



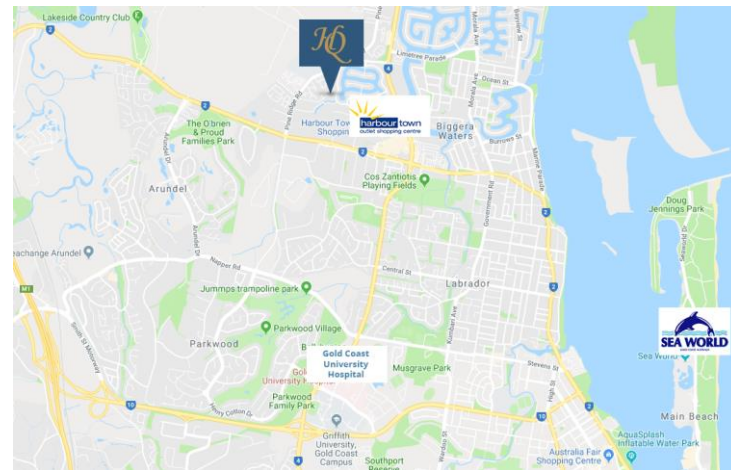
36 Compass Drive · Biggera Waters · Gold Coast · Queensland · 4216
Phone: (07) 5655 3200 · Fax: (07) 5537 4550 · Email: reception@hqac.com.au

ACCOMMODATION PRICING AND KEY FEATURES STATEMENT

LOCATION

Harbour Quays Aged Care is located on a waterfront estate overlooking the Biggera Waters canal on the Gold Coast.

Situated just 15 minutes from Surfers Paradise, Harbour Quays Aged Care has access to all major road, rail and bus services, allowing ease of movement between the northern and southern ends of the Gold Coast. The facility is only minutes away from the Harbour Town shopping precinct, which provides residents with ready access to restaurants, supermarkets, cinemas and specialty stores as well as the new Gold Coast University Hospital which provides cutting edge medical, research and technology facilities with specialist personnel and Griffith University and state of the art Griffith Health Centre.



OVERVIEW

Harbour Quays Aged Care was opened in May 2017. Designed by well known Gold Coast architectural firm Regional Design Studio, and set across three levels, Harbour Quays Aged Care sets a new benchmark in residential aged care. The facility has three main wings, which houses 131 beds offering permanent care, respite (short term) care and secure dementia-specific care in luxury finished, fully furnished private single and couple suites.

With 24 hour nursing care and registered nurses in attendance across all shifts, residents are able to age in place without the need to move facilities as their care needs increase. Harbour Quays Aged Care has extensive onsite facilities including Health Club, Day Spa, a heated swimming pool, gymnasium, cinema, library as well as a private dining room, wine cellar and terraced garden and BBQ area. It also has a purpose-built bus to transport residents on regular outings.



COMMON AREAS

Lounge Rooms: There is a large central lounge for residents and their visitors which leads onto a courtyard and garden area as well as BBQ facilities. Each floor has a large lounge area equipped with tables, chairs and comfortable couches. Each of the three wings has its own common living area and secondary lounge containing individual chairs, couches, television, curtains and sheer window coverings.

Kitchen and Dining Areas: A fully integrated state-of-the-art kitchen is located on the ground floor. The kitchen supplies fresh food and meals seven days a week. There is a main dining area with tables and chairs for the residents and tea/coffee making facilities available at all times. There is also a wine cellar.

Activity Room / Cinema: This room is located on the basement level and contains seating for church or group events. The room also has a large screen television which can be used for movie afternoons.

Terrace Areas: Every floor has an outdoor terrace area adjacent to the lounge areas. On the main ground floor, the outdoor terrace leads to a garden walk and BBQ area. Private balconies with outdoor furniture are provided in every suite.

Lobby / Waiting Area / Carpark: There are two waiting areas in the foyer with comfortable couches and coffee tables. Two large lifts service the upper levels and basement. There is also an extensive basement carpark with direct lift access to the upper levels. The carpark is available to residents (fees payable), visitors and staff.

Exercise / Therapy Areas: Located in the basement, the physiotherapy room, gymnasium and heated swimming pool are used for exercise and physiotherapy sessions.

