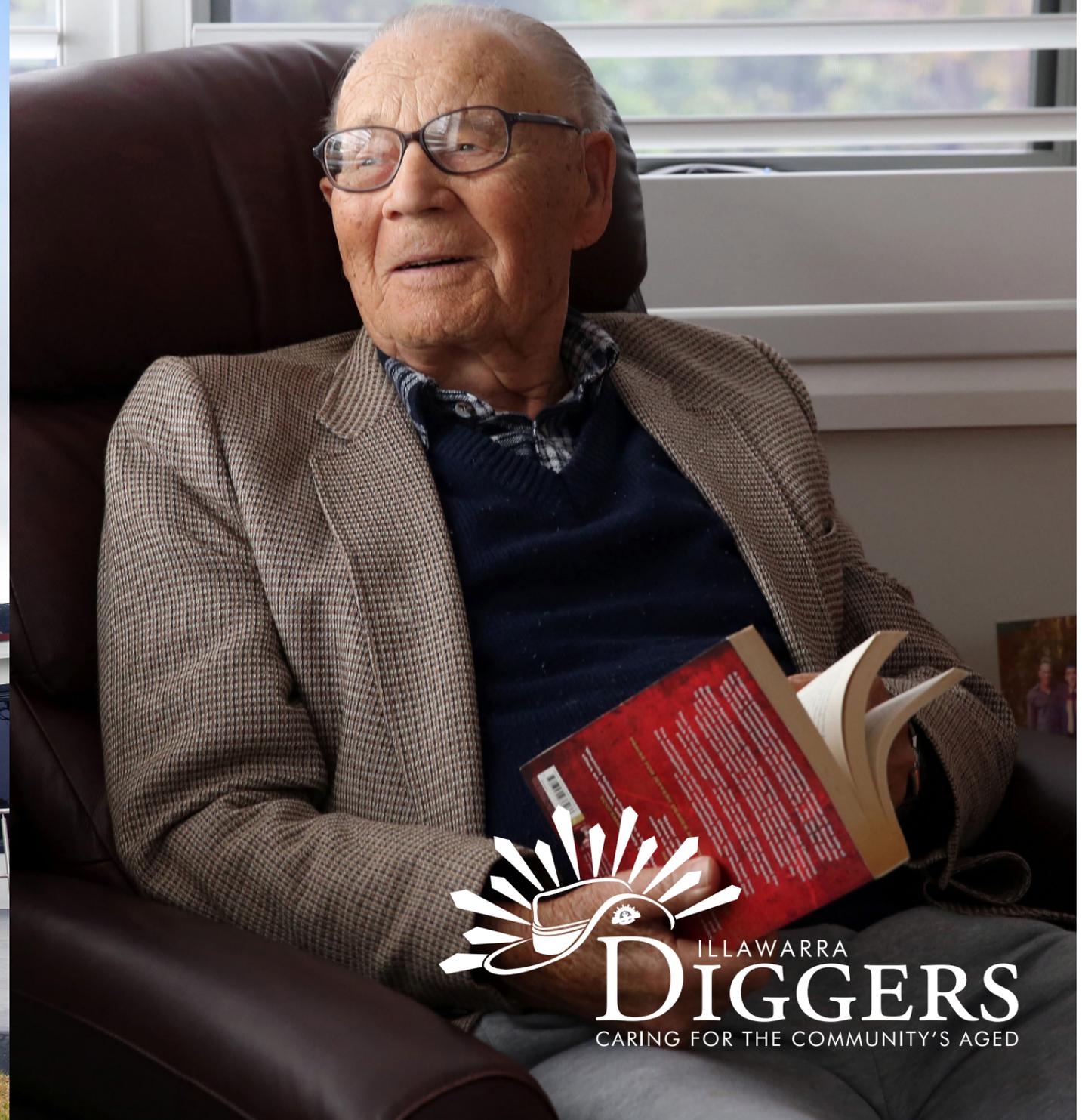


AS AT 1 AUGUST 2018

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Accommodation Options




ILLAWARRA
DIGGERS
CARING FOR THE COMMUNITY'S AGED

Welcome to Illawarra Diggers

Nestled amongst the foothills of Mt Keira, Illawarra Diggers is dedicated to providing the best quality care possible to the aged members of our community.

