



ACCOMMODATION PAYMENT AND KEY FEATURES STATEMENT

Welcome to Victoria By The Park.

At Victoria By The Park, residents can choose from 12 different room types. The room a resident chooses determines the Accommodation Payment 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 Victoria By The Park'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 Victoria By The Park or have any questions, please call us to arrange a time on (03) 9524 2111 or email at fm@victoriabythepark.com.au.

1. OVERVIEW OF VICTORIA BY THE PARK AND COMMON FEATURES OF ALL APARTMENTS

<p>Location</p>	<p>Victoria By The Park is located at 27 Victoria Street, Elsternwick. Purpose built to the highest standards and completed in 2008, Victoria By The Park sets a new standard in residential aged care. With luxury furnishings and fittings, accommodation is matched with superior standards of care and services. Located adjacent to parkland and easily accessible gardens and close to shopping centres, cafes, restaurants and public transport, this luxurious residential aged care facility features 62 apartments with en suites.</p>
<p>Description of quality, condition and amenity of the room</p>	<p>The apartments are located within a three-storey development with a basement car park that is usable and accessible to residents. The facility's design incorporates features to facilitate ageing in place and provide a supportive and safe environment which ensures full mobility for residents.</p> <p>The apartments in this room type are characterised by a large, spacious room with en suite. The main room is generously proportioned and allows for residents to personalise their apartment and create a homely environment.</p> <p>Each apartment is fully furnished with a hi/lo bed, over-bed table, place-side chest of drawers, bedside lamp, spacious wardrobe, lounge chair, an armchair, flat screen television, bar fridge, microwave, kettle and laundry basket. There is ample room for residents to bring in their own favourite furniture, pictures and photos.</p> <p>All apartments have high-quality carpet which is attractive, modern and durable as well providing for easy manoeuvrability of mobility aids. Each apartment has a kitchenette with non-slip tiling at its base and is fitted throughout with multiple nurse call bells in key areas, including two in each bathroom.</p> <p>The apartments are discrete and ensure the utmost privacy. Each apartment has lockable doors, lockable drawers in the bedside table and in the wardrobe. On each window is a translucent, retractable blind to allow filtered light as well as opaque drapes (with attractive curtain hold-back/sash).</p> <p>The apartments have large, glass sliding doors which open onto the private balcony in most rooms and overlook the courtyard and landscaped gardens. Each apartment also provides resident controlled split-system air conditioning for both heating and cooling.</p> <p>Each apartment has a generous built-in wardrobe that includes drawers and shelving. Storage is also available in the basement level for residents who exhaust their apartment's allocation.</p>
<p>Description of quality, condition, size and amenity of common areas</p>	<p>At Victoria By The Park, residents have access to all common areas in the service. Common areas are designed to bring together residents in a Human environment and to encourage interaction and participation of staff, residents and their families.</p> <p>Communal areas are extensive and easily accessible for all residents.</p>

	<p>The high ceilings and floor-to-ceiling glass doors create a sense of spaciousness and allow for an abundance of natural light. The fit-out of the common areas is akin to a boutique hotel.</p> <p>Each of the individual floors has a lounge room overlooking the neighbouring park, Hopetoun Gardens. Residents use these lounge rooms to watch TV, read books from the extensive library in each room, play board/card games, or book for private functions with their relatives and friends. There are also a number of smaller resident's recreational areas, lounges, reading nooks, therapy and activity rooms through the service. All communal areas have reverse cycle heating and cooling.</p> <p>The facility has a fully equipped kitchen on the ground floor. The facility also has an onsite laundry for both bulk linen processing and for personal and commercial laundry.</p> <p>Outdoor areas for residents: There are two large outside courtyards with umbrellas, seating and barbeque. The landscaped gardens for the residents are designed to allow full wheelchair access for all residents. Raised garden beds have been established for easy access for those residents who like gardening. These areas are used regularly for special facility events.</p> <p>The ground floor also has a central fireplace with attractive mantle and provides an additional sitting area in the lounge. The ground floor lounge room has a grand piano which is played by visiting performers. The hairdressing and beauty salon is also located on the ground floor.</p>
<p>Description of specific accommodation design features of the rooms, and of the facility, to which all residents have access</p>	<p>Each apartment 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 apartments allow for a sense of belonging and familiarity and also promote residents to personalise their living spaces.</p> <p>Each apartment has a kitchenette with a large bench-space, basin and cabinet storage. The kitchenettes also include decorative and eye-pleasing tiled splash-backs and easy-to-use tap fittings.</p> <p>Each en suite is finished with non-slip tiles, mirrored vanity cabinet and basin with modern fittings. The large showers are fitted with safety rail and some with fold-down shower seat. There is ample room for access to the shower, toilet and vanity with mobility aids.</p> <p>The level site encourages the elderly residents (and their family and friends) to enjoy the landscaped grounds and neighbouring Hopetoun Gardens with walkways designed for wheelchair access. In this way, the design features of Victoria By The Park support the safety and security of residents whilst assisting them to maintain their independence and dignity in a home-like environment.</p>
<p>Extra services</p>	<p>Victoria By The Park 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.</p>

2. ROOM TYPES

Room type	COURTYARD SINGLE (1 ROOM)
Room category	Single room and private en suite
Maximum occupancy per room	1
Size of the room (excluding en suite) (m²)	23.8
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick
Refundable Accommodation Deposit (RAD)	\$642,488 (as approved by the Aged Care Pricing Commissioner)
Daily Accommodation Payment (DAP)	\$71.64
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> $(Balance\ of\ price\ \times\ MPIR) / 365 = [(\$642,488 - \$513,990) \times 4.07\%] / 365 = \$14.33\ per\ day$ <p>RAD (80%): \$513,990 MPIR (p.a.): 4.07% DAP (20%): \$14.33 per day</p>
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day, in addition to the accommodation payment.

