

Key Features Statement

July - September 2025

Piper House
Residential aged care
4 Lindsay Evans Place , Dapto

COMMON AREAS

Café

A self-serve café is located on the ground floor

Activities room / Chapel

The chapel and activities room are located next to each other on the ground floor. Equipped with audio and visual system, they can be combined for larger functions.

Hairdressing salon

Purpose built salon on the ground floor. Services include a fee.

Laundries

Laundry is done by staff at the on-site commercial laundry. Each area has a fully equipped laundry for resident use.

Dining areas

Each resident community area has its own servery and dining space. Large windows provide plenty of natural light. An accessible toilet with call button is provided close by. A number of spaces are available to book for private functions.

Lounge and sitting areas

Each area has its own lounge area with large flat-screen TV and smaller sitting areas.

Outdoor areas

Large courtyards and balconies with raised garden beds.

Physiotherapy / Allied Health

Consult rooms are on the ground floor for physiotherapist and other allied health services.

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.

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

Happy hour

Choice of dining venues

Moulded food for pureed diets

Coffee pods or beans

Technology and Engagement

WiFi internet

CareApp communications app for families

Tovertafel interactive games for people requiring cognitive improvement

BrainTrainerPlus™ digital experience to encourage active minds

iPads/Tablets

Robotic animal therapy

Video and book library

Evoke® TV & Radio channels available in rooms

King single electric bed

Lifestyle and Interests

Musical playlist for residents – available on request

Live entertainment - fortnightly

Animal assisted therapy - weekly

Armchair travel sessions

Professionally printed clothing labels

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

On-site gym

Church to you

On-site Chaplain

Multisensory program

PRIVATE ROOMS

One resident per room

King single electric bed

Bed coverings, sheets, pillows and bed spread

Upholstered armchair, one lockable bedside table and one over bed table

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

Wall-mounted SMART TV

Air conditioning and ceiling fan Windows with block-out and

sheer curtains

Emergency call button

Bathroom

Laminate flooring and tiled walls

Wheelchair accessible with grip rails

Vanity with bench space and storage

Emergency call button

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PRICING

Room type	Number of rooms	Size (m ²)	Description
A	111	22.8 - 28.2	Standard 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	\$550,000	\$117.23	\$55,000	\$105.51

*Applicable to accommodation valued over \$750,000

Additional Services Fee – \$50 per day or \$7.50 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).