As well as the high standard of care offered by Illawarra Diggers, the facility has many additional features which enhance the quality of the living experience for our residents:

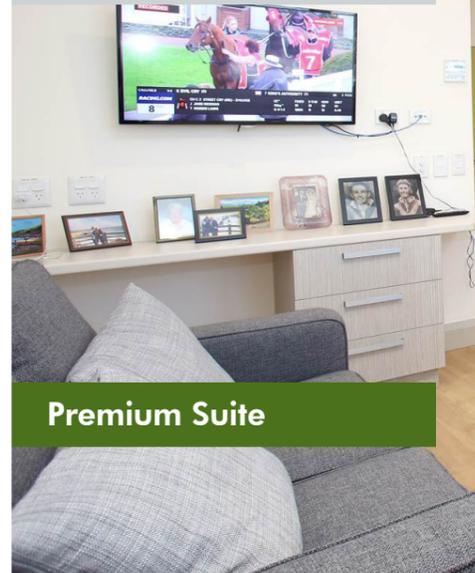
- A spacious recreation room
- Multiple living areas
- Leafy outdoor courtyards and landscaped gardens
- Balconies with scenic views to the ocean and across the escarpment
- Well equipped library
- Internal kiosk for residents & families
- Communal dining room as well as satellite wing
- Access to tea & coffee making facilities

The many open living spaces found around the facility are perfect for catching up with friends or for finding a spot in the sun to watch the world go by.

The newly refurbished dining room provides an opportunity for socialising over a meal or just a simple 'cuppa' as well as hosting our big annual celebrations like Mother's Day and Christmas.

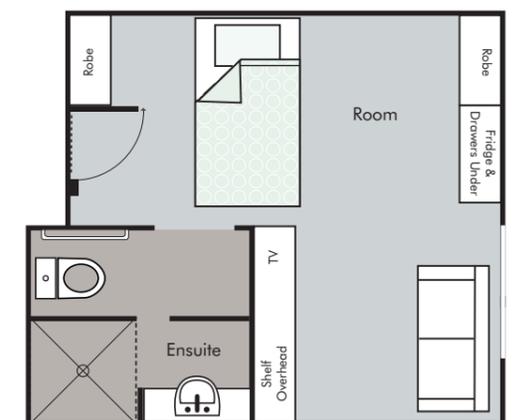


KEY FEATURES STATEMENT



Premium Suite

Room type	Single Room with Private Ensuite
Maximum room occupancy	One (1) person
Maximum price for room (Refundable Accommodation Deposit)	\$750,000
Explanation of payment options	Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit, A Daily Accommodation Payment, or a combination of both: <ul style="list-style-type: none"> • A refundable Accommodation Deposit is paid as a lump sum amount • A Daily Accommodation Payment accrues daily and is paid periodically, at least fortnightly in advance, and is non-refundable • A combination of the two <p>Note: The daily accommodation payment is calculated as a government set percentage of the refundable accommodation deposit.</p>
Example of a combination payment for room	For this room a resident could pay, for example, 50% of the price by a Refundable Accommodation Deposit of \$375,000 and 50% of the price by Daily Accommodation Payments.
Room description	The Bundeena and Austinmer Premium suites are spacious, east facing rooms with beautiful views. The large windows framed with stylish plantation shutters allowing for the room to be filled with natural lighting. The room features 24hr access to care staff, a large private ensuite, reverse cycle air-conditioning, ceiling fan, both a 40" wall mounted flat screen TV and 22" flat screen TV mounted to the base of the bed and integrated into the nurse call system, a sleek built in writing desk and shelving, two large built in wardrobes and space for a small refrigerator. The room is tastefully decorated and painted with a neutral colour palette and comes furnished with an electric bed, premium mattress, contemporary arm chair and visitor chair, bedside cabinet and over bed table. All rooms have digital phone outlets and internet access.
Room size	40.1m2



KEY FEATURES STATEMENT



Premium Room with Ensuite

Room type
 Maximum room occupancy
 Maximum price for room (Refundable Accommodation Deposit)
 Explanation of payment options

Single Room with Private Ensuite
 One (1) person
 \$650,000

Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit, A Daily Accommodation Payment, or a combination of both:

- A refundable Accommodation Deposit is paid as a lump sum amount
- A Daily Accommodation Payment accrues daily and is paid periodically, at least fortnightly in advance, and is non-refundable
- A combination of the two

Note: The daily accommodation payment is calculated as a government set percentage of the refundable accommodation deposit.

