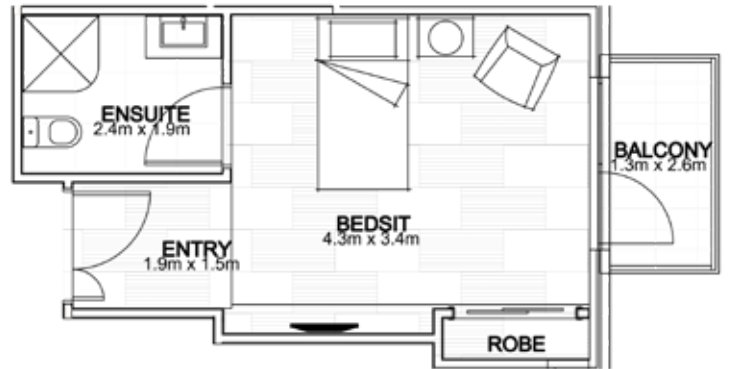


Suites

- Bespoke timber bedroom suite
- Built in wardrobe
- Ensuite bathroom with designer finishes
- Personal heating and cooling
- 24 hour nurse call system
- Wall mounted TV



Deluxe Suite

A spacious, private single bedroom with ensuite. Stylish designer finishes and gorgeous garden views.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size	24m ² - 26m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$750,000.00
Daily Accommodation Payment (DAP)*	\$84.25

Example combination

50% RAD	\$375,000.00
50% DAP	\$42.12

Premium Suite

Our Premium Suites offer spacious private rooms with a private door to your household courtyard or personal juliet balcony.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size	24m ² - 34m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$800,000.00
Daily Accommodation Payment (DAP)*	\$89.86

Example combination

50% RAD	\$400,000.00
50% DAP	\$44.93

*The DAP is indexed at the Maximum Permissible Interest Rate set by the Government (currently 4.10%) and will be reviewed in Jan 2021

Other Fees

Basic Daily Fee: the Government set a basic daily fee as a contribution to cover the costs of daily living. All residents pay this for permanent and respite care regardless of which home they choose. The daily fee is currently \$52.25 and will be reviewed by the Federal Government in March 2021.

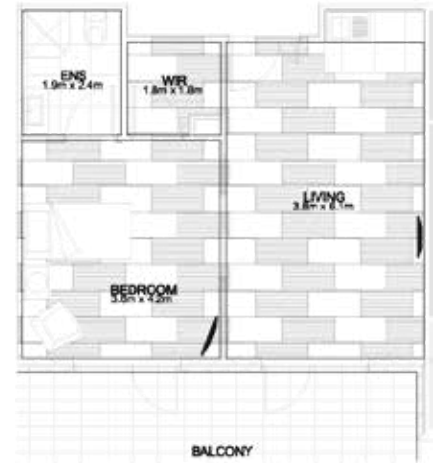
Means-tested care fee: A fee individually calculated and set by Centrelink based on an assessment of your income and assets. You may not pay this.

Additional Services: Embracia Moonee Valley offers a number of Additional Services to our residents for a fee. See the below Additional Services page or talk to our Manager.

Apartments

Located on our first floor, our two-room apartments offer all the features of our suites plus:

- Walk-in wardrobe
- Private lounge
- Small kitchenette with stone bench and ZIP hot water tap
- Flat screen TVs in bedroom and lounge
- Private balcony or terrace
- 6 of our exclusive apartments offer city views



Juliet Apartment

A two-room apartment with private juliet balconies off both the lounge and bedroom.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	47m ² - 53m ²
Size - balconies	Two x 3m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,300,000
Daily Accommodation Payment (DAP)*	\$146.03

Example combination

50% RAD	\$650,000
50% DAP	\$73.01

Premium Terrace Apartment

A two-room apartment with large private terrace.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	49m ² - 53m ²
Size - balconies	55m ² - 62m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,350,000
Daily Accommodation Payment (DAP)*	\$151.64

Example combination

50% RAD	\$675,000
50% DAP	\$75.82

Deluxe Terrace Apartment

A two-room apartment with private terrace.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	49m ²
Size - terrace	37m ² - 39m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,325,000
Daily Accommodation Payment (DAP)*	\$148.84

Example combination

50% RAD	\$662,500
50% DAP	\$74.42

Penthouse Terrace Apartment

A two-room apartment with expansive private terrace and city views.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	48m ² - 51m ²
Size - terrace	78m ² - 83m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,375,000
Daily Accommodation Payment (DAP)*	\$154.45

Example combination

50% RAD	\$687,500
50% DAP	\$77.23

*The DAP is indexed at the Maximum Permissible Interest Rate set by the Government (currently 4.10%) and will be reviewed in Jan 2021