





# **Meercroft Care Inc**

**Room descriptors & pricing** 

**MPIR 4.89%** 

Date: 1st April 2020 to 30th June 2020

#### **Demographic description of Meercroft Care Inc.**

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





### Park Avenue

Park Ave	Indicative	Room Descriptors	100% Adjusted	Combination
Room No.	RAD		RAD/DAP	payment
			(\$p.r.p.d) 100%	RAD/DAP 70/30
				50/50
NB 30	\$385,000	Single room approx. 16.5 m <sup>2</sup>	RAD	RAD 70%:
NB 32		Private ensuite approx. 5.5m <sup>2</sup>	\$385,000	\$269,500
NB 34				
NB 36		Room age: less than 10 years old	DAP (\$p.r.p.d)	(Bal \$115,500)
NB 38			\$51.58	
NB 39		High quality room decor and condition		DAP 30%:
		High natural light		\$15.47
		Discreet overhead tracking		RAD 50%:
		, and the second		\$192,500
		Large picture window view west onto		
		parklands		(Bal \$192,500)
		Designer built-in wardrobe with lockable		
		drawer		DAP 50%:
				\$25.79
		Facility shared courtyards, modern dining		
		and lounge areas with flat screen		
		television and stereo features		
		Shared tea coffee making facilities		
		Constant to a still a visible in all district as 20 or 5 or		
		Central heating with individual ceiling fan		
		for cooling.		
		Electric bed, bedside table, modern		
		recliner and visitor chair.		





### Park Avenue

Park Ave Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 31	\$380,000	Single room approx. 16.5 m <sup>2</sup>	RAD	RAD 70%:
NB 33		Private ensuite approx. 5.5 m <sup>2</sup>	\$380,000	\$266,000
NB 35 NB 37		Room age: less than 10 years old	DAP (\$p.r.p.d)	(Bal \$114,000)
NB 41 NB 43		High quality room decor and condition	\$50.91	DAP 30%:
NB 45 NB 46		High natural light		\$15.27
NB 47		Discreet overhead tracking		RAD 50%:
		Large picture window/doors view east and west onto shared courtyards		\$190,000 (Bal \$190,000)
		Designer built-in wardrobe with lockable drawer		DAP 50%:
	Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		\$25.45	
	Shared tea coffee making facilities			
	Central heating with individual ceiling fan for cooling			
		Electric bed, bedside table, modern recliner and visitor chair		





### Park Avenue

Park Ave Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 40 NB 42 NB 44	\$365,150	Single room approx. 16.5 m <sup>2</sup> Private ensuite approx. 5.5 m <sup>2</sup>	RAD \$365,150	RAD 70%: \$255,605
		Room age: less than 10 years old  High quality room decor and condition	DAP (\$p.r.p.d) \$48.92	(Bal \$109,545) DAP 30%:
		High natural light  Discreet overhead tracking		\$14.68 RAD 50%:
		Large picture window/doors view south		\$182,575 (Bal \$182,575)
		Designer built-in wardrobe with lockable drawer		DAP 50%:
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		\$24.46
		Shared tea coffee making facilities  Central heating with individual ceiling fan		
		for cooling  Electric bed, bedside table, modern		
		recliner and visitor chair		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted	Combination payment
			(\$p.r.p.d) 100%	RAD/DAP 70/30
				50/50
NRB 01	\$323,000	Single room approx. 18 m <sup>2</sup>	RAD	RAD 70%:
NB 00		Private ensuite approx. 5.5 m <sup>2</sup>	\$323,000	\$226,100
		Room age: greater 15 years old	DAP (\$p.r.p.d)	(Bal \$96,900)
		Quality room decor and condition	\$43.27	DAP 30%:
		Good natural light		\$12.98
		Picture window/door with private access		RAD 50%:
		to shared courtyard		\$161,500
		Designer built-in wardrobe with lockable drawer		(Bal \$161,500)
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		DAP 50%: \$21.64
		Shared tea coffee making facilities		
		Individual room heating with individual ceiling fan for cooling		
		Electric bed, bedside table, modern recliner and visitor chair		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 01 NB 02 NB 27 NB 28 NB 29	\$320,000	Single room approx. 18 m² Private ensuite approx. 5.5 m²  Room age: greater 15 years old  Quality room decor and condition  Good natural light  Picture window view onto courtyard  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual ceiling fan for cooling  Electric bed, bedside table, modern recliner and visitor chair  Room NB29 has ceiling tracking	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	RAD 70%: \$224,000 (Bal \$96,000) DAP 30%: \$12.86 RAD 50%: \$160,000 (Bal \$160,000) DAP 50%: \$21.44