Example of a combination payment for room

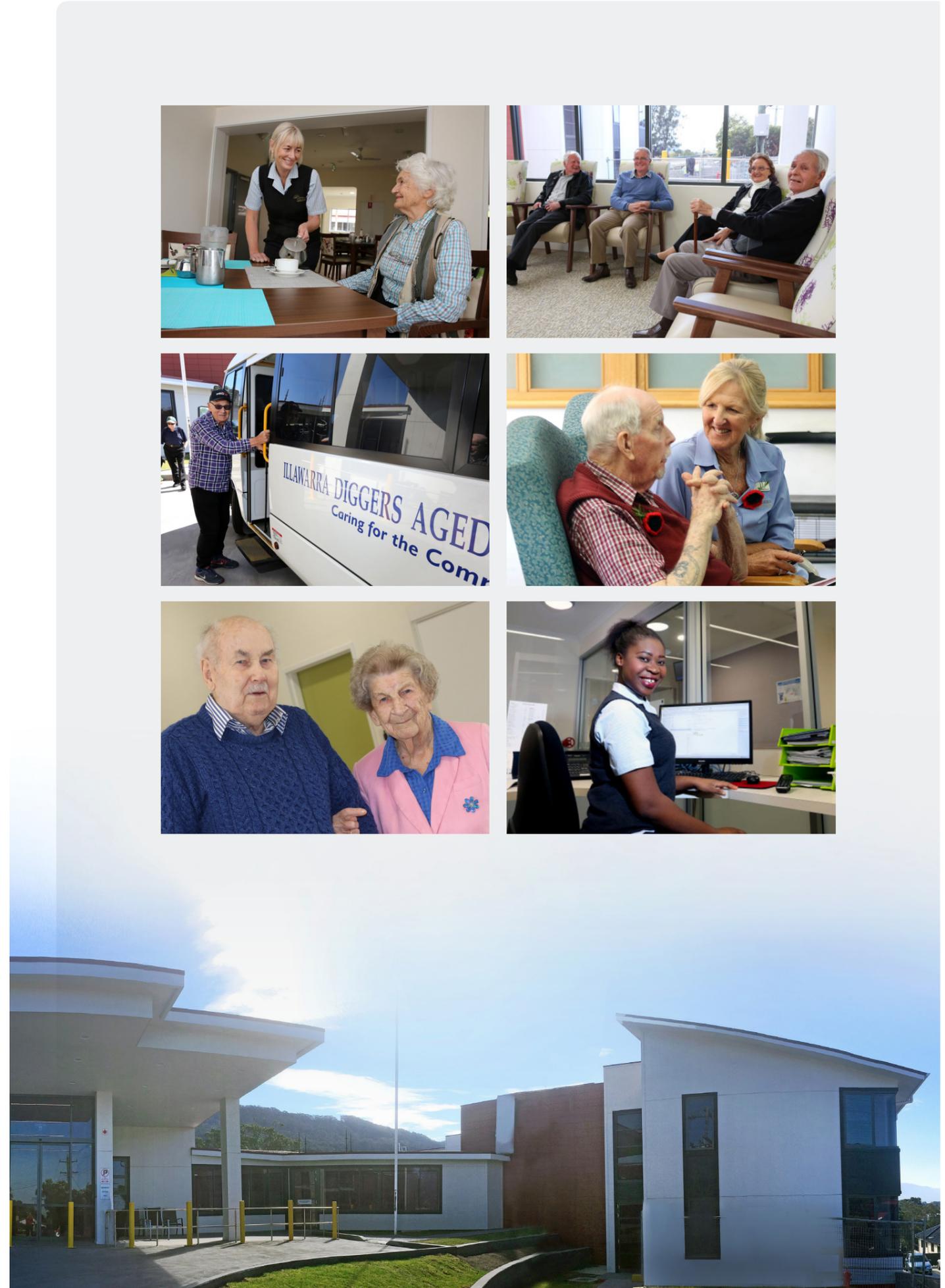
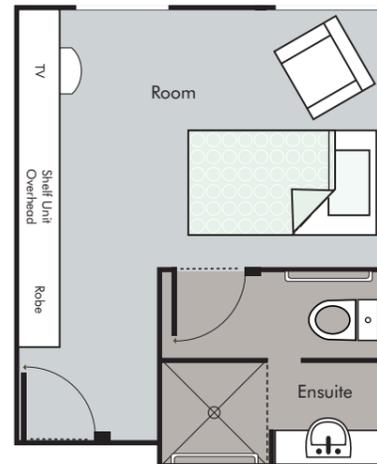
For this room a resident could pay, for example, 50% of the price by a Refundable Accommodation Deposit of \$325,000 and 50% of the price by Daily Accommodation Payments.

