

# Key Features Statement

July – September 2026

**Brian King Gardens**  
Residential aged care  
1A Hilliard Drive, Castle Hill

## Shared spaces

- Café\* – conveniently located in the lobby, opens out to courtyard.
- Multipurpose activities room & chapel.
- Hairdressing salon\*.
- Outdoors – large courtyard with access to gardens and walking paths. Balconies adjoining the upstairs dining areas.
- 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. Several smaller, sitting areas are available as well.
- Physiotherapy room.

## Private rooms

- One resident per room.
- King 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.
- Vinyl 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.

- ✓ Choice of main meal with lunch.
- ✓ Eggs with breakfast.
- ✓ Dessert with dinner.\*\*
- ✓ Moulded food for pureed diets.
- ✓ Wi-fi usage.
- ✓ Communication app.
- ✓ Wall-mounted SMART TV in private room.
- ✓ Foxtel available in several lounge areas.
- ✓ iPads/tablets.
- ✓ Resident gym.
- ✓ Resident library.
- ✓ Evoke®TV & Radio.
- ✓ Church to You.
- ✓ 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 <sup>2</sup> ) | Description                                |
|-----------|--------------|------------------------|--------------------------------------------|
| A         | 158          | 24.2                   | Standard private room with private ensuite |
| C         | 12           | 26.9                   | Larger 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                                      | \$895,000                                      | \$206.71                                  | \$89,500 | \$186.04 |
| C         | Yes                                      | \$995,000                                      | \$229.80                                  | \$99,500 | \$206.82 |

\*Applicable to accommodation valued over \$758,000