Room type	COURTYARD SINGLE (2 ROOMS)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	36.5						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$835,280 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$93.14						
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%):	\$668,224						
MPIR (p.a.):	4.07%						
DAP (20%):	\$18.63 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day, in addition to the accommodation payment.						

Room type	COURTYARD COUPLE (1 ROOM)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	28.7						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$777,275 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$86.67						
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%):	\$621,820						
MPIR (p.a.):	4.07%						
DAP (20%):	\$17.33 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day (where one person occupies the room) or \$40.34 per day (per person where a couple occupy the room together), in addition to the accommodation payment.						

Room type	COURTYARD COUPLE (2 ROOMS)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	39.9						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$869,056 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$96.91						
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%):	\$695,244						
MPIR (p.a.):	4.07%						
DAP (20%):	\$19.38 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day (where one person occupies the room) or \$40.34 per day (per person where a couple occupy the room together), in addition to the accommodation payment.						

Room type	GARDEN SINGLE (1 ROOM)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	25.5						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$642,488 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$71.64						
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%):	\$513,990						
MPIR (p.a.):	4.07%						
DAP (20%):	\$14.33 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day, in addition to the accommodation payment.						

Room type	GARDEN COUPLE (1 ROOM)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	30.7						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$718,011 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$80.06						
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%):	\$574,408						
MPIR (p.a.):	4.07%						
DAP (20%):	\$16.01 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day (where one person occupies the room) or \$40.34 per day (per person where a couple occupy the room together), in addition to the accommodation payment.						

Room type	GARDEN COUPLE (2 ROOMS)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	36.2						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$869,056 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$96.91						
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%):	\$695,244						
MPIR (p.a.):	4.07%						
DAP (20%):	\$19.38 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day (where one person occupies the room) or \$40.34 per day (per person where a couple occupy the room together), in addition to the accommodation payment.						

Room type	GARDEN COUPLE (3 ROOMS)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	61.3						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$1,093,434 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$121.93						
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%):	\$874,747						
MPIR (p.a.):	4.07%						
DAP (20%):	\$24.39 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day (where one person occupies the room) or \$40.34 per day (per person where a couple occupy the room together), in addition to the accommodation payment.						

Room type	PARKVIEW SINGLE (1 ROOM)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	27.5						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$736,618 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$82.14						
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%):	\$589,294						
MPIR (p.a.):	4.07%						
DAP (20%):	\$16.43 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day, in addition to the accommodation payment.						

Room type	PARKVIEW SINGLE (2 ROOMS)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	40						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$986,095 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$109.96						
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.						
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MPIR (p.a.):	4.07%						
DAP (20%):	\$21.99 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day, in addition to the accommodation payment.						

Room type	PARKVIEW COUPLE (1 ROOM)						
Room category	Couple room and private en suite						
Maximum occupancy per room	2						
Size of the room (excluding en suite) (m²)	47.6						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$755,225 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$84.21						
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%):	\$604,180						
MPIR (p.a.):	4.07%						
DAP (20%):	\$16.84 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day (where one person occupies the room) or \$40.34 per day (per person where a couple occupy the room together), in addition to the accommodation payment.						

Room type	BAYVIEW SINGLE (2 ROOMS)						
Room category	Single room and private en suite						
Maximum occupancy per room	1						
Size of the room (excluding en suite) (m²)	35						
Location of the service	Victoria By The Park, 27 Victoria Street, Elsternwick						
Refundable Accommodation Deposit (RAD)	\$906,270 (as approved by the Aged Care Pricing Commissioner)						
Daily Accommodation Payment (DAP)	\$101.06						
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> $(Balance\ of\ price \times MPIR) / 365 = [(\$906,270 - \$725,016) \times 4.07\%] / 365 = \$20.21\ per\ day$ <table> <tr> <td>RAD (80%):</td> <td>\$725,016</td> </tr> <tr> <td>MPIR (p.a.):</td> <td>4.07%</td> </tr> <tr> <td>DAP (20%):</td> <td>\$20.21 per day</td> </tr> </table>	RAD (80%):	\$725,016	MPIR (p.a.):	4.07%	DAP (20%):	\$20.21 per day
RAD (80%):	\$725,016						
MPIR (p.a.):	4.07%						
DAP (20%):	\$20.21 per day						
Extra Service room	Yes. This room is offered on an Extra Service basis with a fee of \$49.69 per day, in addition to the accommodation payment.						