Room description

The Bundeena, Austinmer and Warilla Premium rooms are spacious with beautiful views. The large windows framed with stylish plantation shutters allowing for the room to be filled with natural lighting. The room features 24hr access to care staff, a large private en-suite, reverse cycle air-conditioning, ceiling fan, a 40" wall mounted flat screen TV which is integrated into the nurse call system, a sleek built in writing desk and shelving, large built in wardrobe and space for a small refrigerator. The room is tastefully decorated and painted with a neutral colour palette and comes furnished with an electric bed, premium mattress, contemporary arm chair and visitor chair, bedside cabinet and over bed table. All rooms have digital phone outlets and internet access. These rooms are designed to be fully wheelchair accessible.

Room size

29m2



Diggers has a full time Lifestyle team dedicated to ensuring the leisure and recreation needs of all residents are met.

Our extensive lifestyle program includes:

- Weekly bus outings to various locations around the Illawarra
- Weekly shopping bus
- Exercise programs and yoga
- In-house concerts and entertainment
- Spiritual and Pastoral support
- Happy Hour
- 'Movie of the Week' screening
- Specialised Dementia support program
- Pet Therapy
- Individual Diversional Therapy programs

In addition to 24 hour care and support, other health and wellbeing services offered in-house at Illawarra Diggers include:

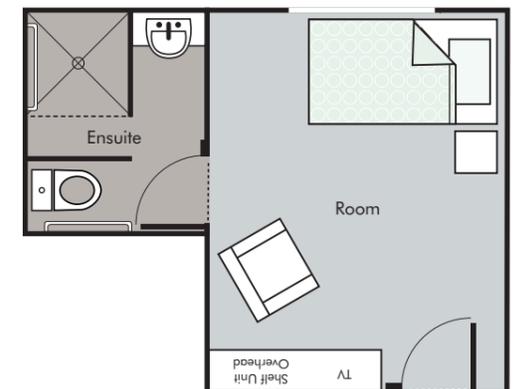
- Doctors clinic twice weekly
- Physiotherapy
- Diversional Therapy
- Podiatry
- Hairdresser and Barber

To honour our founding heritage, we host ceremonies for ANZAC Day & Remembrance Day where family, friends and members of the community come together to pay tribute to our fallen heroes and those who have served and currently serve.