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 03 NB 05 NB 07 NB 08 NB 09	\$323,000	Single room approx. 18 m² Private ensuite approx. 5.5 m²  Room age: greater 15 years old  Quality room decor and condition  High natural light, west facing room  Bay window view onto sports/parkland  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities	RAD \$323,000 DAP (\$p.r.p.d) \$43.27	RAD 70%: \$226,100 (Bal \$96,900) DAP 30%: \$12.98 RAD 50%: \$161,500 (Bal \$161,500) DAP 50%: \$21.64
		Individual room heating with individual ceiling fan for cooling  Electric bed, bedside table, modern recliner and visitor chair		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 10	\$336,000	Single room approx. 18 m² Private ensuite approx. 5.5 m² Room age: greater 15 years old Quality room decor and condition High natural light, west facing room Bay window view onto sports/parkland Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities Individual room heating with individual ceiling fan for cooling  Electric bed, bedside table, modern recliner and visitor chair	RAD \$336,000 DAP (\$p.r.p.d) \$45.01	RAD 70%: \$235,200 (Bal \$100,800) DAP 30%: \$13.50 RAD 50%: \$168,000 (Bal \$168,000) DAP 50%: \$22.51
		Discreet ceiling tracking		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP	Combination payment
			(\$p.r.p.d) 100%	RAD/DAP 70/30
				50/50
NB 15	\$350,000	Single room approx. 23 m <sup>2</sup>	RAD	RAD 70%:
NB 14 NB 16		Private ensuite approx. 5.5 m <sup>2</sup>	\$350,000	\$245,000
IND IO		Room age: greater 15 years old	DAP (\$p.r.p.d)	(Bal \$105,000)
		Quality room decor and condition	\$46.89	DAP 30%:
				\$14.07
		Good natural light, west and east facing room/s		RAD 50%:
		10011//5		\$175,000
		Court yard view or sports parkland view		(Bal \$175,000)
		Contemporary built-in wardrobe with		DAP 50%:
		lockable drawer		\$23.45
		Facility shared courtyards, modern dining		
		and lounge areas with flat screen television and stereo features		
		Shared tea coffee making facilities		
		Individual room heating with individual		
		ceiling fan for cooling		
		Electric bed, bedside table, modern		
		recliner and visitor chair		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 17 NB 19 NB 20 NB 22 NB 23	\$320,000	Single room approx. 18m² Private ensuite approx. 5.5 m² Room age: greater 15 years old Quality room decor and condition Good natural light, north, west and south facing room/s Court yard views Contemporary built-in wardrobe with lockable drawer Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	50/50  RAD 70%: \$224,000  (Bal \$96,000)  DAP 30%: \$12.86  RAD 50%: \$160,000  (Bal \$160,000)  DAP 50%: \$21.44
		Shared tea coffee making facilities  Individual room heating with individual ceiling fan for cooling  Electric bed, bedside table, modern recliner and visitor chair		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 04	\$323,000	Single room approx. 18 m <sup>2</sup>	RAD	RAD 70%:
NB 06		Private ensuite approx. 5.5 m <sup>2</sup>	\$323,000	\$226,100
		Room age: greater 15 years old	DAP (\$p.r.p.d) \$43.27	(Bal \$96,900)
		Quality room decor and condition	ψ43.21	DAP 30%:
		High natural light, west facing room		\$12.98
		Bay window view onto sports/parkland		RAD 50%:
		Contemporary built-in wardrobe with lockable drawer		\$161,500 (Bal \$161,500)
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		DAP 50%: \$21.64
		Shared tea coffee making facilities		
		Individual room heating with individual ceiling fan for cooling		
		Electric bed, bedside table, modern recliner and visitor chair		
		Discreet ceiling tracking		