Hairdressing Salon: The beauty therapy and hair salon is located in the basement and available for manicures, pedicures, haircuts and beauty treatments.

ROOMS / SUITES

All room categories have the following features:

Quality / Condition / Size / Amenity: Minimum internal floor area of 31 sqm, electric beds with remote controls, all manchester provided (bed coverings, linen, blankets, towels), visitor's chairs and over-bed table, built-in wardrobe/cupboards, display shelves, windows with sheer curtains, curtains, designer carpet, individually controlled air conditioning, emergency call buttons next to beds and in the ensuite, flat screen television, phone connection capability and powerpoints.



Bathroom: Each room has its own private ensuite bathroom. The showers have room for shower chair and each ensuite has over toilet aids. Bathrooms are spacious enough to accommodate wheel chairs and walking frames.

Design Features: The rooms are designed to cater for ageing-in-place such that ongoing care can be provided as each resident's needs change. All wings are interconnected and are designed to minimise the travel distance between a resident's room and common areas. Staff stations are centrally located on each wing with discrete full services. There is extensive landscaping and gardens, shade structures, gazebo and BBQ area. The entire facility is fitted with state of the art safety features including extensive fire sprinklers, smoke detectors, alarms and isolating zones throughout.

QUALITY CARE & SERVICES

Excellence in Care / Lifestyle / Community: Harbour Quays Aged Care offers nursing staff available 24 hours a day; a care plan unique to each resident; assistance available for dressing, medication supervision, nursing care and personal needs; pastoral care and/or church services if required; a dedicated lifestyle team to facilitate daily and regular activities for residents; regular outings on a purpose-built bus kept on site for residents' use; four week rotational summer and winter menu developed in consultation with qualified dieticians to ensure correct nutrition and balance.

Dementia-Specific Care: Harbour Quays Aged Care has secure dementia-specific wings located on each level with their own common areas. Dementia patients have ground floor access to a covered terrace with outdoor furniture and landscaped gardens. Each area is secure to prevent residents from wandering.

Respite and Palliative Care: Booked short term respite care is available. If required, palliative care is also available.

SERVICES OFFERED AT ADDITIONAL COST

The following services are provided at extra cost:

- Hairdressing salon
- Beauty services including manicure & pedicure
- Services provided by allied health professionals
- Telephone call charges
- Meals for visitors
- Selection of bottled wine and beers
- Foxtel



FEES AND CHARGES AT HARBOUR QUAYS AGED CARE

When moving into Harbour Quays Aged Care, you may be required to pay a one-off lump-sum payment or deposit, as well as ongoing fees for your care, accommodation and daily living expenses. The Australian Government subsidises a range of aged care services in Australia but residents with the means must contribute to the cost of their care and accommodation.

At Harbour Quays Aged Care, you may be required to pay one or more of the following fees:

- (a) A basic daily care fee – This fee applies to every resident. It is every resident's contribution to basic living costs. The fee is indexed at 85% of a standard Aged Pension and changes on 20 March and 20 September each year when the pension is reviewed.
- (b) A means-tested care fee – This is an additional contribution towards the cost of care and not all people that move into aged care will be required to pay it. The Department of Human Services will make an assessment to see if you need to pay this fee. This assessment is based on an evaluation of your income and assets, and they will advise you of the amount. This can be before or after admission. There are annual and lifetime caps in place to limit the amount of the means-tested care fee you will need to pay.

The Department of Human Services notifies the resident and the aged care provider of the maximum daily fee payable. The means-tested care fee is payable from your date of admission. If the means-tested care fee has not been calculated upon your date of entry, the fees will default to the maximum rate until a determination has been made by Centrelink.

- (c) Premium Services Fee – This is an additional daily fee payable for the provision of facilities, care and services over and above those services that all aged care recipients are required to receive under the *Quality of Care Principles 2014* (Cth) and for the delivery of higher levels of personal comfort and more individual lifestyle preferences similar to a hotel. The current Premium Services Fee is \$20/day.
- (d) An accommodation payment or accommodation contribution – This is for your accommodation in Harbour Quays Aged Care. Some people will have their accommodation costs met in full or in part by the Australian Government, while others will need to pay the accommodation price agreed with us. See further information below.