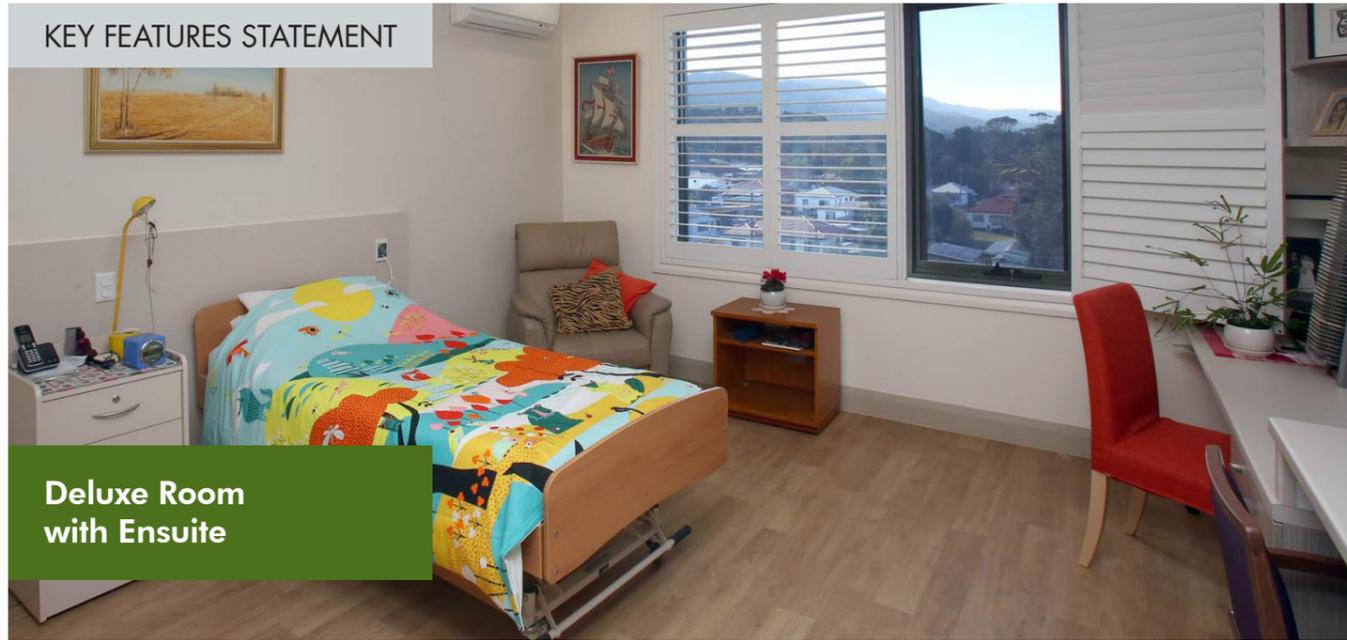
KEY FEATURES STATEMENT



Room type	Single Room with Private Ensuite
Maximum room occupancy	One (1) person
Maximum price for room (Refundable Accommodation Deposit)	\$550,000
Explanation of payment options	Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit, A Daily Accommodation Payment, or a combination of both: <ul style="list-style-type: none"> • A refundable Accommodation Deposit is paid as a lump sum amount • A Daily Accommodation Payment accrues daily and is paid periodically, at least fortnightly in advance, and is non-refundable • A combination of the two <p>Note: The daily accommodation payment is calculated as a government set percentage of the refundable accommodation deposit.</p>
Example of a combination payment for room	For this room a resident could pay, for example, 50% of the price by a Refundable Accommodation Deposit of \$275,000 and 50% of the price by Daily Accommodation Payments.
Room description	The Deluxe rooms have large windows framed with stylish plantation shutters allowing for the room to be filled with natural light. The room features 24hr access to care staff, a private ensuite, reverse cycle air-conditioning, ceiling fan, a 40" wall mounted flat screen TV which is integrated into the nurse call system. The room is tastefully decorated and painted with a neutral colour palette and comes furnished with an electric bed, premium mattress, contemporary arm chair and visitor chair, bedside cabinet and over bed table.
Room size	17-19m2



KEY FEATURES STATEMENT



Deluxe Room with Ensuite

Room type
 Maximum room occupancy
 Maximum price for room (Refundable Accommodation Deposit)
 Explanation of payment options

Single Room with Private Ensuite
 One (1) person
 \$550,000

Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit, A Daily Accommodation Payment, or a combination of both:

- A refundable Accommodation Deposit is paid as a lump sum amount
- A Daily Accommodation Payment accrues daily and is paid periodically, at least fortnightly in advance, and is non-refundable
- A combination of the two

Note: The daily accommodation payment is calculated as a government set percentage of the refundable accommodation deposit.

Example of a combination payment for room

For this room a resident could pay, for example, 50% of the price by a Refundable Accommodation Deposit of \$275,000 and 50% of the price by Daily Accommodation Payments.

