

Key Features Statement

April – June 2026

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

Common areas

'Main Street' Shopfronts

Chaplain: private room for pastoral care

Hairdressing salon: services incl. fee

Library: includes large print books

Meeting Place: for private family events

The Exchange: computer kiosk

The Ponds Cafe: opens out on the BBQ area

Wellness Centre: consultation room for GPs or allied health professionals

Activities room / Chapel

Includes projector screens, TVs, piano and seating for up to 80 people. Access to large outdoor terrace. Separate movie room.

Dining areas

Each area has dining. Some areas also have a kitchenette and space for resident activities.

Lounge and sitting areas

The 'Main Street' area has a range of lounge options including one area with a television. Each wing has its own lounge and sitting areas.

Outdoor areas

Courtyard areas are located between each wing. Landscaped gardens, seating areas and walking paths.

Laundry

Fully-equipped laundry for residents

Nurse's clinics

Five nurses' clinics throughout.

Physiotherapy

Physiotherapy room available for consultations.

Private rooms

One resident per room

Single electric bed

Bed coverings, sheets, pillows and bedspread

Built-in cabinetry with shelving, hanging space, lockable drawer and display shelving

Space for bar fridge and some rooms have a kitchenette

Air conditioning

Windows with block-out and sheer curtains

Emergency call button

Wall-mounted SMART TV

Ensuite bathroom

Tile flooring

Wheelchair accessible with grip rails

Vanity with bench space and mirrored wall cabinet and storage

Emergency call button

Bonus Anglicare services

Choice of main meal with lunch

Moulded food for pureed diets

Wi-Fi internet

Resident & family communication app

Wall-mounted SMART TV

Tovertafel: interactive games for residents with cognitive challenges

iPads/Tablets

Resident library

Evoke® TV & Radio channels available in residents' room

On-site gym/physiotherapy room

Church to you

On-site chaplain and pastoral carers

Complimentary services for limited time only*

Hot cooked breakfast daily

Choice of main meal at dinner

Choice of a glass of wine or beer with lunch

Order and apply labels to residents' clothing

Happy hour (weekly)

Bus outings – Cost of transport is complimentary. Additional costs for meals, event ticket or entry fees will be charged

*These services will be provided free of charge for new residents until Anglicare introduces higher everyday living services (Everyday Plus) in 2026. The complimentary services may become part of Everyday Plus services offering. Before this change, residents will receive further details about the Everyday Plus services available, including the associated Higher Everyday Living Fees.

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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	N/A	\$758,000	\$165.31	\$75,800	\$148.78
B	N/A	\$750,000	\$163.56	\$75,000	\$147.21

*Applicable to accommodation valued over \$758,000