

Key Features Statement

July – September 2026

Dudley Foord House
Residential aged care
4 View Street, The Ponds

Shared spaces

- Multipurpose activities room & chapel.
- Laundry is provided, as well as a fully equipped laundry for resident use.
- Outdoors – courtyards located between each wing. Easy access to gardens and walking paths.
- 24/7 nurses' station.
- Dining – each area has its own kitchen and dining space with accessible toilet and call button.
- Lounge and sitting areas – lounge areas include large flat-screen television. The 'Main Street' area also has a range of lounge options. Several smaller, sitting areas are available as well.
- Physiotherapy room.

'Main Street' Shopfronts

- The Ponds Café*.
- Chaplain – private room for pastoral care.
- Hairdressing salon*.
- Library – choose from the wide variety of nonfictional books and novels.
- Meeting Place – for private family events.
- The Exchange – computer kiosk.
- Wellness Centre – consultation room for GPs or allied health professionals.

Private rooms

- One resident per room.
- Single electric bed.
- Bed, mattress, sheets, pillows and bedspread.
- Upholstered armchair.
- Lockable bedside table.
- Built-in wardrobe, lockable drawer, display shelving and space for bar fridge.
- Windows with sheer and block out curtains.
- Emergency call buttons.
- Air conditioning.

Ensuite bathroom

- Vanity with bench space and storage.
- Tile flooring.
- Wheelchair accessible with grip rails.
- Emergency call button.

**Services incur a fee*

Anglicare's Bonus Services

The following Bonus Services are provided at no extra cost. These are additional to what is required by providers as part of Standard Services under the Aged Care Act 2024.

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|--|---|
| ✓ Choice of main meal with lunch. | ✓ Foxtel available in several lounge areas. |
| ✓ Eggs with breakfast. | ✓ iPads/tablets. |
| ✓ Dessert with dinner.** | ✓ Resident gym. |
| ✓ Moulded food for pureed diets. | ✓ Resident library. |
| ✓ Wi-fi usage. | ✓ Evoke®TV & Radio. |
| ✓ Communication app. | ✓ Church to You. |
| ✓ Wall-mounted SMART TV in private room. | ✓ Chaplain and pastoral care. |

*** Under the Act providers are required to offer dessert with lunch or dinner. Anglicare provides dessert with lunch and dinner.*

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Pricing

Room type	No. of rooms	Size (m ²)	Description
A	97	23 – 28	Private room with ensuite bathroom and direct access to landscaped courtyards
B	7	23	Private room with private ensuite

Payment options

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

A RAD is paid as a lump sum amount. A DAP accrues daily and is paid periodically, for example fortnightly.

A combination payment includes both a partial lump sum (RAD) and daily payments (DAP).

Where a resident doesn't pay the RAD in full, they can elect to have their DAP deducted from their deposit. Where this occurs, the amount of DAP will gradually increase as their deposit decreases. As the RAD deposit decreases, the resident may be required to make a further deposit if the deductions are to continue.

Room type	Aged care pricing commissioner approved*	Maximum refundable accommodation deposit (RAD)	Maximum daily accommodation payment (DAP)	10% RAD	90% DAP
A	Yes	\$850,000	\$196.32	\$85,000	\$176.68
B	Yes	\$840,000	\$194.01	\$84,000	\$174.60

*Applicable to accommodation valued over \$758,000