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 11 \$310,000 NB 12 NB 13 NB 25 NB 26	\$310,000	Single room approx. 13.5 m² Private ensuite approx. 5.5 m² Room age: greater 15 years old Quality room decor and condition Good natural light, west and south facing room/s Court yard views Contemporary built-in wardrobe with lockable drawer Facility shared courtyards, modern dining	RAD \$310,000 DAP (\$p.r.p.d) \$41.53	RAD 70%: \$217,000 (Bal \$93,000) DAP 30%: \$12.46 RAD 50%: \$155,000 (Bal \$155,000) DAP 50%:
		and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual ceiling fan for cooling  Electric bed, bedside table, modern recliner and visitor chair  Discreet ceiling tracking		\$20.77





Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 18 NB 21 NB 24	\$320,000	Single room approx. 18m² Private ensuite approx. 5.5 m²  Room age: greater 15 years old  Quality room decor and condition  Good natural light, north, west and south facing room/s  Court yard views  Contemporary built-in wardrobe with	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	RAD 70%: \$224,000 (Bal \$96,000) DAP 30%: \$12.86 RAD 50%: \$160,000
	lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual ceiling fan for cooling  Electric bed, bedside table, modern recliner and visitor chair		(Bal \$160,000)  DAP 50%: \$21.44	





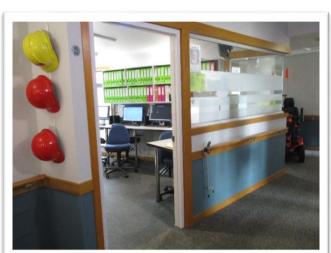
Parkview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
NB 10A	\$420,000	Single room approx. 16m <sup>2</sup>	RAD	RAD 70%:
NB 10B		Private ensuite approx. 6.5m <sup>2</sup>	\$420,000	\$294,000
		Room age: Brand New September 2019	DAP (\$p.r.p.d) \$56.27	(Bal \$126,000)
		Quality room decor and condition	φου.27	DAP 30%:
		Good natural light, north and west facing room/s		\$16.88
				RAD 50%:
		Meercroft Park/Bluff facing rooms		\$210,000
		Contemporary built-in wardrobe with lockable drawer		(Bal \$210,000)
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		DAP 50%: \$28.13
		Shared tea coffee making facilities		
		Individual room heating with individual ceiling fan for cooling		
		Electric bed, bedside table, modern recliner and visitor chair		







Dining Room



Sitting Area



Nurse Station



Lounge



Billy the Cockatiel

Courtyard

Indicative	Room Descriptors	100% Adjusted	Combination
KAD		-	• •
		(\$p.r.p.a) 100%	
\$300,000	Single room approx. 10.5 m² to 11.5 m² Shared bathroom  Room age: greater 15 years old  Quality room decor and condition  Good natural light  Dedicated secure Dementia  Large window facing south and west, landscape and park area views  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television	(\$p.r.p.d) 100%  RAD \$300,000  DAP (\$p.r.p.d) \$40.19	payment RAD/DAP 70/30 50/50  RAD 70%: \$210,000  (Bal \$90,000)  DAP 30%: \$12.06  RAD 50%: \$150,000  (Bal \$150,000)  DAP 50%: \$20.10
	and stereo features  Central heating and cooling includes floor heating  Electric bed, bedside table, lounge and		
	RAD	\$300,000  Single room approx. 10.5 m² to 11.5 m² Shared bathroom  Room age: greater 15 years old  Quality room decor and condition  Good natural light  Dedicated secure Dementia  Large window facing south and west, landscape and park area views  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating and cooling includes floor heating	\$300,000 Single room approx. 10.5 m² to 11.5 m² Shared bathroom  Room age: greater 15 years old Quality room decor and condition  Good natural light Dedicated secure Dementia Large window facing south and west, landscape and park area views Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating and cooling includes floor heating  Electric bed, bedside table, lounge and