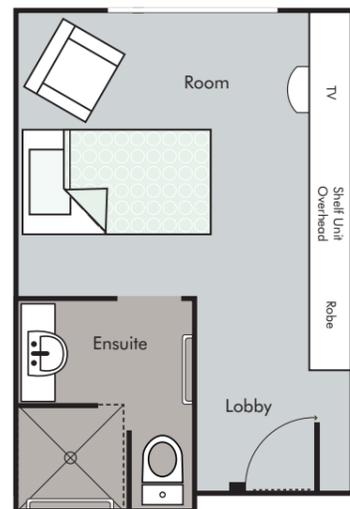
Room description

The Deluxe rooms are spacious with beautiful views, the large windows framed with stylish plantation shutters allowing for the room to be filled with natural lighting.

The room features 24hr access to care staff, a large private ensuite, reverse cycle air-conditioning, ceiling fan, a 40" wall mounted flat screen TV which is integrated into the nurse call system, a sleek built in writing desk and shelving, large built in wardrobe and space for a small refrigerator. The room is tastefully decorated and painted with a neutral colour palette and comes furnished with an electric bed, premium mattress, contemporary arm chair and visitor chair, bedside cabinet and over bed table. All rooms have digital phone outlets and internet access.

Room size

26.4m²



Accommodation Pricing Structure

Residents may choose to pay:

- A Refundable Accommodation Deposit (RAD)
- A Daily Accommodation Payment (DAP)
- A combination of the two

The price for each type of room provided by Diggers is shown below. The combination option shown below is an example showing the cost if the resident chooses 50% Refundable Accommodation Deposit and 50% as a Daily Accommodation Payment.

Superior Room with ensuite <ul style="list-style-type: none"> • Refundable Accommodation Deposit • Combination 50% 	No. of Rooms: \$450,000 (refundable) or \$225,000 (refundable) and a non-refundable, daily accommodation payment	Page:
Deluxe Room with ensuite <ul style="list-style-type: none"> • Refundable Accommodation Deposit • Combination 50% 	No. of Rooms: \$550,000 (refundable) or \$275,000 (refundable) and a non-refundable, daily accommodation payment	Page:
Deluxe Room with ensuite, Dementia specific <ul style="list-style-type: none"> • Refundable Accommodation Deposit • Combination 50% 	No. of Rooms: \$550,000 (refundable) or \$275,000 (refundable) and a non-refundable, daily accommodation payment	Page:
Premium Room with ensuite <ul style="list-style-type: none"> • Refundable Accommodation Deposit • Combination 50% 	No. of Rooms: 2 \$650,000 (refundable) or \$325,000 (refundable) and a non-refundable, daily accommodation payment	Page:
Premium Suite <ul style="list-style-type: none"> • Refundable Accommodation Deposit • Combination 50% 	No. of Rooms: 2 \$750,000 (refundable) or \$375,000 (refundable) and a non-refundable, daily accommodation payment	Page:

KEY FEATURES STATEMENT



Superior Room with Ensuite

Room type

Single Room with Private Ensuite

Maximum room occupancy

One (1) person

Maximum price for room
(Refundable Accommodation Deposit)

\$450,000

Explanation of payment options

Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit, A Daily Accommodation Payment, or a combination of both:

- A refundable Accommodation Deposit is paid as a lump sum amount
- A Daily Accommodation Payment accrues daily and is paid periodically, at least fortnightly in advance, and is non-refundable
- A combination of the two

Note: The daily accommodation payment is calculated as a government set percentage of the refundable accommodation deposit.

Example of a combination payment for room

For this room a resident could pay, for example, 50% of the price by a Refundable Accommodation Deposit of \$225,000 and 50% of the price by Daily Accommodation Payments.

Room description

Located in the south-eastern and south-western wings of the facility, the superior rooms all offer the comfort of an electric bed, bedside table, armchair and wardrobe, all within a short walk of the private dining room, lounge, private garden and balcony with sweeping escarpment views. The wings and common areas are air-conditioned and some individual rooms also.

Room size

17-19 m²