ACCOMMODATION PRICING (MAXIMUM ACCOMMODATION PAYMENT AMOUNT)

Room Category	Room Size	Room Occupancy	Room Description	Maximum Refundable Accommodation Deposit (RAD)	Maximum Daily Accommodation Payment (DAP) (MPIR of 4.07%)	Combination Payment Example (50% RAD and 50% DAP)
Classic A	31-35 m ²	Single	Standard private room with private ensuite, neighbourhood views.	\$545,000	\$60.77	50% RAD: \$272,500 50% DAP: \$30.39
Classic A+	31 m ²	Single	Standard private room with private ensuite, located on top floor with elevated neighbourhood views.	\$550,000	\$61.33	50% RAD: \$275,000 50% DAP: \$30.66
Classic Long	31-32 m ²	Single	Standard private room with private ensuite, with elongated layout and garden and courtyard views	\$550,000	\$61.33	50% RAD: \$275,000 50% DAP: \$30.66
Classic Long +	31 m ²	Single	Larger private room with private ensuite, with elongated layout and located on top floor with elevated garden and courtyard views	\$550,000	\$61.33	50% RAD: \$275,000 50% DAP: \$30.66
Classic B	31-35 m ²	Single	Standard private room with private ensuite, with water views or desirable outlook	\$550,000	\$61.33	50% RAD: \$275,000 50% DAP: \$30.66
Classic B+	31 m ²	Single	Standard private room and private ensuite, with water views or desirable outlook and located on top floor	\$550,000	\$61.33	50% RAD: \$275,000 50% DAP: \$30.66



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Classic B++	31 m ²	Single	Standard private room and private ensuite, with superior views and natural lighting, and opening onto central courtyard space	\$665,341	\$74.19	50% RAD: \$332,670.50 50% DAP: \$37.10
Double A Deluxe	32-40 m ²	Single or couple	Double room with private ensuite in dementia specific ward	\$550,000	\$61.33	50% RAD: \$275,000 50% DAP: \$30.66
Double B Deluxe	35 m ²	Single or couple	Double room and private ensuite, each being a corner room offering additional windows, views and natural lighting	\$665,341	\$74.19	50% RAD: \$332,670.50 50% DAP: \$37.10
Premier	55-67 m ²	Single or couple	Large double room with private ensuite, with separate bedroom and living room with kitchenette	\$831,677	\$92.74	50% RAD: \$415,838.50 50% DAP: \$46.37
Premier +	74-79 m ²	Single or couple	Very large double room with private ensuite, with separate bedroom and living room with kitchenette, and located on the front corner of the building with superior outlook	\$1,053,447	\$117.47	50% RAD: \$526,723.50 50% DAP: \$58.73
Accessible	35 m ²	Single	Wheelchair friendly private room with a larger private ensuite	\$545,000	\$60.77	50% RAD: \$272,500 50% DAP: \$30.39



Room Category	Room Size	Room Occupancy	Room Description	Maximum Refundable Accommodation Deposit (RAD)	Maximum Daily Accommodation Payment (DAP) (MPIR of 4.07%)	Combination Payment Example (50% RAD and 50% DAP)
Accessible Double	65-67 m ²	Single or couple	Wheelchair friendly large double room with larger private ensuite and separate bedroom and living room with kitchenette	\$831,753	\$92.75	50% RAD: \$415,876.50 50% DAP: \$46.37

Payment Options

Residents can choose to pay their accommodation payment in one of three ways:

1. A Refundable Accommodation Deposit (RAD). You can pay the room price in full as a lump sum amount. This amount is held by us for the duration of your residency, and is fully refundable when you leave. Any amount paid as a RAD is government guaranteed.
2. A Daily Accommodation Payment (DAP). You can choose not to pay the lump sum amount, but a daily interest equivalent amount added to your monthly fees. The maximum permissible interest rate payable is set by the government. The interest rate you are charged at admission is set for the duration of your stay with us.
3. A combination of RAD and DAP. You can pay a portion of the RAD lump sum amount, and pay the remaining balance as DAP equivalent.

We strongly encourage you to seek independent advice from a financial planner with expertise in residential aged care and taking into account your personal circumstances. Links to Service Australia and financial planners can be found on the My Aged Care website (www.myagedcare.gov.au) or call 1800 200 422.