Oceanview Bluff	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP	Combination payment
Room No.			(\$p.r.p.d) 100%	RAD/DAP 70/30 50/50
DB 11 DB 12 DB 14 DB 15 DB 16	\$300,000	Single room approx. 10.5 m² to 11.5 m² Shared bathroom  Room age: greater 15 years old  Quality room decor and condition  High natural light  Dedicated secure Dementia  Large window facing north across beach precinct and seascape  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating and cooling includes floor heating  Electric bed, bedside table, lounge and	RAD \$300,000 DAP (\$p.r.p.d) \$40.19	RAD 70%: \$210,000 (Bal \$90,000) DAP 30%: \$12.06 RAD 50%: \$150,000 (Bal \$150,000) DAP 50%: \$20.10
		visitor chair		





Oceanview Bluff	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP	Combination payment
Room No.			(\$p.r.p.d) 100%	RAD/DAP 70/30 50/50
DRB 01 DB 13	\$300,000	Single room approx. 10.5m² to 11.5 m² Shared bathroom  Room age: greater 15 years old  Quality room decor and condition  High natural light  Dedicated secure Dementia  Large window face north across beach precinct and seascape  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating and cooling includes floor heating	RAD \$300,000 DAP (\$p.r.p.d) \$40.19	\$50/50  RAD 70%: \$210,000  (Bal \$90,000)  DAP 30%: \$12.06  RAD 50%: \$150,000  (Bal \$150,000)  DAP 50%: \$20.10
		Electric bed, bedside table, lounge and visitor chair		





Room No.         (\$p.r.p.d) 100%         RAD/DAP 70/3 50/50           DB 17         \$340,000         Single room approx.18m² Private ensuite approx. 5.5m²         RAD RAD RAD 70%: \$238,000           DB 19         Room age: greater 15 years old         DAP (\$p.r.p.d)         (Bal \$102,000)           DB 21         High quality room decor and condition         \$45.55         DAP 30%: \$13.67           High natural light         RAD 50%:	Oceanview	Indicative	Room Descriptors	100% Adjusted	Combination
DB 17	Banksia	RAD		RAD/DAP	payment
DB 17 DB 18 DB 18 DB 19 DB 21 DB 22 DB 19 High quality room decor and condition DB 19 High natural light  Single room approx.18m² Private ensuite approx. 5.5m² RAD RAD 70%: \$340,000 \$238,000  DAP (\$p.r.p.d) \$45.55 DAP 30%: \$13.67 RAD 50%:	ROOM NO.			(\$p.r.p.a) 100%	
,	DB 17 DB 18 DB 19 DB 21	\$340,000	Private ensuite approx. 5.5m²  Room age: greater 15 years old  High quality room decor and condition  High natural light  Dedicated secure Dementia  Large window face north across beach precinct and seascape  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating with individual ceiling fan	RAD \$340,000 DAP (\$p.r.p.d)	RAD 70%: \$238,000 (Bal \$102,000) DAP 30%: \$13.67 RAD 50%: \$170,000 (Bal \$170,000) DAP 50%:





Oceanview Banksia Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB 20	\$340,000	Single room approx.18m² Private ensuite approx. 5.5m²  Room age: greater 15 years old  High quality room decor and condition  High natural light  Dedicated secure Dementia  Large window face north across beach precinct and seascape  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating with individual ceiling fan for cooling  Electric bed, bedside table, lounge and visitor chair	RAD \$340,000 DAP (\$p.r.p.d) \$45.55	RAD 70%: \$238,000 (Bal \$102,000) DAP 30%: \$13.67 RAD 50%: \$170,000 (Bal \$170,000) DAP 50%: \$22.78





