

Key Features Statement

July - September 2025

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

COMMON AREAS

Café

Located on the ground floor, opens out to courtyard. Open every morning and afternoon. Services include a fee.

Activities room / Chapel

Located on the ground floor with enough seating for church and large group events. A large screen television is available for movie nights.

Dining areas

Each wing has its own kitchen and dining area.

Lounge and sitting areas

Each wing has a large lounge area with flat screen television, and a secondary lounge area with books and magazines. Access to a courtyard or garden space from each common lounge area. Small sitting rooms are located at the end of each corridor.

Outdoor areas

Ground level has a large courtyard and access to gardens with benches and walking paths. Levels 1, 2 and 3 have balconies off each lounge area.

Hairdressing salon

Purpose-built salon located on the ground floor. Open Tuesdays, 9am-4pm. A beauty therapist for manicures and pedicures is available once a week. Services include a fee.

Consulting and physiotherapy

Rooms are located on the ground floor.

ADDITIONAL SERVICES

Enhanced Dining Experience

Hot cooked breakfast daily with extended hours

Extensive lunch and dinner menu with a variety of choices – hot meal, soups, salads, sandwiches, light meals and dessert

Option of alcoholic beverage with lunch
Resident Snack Bar 24/7

After-hours menu available upon request

BBQs &/or special occasion meals in addition to routine social & cultural meals and events - monthly
Happy hour

Choice of dining venues

Moulded food for pureed diets

Coffee pods or beans

Technology and Engagement

WiFi internet

King single electric bed

CareApp communications app for families

Tovertafel interactive games for people requiring cognitive improvement
BrainTrainerPlus™ digital experience to encourage active minds

iPads/Tablets

Robotic therapy animal

Evoke® TV & Radio channels rooms

Video and book library

Wall-mounted SMART TV

Lifestyle and Interests

Musical playlist – available on request

Live entertainment - weekly

Armchair travel sessions - monthly

On-site gym/physiotherapy room

Professionally printed clothing labels

Bus outings (weekly) – some lunches or ticket charges at additional cost

Church to you

On-site Chaplain

PRIVATE ROOMS

One resident per room

Bed coverings, sheets, pillows and bed spread

King single electric bed

Built-in cabinetry, wardrobe and cupboard

Wood-like vinyl or carpet flooring

Display shelves with room for a bar fridge

Air conditioning

Wall-mounted SMART TV

Windows with curtains and screens

Emergency call button and pendant

Bathroom

Vinyl flooring

Wheelchair accessible with grip rails

Shower chairs available if required

Vanity area with storage

Emergency call button

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PRICING

Room type	Number of rooms	Size (m²)	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	\$970,000	\$206.76	\$97,000	\$186.08
C	Yes	\$1,020,000	\$217.41	\$102,000	\$195.67

*Applicable to accommodation valued over \$750,000

Additional Services Fee – \$65 per day or \$9 per day for fully supported residents

The Additional Service Fee will be indexed on 1 July each year by the annual percentage increase in the Consumer Price Index (CPI) for the previous March quarter (Sydney).