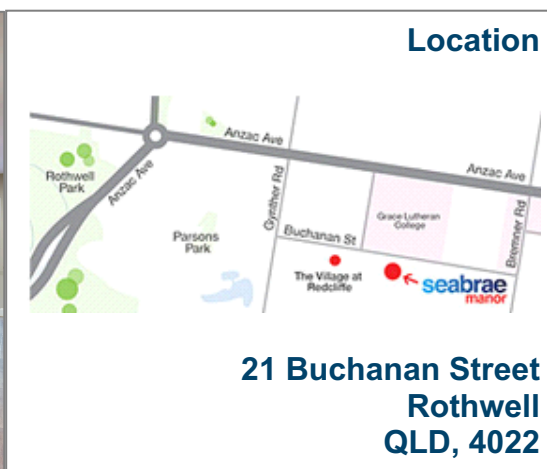


Key Feature Statement

1 October 2021 to 31 December 2021



Seabrae Manor Aged Care opened in July 2014.

Situated on the scenic Redcliffe Peninsula, Seabrae Manor is a welcoming community with security, care and companionship. The home has been beautifully designed to encompass a modern indoor-outdoor lifestyle and open plan areas for residents to enjoy.

We offer permanent residential accommodation, dementia specific services, concessional places and respite care. Seabrae Manor offers beautiful and spacious suites for all our residents to enjoy. We offer single or double suite, perfect for couples who wish to stay together or for those who love companionship. Our suites also offer their own private ensuite.

Seabrae Manor Aged Care is so much more than just a home. We provide a safe, caring and nurturing environment where residents can maximize their quality of life.

Residents can do as much or as little as they like. There's a range of activities from our Leisure and Lifestyle Program to choose from. These include art and crafts, organised themed events and live entertainment, or simply chat with a coffee in the coffee hub with friends and family.

Other features of the home include:

- Fresh daily prepared nutritious and healthy meals
- Registered nurses and friendly qualified staff
- 24-hour nurse call system within suites
- Hairdressing salon
- On site coffee hub
- Private dining room
- Art and crafts room
- Lounge areas with large flat screen TVs
- Organised activities and entertainment
- Podiatry and physiotherapy (and other visiting allied services)
- Landscaped gardens and courtyards

The home is conveniently situated next to The Village at Redcliffe. Close by are healthcare services including doctors, pharmacies, Peninsula Private Hospital, Redcliffe Hospital and more.

Suite Pricing

Each suite is supplied with an electronic high/low adjustable bed, bedside table with lockable drawer, over bed table and chair.

| Suite Type | Suite Features | Max. Occupancy | Size* Sqm | DAP Daily Accommodation Payment. | RAD Refundable Accommodation Deposit. Up to a maximum of: |
|---------------------------------|--|----------------|-----------|--|---|
| Single Suite - Courtyard | Private ensuite. Facing courtyard. Flat screen TV. Built in wardrobe. Tastefully decorated. | 1 | 19.6 sqm | \$38.45 | \$350,000 |
| Single Suite - Gardens | Private ensuite. Direct external access with an outdoor seating area (except Dementia suites). Facing landscaped gardens. Flat screen TV. Built in wardrobe. Modern décor. | 1 | 19.6 sqm | \$49.44 | \$450,000 |
| Single Suite w. Separate Lounge | Large separate lounge room for extra space. Private ensuite. Direct external access. Flat screen TV. Built in wardrobe. | 2 | 39 sqm | \$60.42 | \$550,000 |
| Double Suite | Private ensuite. Direct external access. Flat screen TV. Built in wardrobe. Modern style and feel. Fees are per person. | 2 | 27.7 sqm | \$30.21 per person or \$60.42 single occupancy | \$275,000 per person or \$550,000 single occupancy |

*Size of suite excludes ensuite

The Effective Maximum Permissible Interest Rate is 4.01% from 1 October 2021 and is reviewed quarterly by the government and subject to change.

How to calculate the accommodation payments

Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both.

The DAP is calculated by multiplying the RAD (or the unpaid portion of the RAD) by the interest rate set by government (currently 4.01% per annum)/365 days (/100).

For example: $\frac{\$350,000 \times 4.01\%}{365} / 100 = \38.45 DAP per day

Or a combination payment at 50% of the price by the RAD being \$175,000 and 50% of the price by the DAP being \$19.23 per day.

Note: for concessional/fully supported residents the above accommodation fees do not apply.

Basic Daily Care Fee

In addition to the above accommodation charges all residents are required by the Federal Government to pay the basic daily care fee (BDCF) to cover their day to day living expenses. This amount currently sits at \$53.56.

Means Tested Care Fee

Residents may also be required by the Federal Government to pay a means tested care fee (MTCF). This is a dollar amount a resident may be asked to contribute to their cost of care, based on the outcome of their Centrelink income and assets assessment.

Additional Service Fee

Residents are required to pay a \$19.90 additional service fee. This is to cover the supply of our additional services designed to enhance our residents stay with us. These services include free WiFi, shopping trips, scenic drives, additional live entertainment and an onsite hairdresser and more.

Note: pricing is correct as at 1 October 2021 and subject to change.

Visit www.myagedcare.gov.au or call 1800 200 422 for further information on government fees and charges.