Oceanview Banksia Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DRB 02 DRB 03 DRB 04 DRB 05	\$330,000	Single room approx.18m² Private ensuite approx. 5.5m² Room age: greater 15 years old High quality room decor and condition Good natural light Dedicated secure Dementia Large windows face south east and south across courtyard Designer built-in wardrobe with lockable drawer Facility shared courtyards, dining and lounge areas with flat screen television and stereo features Central heating and cooling Electric bed, bedside table, lounge and visitor chair	RAD \$330,000 DAP (\$p.r.p.d) \$44.21	RAD 70%: \$231,000 (Bal \$99,000) DAP 30%: \$13.26 RAD 50%: \$165,000 (Bal \$165,000) DAP 50%: \$22.11





Oceanview Banksia Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB25 \$420,000 DB26 DB27 DB28	\$420,000	Single room approx.16m <sup>2</sup> Private ensuite approx. 6.5m <sup>2</sup> Room age: Brand New September 2019 High quality room decor and condition	RAD \$420,000 DAP (\$p.r.p.d) \$56.27	RAD 70%: \$294,000 (Bal \$126,000)
		Good natural light  Dedicated secure Dementia		DAP 30%: \$16.88 RAD 50%:
		Large windows facing east  Designer built-in wardrobe with lockable drawer		\$210,000 (Bal \$210,000) DAP 50%:
		Facility shared courtyards, dining and lounge areas with flat screen television and stereo features		\$28.13
		Central heating and cooling  Electric bed, bedside table, lounge and visitor chair		





Oceanview Banksia Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
DB 23 DB 24	\$350,000	Single room approx.21m² Private ensuite  Room age: refurbished January 2020  High quality room decor and condition  Good natural light  Dedicated secure Dementia  Large windows face south west across courtyard  Designer built-in wardrobe with lockable drawer  Facility shared courtyards, dining and lounge areas with flat screen television and stereo features  Central heating and cooling  Electric bed, bedside table, lounge and visitor chair	RAD \$350,000 DAP (\$p.r.p.d) \$46.89	RAD 70%: \$245,000 (Bal \$105,000) DAP 30%: \$14.07 RAD 50%: \$175,000 (Bal \$175,000) DAP 50%: \$23.45











Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 09 HB 12	\$323,000	Single room approx. 16 m² Private ensuite approx. 3m²  Room age: greater 15 years old  Quality room decor and condition Carpet flooring Bedsit room design  High natural light, east facing room.  External door to shared veranda; river sea views and landscaped gardens  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Electric bed, bedside table, modern recliner and visitor chair.	RAD \$323,000 DAP (\$p.r.p.d) \$43.27	RAD 70%: \$226,100 (Bal \$96,900) DAP 30%: \$12.98 RAD 50%: \$161,500 (Bal \$161,500) DAP 50%: \$21.64





	(\$p.r.p.d) 100%	payment RAD/DAP 70/30 50/50
Single room approx. 16 m² Private ensuite approx. 3m²  Room age: greater 15 years old  Quality room decor and condition Quality cushion back vinyl floor Bed sit room design  High natural light, east facing room  External door to shared veranda; river sea views and landscaped gardens  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	RAD 70%: \$224,000 (Bal \$96,000) DAP 30%: \$12.86 RAD 50%: \$160,000 (Bal \$160,000) DAP 50%: \$21.44
	Private ensuite approx. 3m²  Room age: greater 15 years old  Quality room decor and condition Quality cushion back vinyl floor Bed sit room design  High natural light, east facing room  External door to shared veranda; river sea views and landscaped gardens  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern	Single room approx. 16 m² Private ensuite approx. 3m²  Room age: greater 15 years old Quality room decor and condition Quality cushion back vinyl floor Bed sit room design  High natural light, east facing room  External door to shared veranda; river sea views and landscaped gardens  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 13 HB 14 HB 15 HB 16	\$320,000	Single room approx. 13 m² Private ensuite approx. 3 m² Room age: greater 15 years old.  Quality room decor and condition Quality carpet flooring  Good natural light, north or south facing room  Sea view north facing room and landscaped gardens  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	RAD 70%: \$224,000 (Bal \$96,000) DAP 30%: \$12.86 RAD 50%: \$160,000 (Bal \$160,000) DAP 50%: \$21.44
		Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 17 HB 18 HB 19 HB 20	\$310,000	Single room approx. 16 m² Private ensuite approx. 3 m² Room age: greater 15 years old.  Quality room decor and condition Quality cushion backed vinyl flooring  High natural light, west facing room. External door access to veranda and enclosed shared courtyard  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair	RAD \$310,000 DAP (\$p.r.p.d) \$41.53	RAD 70%: \$217,000 (Bal \$93,000) DAP 30%: \$12.46 RAD 50%: \$155,000 (Bal \$155,000) DAP 50%: \$20.77





