



Latvian Aged Care Facility DISCLOSURE STATEMENT

The Latvian Aged Care Facility is set in beautiful gardens with views of the Dandenong Ranges. Pet friendly, the facility includes an aquarium, canaries, community hall, chapel and library. Charming dining and lounge rooms, craft room, music and activities rooms, hairdressing salon, massage room, kiosk, 12 and 22 seater retirement village bus taking regular trips to cultural events and shops, extensive gardens offering a raised garden bed for residents to potter in. Close to shops and public transport.

| LARGE ROOM | STANDARD ROOM |
|--|--|
| <p>Room Category</p> <p>Single room plus private en-suite</p> | <p>Room Category</p> <p>Single room plus private en-suite</p> |
| <p>Explanation of payment options</p> <p>Residents can choose to pay for their accommodation by a refundable deposit, a daily payment or a combination of both.</p> <p>A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example monthly. A combination payment includes both a partial lump sum and daily payments.</p> | <p>Explanation of payment options</p> <p>Residents can choose to pay for their accommodation by a refundable deposit, a daily payment or a combination of both.</p> <p>A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example monthly. A combination payment includes both a partial lump sum and daily payments.</p> |
| <p>Pricing</p> <p>Maximum Refundable Accommodation Deposit (RAD): \$325,000</p> <p>Effective MPIR: 5.96%</p> <p>Maximum Daily Accommodation Payment (DAP): \$53.06</p> <p>Example of combination Payment</p> <p>Example RAD % : 50.00%</p> <p>Example RAD \$: \$162,500.00</p> <p>Example DAP % : 50.00%</p> <p>Example DAP \$: \$26.53</p> | <p>Pricing</p> <p>Maximum Refundable Accommodation Deposit (RAD): \$275,000</p> <p>Effective MPIR: 5.96 %</p> <p>Maximum Daily Accommodation Payment (DAP): \$44.90</p> <p>Example of combination Payment</p> <p>Example RAD % : 50.00%</p> <p>Example RAD \$: \$137,500.00</p> <p>Example DAP % : 50.00%</p> <p>Example DAP \$: \$22.45</p> |
| <p>Is the room or part of the room offered on an extra service basis?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> | <p>Is the room or part of the room offered on an extra service basis?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> |
| <p>Quality, condition and amenity of room</p> <p>Large carpeted room with large wardrobe and separate semi-walk-in storage cupboard, large private en-suite, kitchenette, quality drapes, heating/cooling, nurse call, garden views.</p> <p>Each room is regularly refurbished and comes with a hospital bed, lockable bedside table and over bed table.</p> | <p>Quality, condition and amenity of room</p> <p>Carpeted room with ample wardrobe storage, private en-suite, and quality drapes, heating/cooling, nurse call, garden views.</p> <p>Each room is regularly refurbished and comes with a hospital bed, lockable bedside table and over bed table.</p> |



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| <p>Size of room (m2) excluding en-suite</p> <p>30m2</p> | <p>Size of room (m2) excluding en-suite</p> <p>15m2</p> |
| <p>Quality, condition, size and amenity of common areas</p> <p>Good condition, dining rooms, function hall, lounges, craft room, activity room, chapel, library, piano, organ, TV rooms, music room, hair dressing salon, massage room, kiosk, pet friendly, 12 and 22 seater retirement village bus taking regular trips to cultural events and shops, raised garden bed.</p> | <p>Quality, condition, size and amenity of common areas</p> <p>Good condition, dining rooms, function hall, lounges, craft room, activity room, chapel, library, piano, organ, TV rooms, music room, hair dressing salon, massage room, kiosk, pet friendly, 12 and 22 seater retirement village bus taking regular trips to cultural events and shops, raised garden bed.</p> |
| <p>Specific accommodation or design features of the room, and of the facility</p> <p>Ethnic specific – Latvian – providing a vast array of cultural activities, discussion groups, exercise and craft classes, meditation, games, visiting artists and guest speakers. Fortnightly chapel service, monthly bible studies, pastoral care and counselling.</p> | <p>Specific accommodation or design features of the room, and of the facility</p> <p>Ethnic specific – Latvian – providing a vast array of cultural activities, discussion groups, exercise and craft classes, meditation, games, visiting artists and guest speakers. Fortnightly chapel service, monthly bible studies, pastoral care and counselling.</p> |
| <p>Additional care services offered at no additional cost</p> <p>Physiotherapy, podiatry, happy hour, cultural specific celebrations, pastoral care.</p> | <p>Additional care services offered at no additional cost</p> <p>Physiotherapy, podiatry, happy hour, cultural specific celebrations, pastoral care.</p> |
| <p>Optional additional costs associated with the room</p> <p>Podiatry, massage therapy, hairdressing, assistance with personal appointments.</p> | <p>Optional additional) costs associated with the room</p> <p>Podiatry, massage therapy, hairdressing, assistance with personal appointments.</p> |