hill						
Refundable Accommodation Deposit (RAD)	\$2,587,108 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$354.40						
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 Human Services, is worked out as follows:</p> $(Balance\ of\ price\ \times\ MPIR) / 365 = [(\$2,587,108 - \$2,069,686) \times 5.00\%] / 365 = \$70.88\ per\ day$ <table style="margin-left: 20px;"> <tr> <td>RAD (80%):</td> <td>\$2,069,686</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>5.00%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$70.88 per day</td> </tr> </table>	RAD (80%):	\$2,069,686	MPIR (p.a.):	5.00%	DAP (20%):	\$70.88 per day
RAD (80%):	\$2,069,686						
MPIR (p.a.):	5.00%						
DAP (20%):	\$70.88 per day						
Premium Services room	Yes. This room is offered on the basis that a mandatory Premium Services Fee of \$104.74 per day per person is payable, in addition to the accommodation payment.						