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 01	\$323,000	Single room approx. 14-15 m² Private ensuite approx. 3 m²  Room age: greater 15 years old  Quality room decor and condition Quality cushion backed vinyl flooring  High natural light, north facing room External door access to veranda and gardens Sea/river views  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling	RAD \$323,000 DAP (\$p.r.p.d) \$43.27	
		Electric adjust bed, bedside table, modern recliner and visitor chair  Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 02 HB 03 HB 04	\$320,000	Single room approx. 14-15 m² Private ensuite approx. 3 m² Room age: greater 15 years old Quality room decor and condition	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	RAD 70%: \$224,000 (Bal \$96,000) DAP 30%:
		Bedsit design room Quality carpet flooring  High natural light, north facing room External door access to veranda and gardens Sea/river views		\$12.86 RAD 50%: \$160,000 (Bal \$160,000)
		Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		DAP 50%: \$21.44
		Shared tea coffee making facilities  Individual room heating with individual cooling		
		Electric adjust bed, bedside table, modern recliner and visitor chair  Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HRB 01	\$320,000	Single room approx. 14-15 m <sup>2</sup>	RAD	RAD 70%:
		Private ensuite approx. 3 m <sup>2</sup>	\$320,000	\$224,000
		Room age: greater 15 years old DAP (\$p.r.p.d)	(Bal \$96,000)	
		Quality room decor and condition	\$42.87	<b>D.1</b> D. 0.00/
		Bedsit design room		DAP 30%:
		Quality carpet flooring		\$12.86
		High natural light, north facing room Views to garden and sea		RAD 50%:
				\$160,000
		Contemporary built-in wardrobe with lockable drawer		(Bal \$160,000)
		Facility shared courtyards, modern dining		DAP 50%:
		and lounge areas with flat screen television and stereo features		\$21.44
		Shared tea coffee making facilities		
		Individual room heating with individual cooling		
		Electric adjust bed, bedside table, modern recliner and visitor chair		
		Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HRB 03	\$310,000	Single room approx. 13m <sup>2</sup> Private ensuite approx. 3 m <sup>2</sup> and hand basin in room	RAD \$310,000	RAD 70%: \$217,000
		Room age: greater 15 years old	DAP (\$p.r.p.d) \$41.53	(Bal \$93,000)
		Quality room decor and condition Large bay window with courtyard views Quality carpet flooring		DAP 30%: \$12.46
		Good natural light, south facing room Views to garden courtyard		RAD 50%: \$155,000
		Contemporary built-in wardrobe with lockable drawer		(Bal \$155,000)
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		DAP 50%: \$20.77
		Shared tea coffee making facilities		
		Individual room heating with individual cooling		
		Manual adjust bed, bedside table, modern recliner and visitor chair		
		Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 05 HB 06 HB 08 HB 21 HB 24	\$300,000	Single room approx. 13m² Shared bathroom with adjacent room with hand basin in room  Room age: greater 15 years old  Quality room decor and condition Large bay window with courtyard views Quality carpet flooring  Good natural light, east facing room Views to river/sea and landscaped gardens West facing room with view to internal shared courtyard  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair  Phone available for purchase	RAD \$300,000 DAP (\$p.r.p.d) \$40.19	RAD 70%: \$210,000 (Bal \$90,000) DAP 30%: \$12.06 RAD 50%: \$150,000 (Bal \$150,000) DAP 50%: \$20.10





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 07 HB 22 HB 23 HB 25 HB 26 HB 27 HB 28 HB 29 HB 30 HB 39 HB 40 HB 41 HB 42 HB 43 HB 44	\$300,000	Single room approx. 13m² Shared bathroom with adjacent room with hand basin in room  Room age: greater 15 years old  Quality room decor and condition Window with courtyard and garden views Quality cushion backed vinyl flooring  Good natural light West and east facing room/s with view to internal shared courtyard  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair	RAD \$300,000 DAP (\$p.r.p.d) \$40.19	RAD 70%: \$210,000 (Bal \$90,000) DAP 30%: \$12.06 RAD 50%: \$150,000 (Bal \$150,000) DAP 50%: \$20.10
		Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 31	\$310,000	Single room approx. 16m <sup>2</sup>	RAD	RAD 70%:
HB 32 HB 37		Private bathroom	\$310,000	\$217,000
HB 38		Room age: greater 15 years old.	DAP (\$p.r.p.d)	(Bal \$93,000)
		Quality room decor and condition	\$41.53	DAD 000/
		Bed sit room design		DAP 30%:
		External door access to veranda and shared enclosed courtyard		\$12.46
		Quality cushion backed vinyl flooring		RAD 50%:
				\$155,000
		Good natural light		Ψ100,000
		West and east facing room/s		(Bal \$155,000)
		Contemporary built-in wardrobe with lockable drawer		DAP 50%: \$20.77
		Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features		<b>\$25</b>
		Shared tea coffee making facilities		
		Individual room heating with individual cooling.		
		Manual adjust bed, bedside table, modern recliner and visitor chair.		
		Phone available for purchase		





Seaview Room No.	Indicative RAD	Room Descriptors	100% Adjusted RAD/DAP (\$p.r.p.d) 100%	Combination payment RAD/DAP 70/30 50/50
HB 33 HB 34 HB 35 HB 36	\$320,000	Single room approx. 16m2. Private bathroom Room age: greater 15 years old  Quality room decor and condition Bed sit room design Quality cushion backed vinyl flooring  Good natural light South facing room/s  Contemporary built-in wardrobe with lockable drawer  Facility shared courtyards, modern dining and lounge areas with flat screen television and stereo features  Shared tea coffee making facilities  Individual room heating with individual cooling  Manual adjust bed, bedside table, modern recliner and visitor chair  Phone available for purchase	RAD \$320,000 DAP (\$p.r.p.d) \$42.87	RAD 70%: \$224,000 (Bal \$96,000) DAP 30%: \$12.86 RAD 50%: \$160,000 (Bal \$160,000) DAP 50%: \$21.44





#### **Community areas within the facility**

Seaview

Chapel and sitting area 28.6m<sup>2</sup> (shared by 3

areas)

Lounge (1) with coffee and tea making and open

veranda to sea and river views 109m<sup>2</sup>

Lounge (2) 50m<sup>2</sup>

Lounge (3) 26.5m<sup>2</sup>

Resident Library 35m<sup>2</sup>

Dining room (1) 121m<sup>2</sup> (shared by 2 areas)

Parkview

Chapel and sitting area 28.6m<sup>2</sup> (shared by 2

areas)

Dining room (2) 23.68m<sup>2</sup>

Dining room (1) 121m<sup>2</sup> (shared by 2 areas)

Resident library 35m<sup>2</sup>

Lounge (1) 34.3m<sup>2</sup>

Lounge (2) 56m<sup>2</sup>

Park Avenue

Chapel and sitting area 28.6m<sup>2</sup> (shared by 3

areas)

Dining area 41.7m<sup>2</sup>

Lounge (1) 57.2m<sup>2</sup>

Lounge (2) 20.5m<sup>2</sup>

Resident library 35m<sup>2</sup>







Banksia Dining 26.6m<sup>2</sup>

Lounge (1) 21.93m<sup>2</sup> Lounge (2) 42.3m<sup>2</sup> Sensory room 24.9m<sup>2</sup>

Bluff

Dining 51.1m<sup>2</sup> Lounge 53.25m<sup>2</sup>







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