

ACCOMMODATION GROUP 1 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

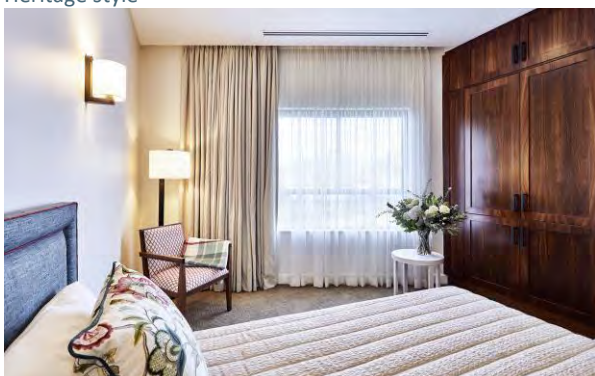
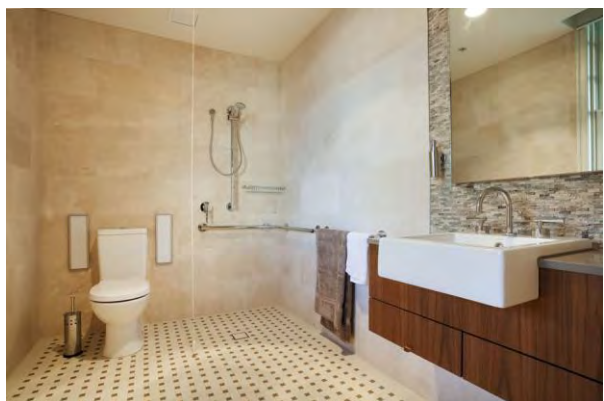
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of each suite include:

| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| G10 | East aspect, garden views, contemporary style | 21.2 |
| G17 | South aspect, garden views, very large size, contemporary style | 27.4 |
| G18 | South aspect, contemporary style | 19.0 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 1 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





part of the **cranbrook care** family

ACCOMMODATION GROUP 1 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 1 is \$1,016,448.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$508,224

Plus

Daily Accommodation Payment (DAP): \$116.68

Extra Service Fee

Lansdowne Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

Lansdowne Gardens

11 Manns Avenue, Neutral Bay NSW 2089

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ACCOMMODATION GROUP 2 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

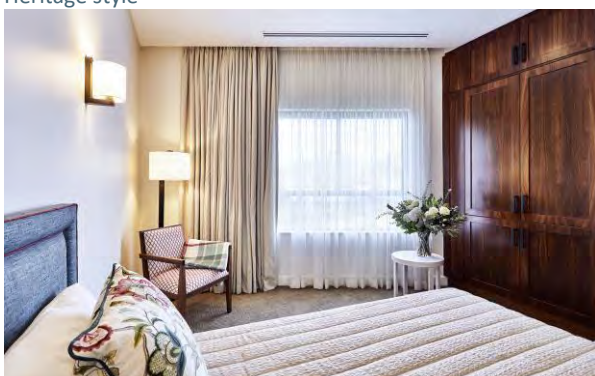
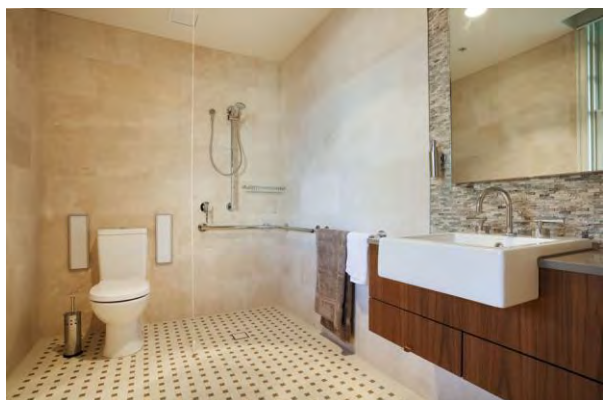
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Specific features of each suite include:

| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| G09 | Ground floor, dementia suite, north aspect, garden views, contemporary style | 21.3 |
| G15 | Ground floor, dementia suite, west aspect, garden views, contemporary style | 21.9 |
| 110 | First floor, east aspect, garden and district views, heritage style | 21.8 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 2 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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ACCOMMODATION GROUP 2 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 2 is \$1,052,323.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$526,162

Plus

Daily Accommodation Payment (DAP): \$120.80

Extra Service Fee

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ACCOMMODATION GROUP 3 - KEY FEATURES STATEMENT

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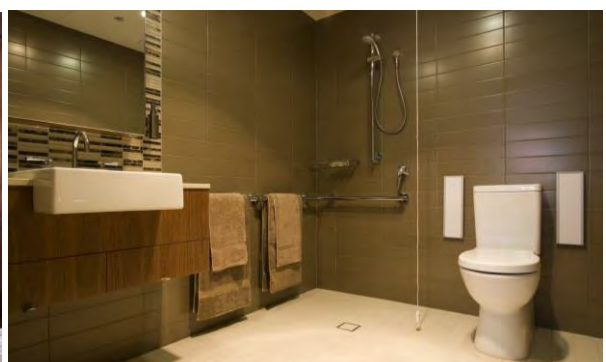
| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| G20 | Ground floor, dementia suite, east aspect, contemporary style | 25.2 |
| 114 | First floor, west aspect, kitchenette, bar fridge, contemporary style | 23.8 |
| 123 | First floor, west aspect, excellent layout, Sydney Harbour glimpses, heritage style | 17.1 |
| 118 | First floor, east aspect, garden view, contemporary style | 22.9 |
| 122 | First floor, east aspect, garden views, excellent layout, kitchenette, bar fridge, contemporary style | 22.4 |
| 212 | Second floor, east aspect, excellent layout, kitchenette, bar fridge, contemporary style | 22.9 |
| G14 | Ground floor, dementia suite, north aspect, entry hallway, French window, garden views, vaulted ceiling, contemporary style | 32.4 |
| 121 | First floor, west aspect, Sydney Harbour views, contemporary style | 20.9 |



Heritage style



Contemporary style





part of the **cranbrook care** family

ACCOMMODATION GROUP 3 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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ACCOMMODATION GROUP 3 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 3 is \$1,076,239

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$538,120

Plus

Daily Accommodation Payment (DAP): \$123.55

Extra Service Fee

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ACCOMMODATION GROUP 4 - KEY FEATURES STATEMENT

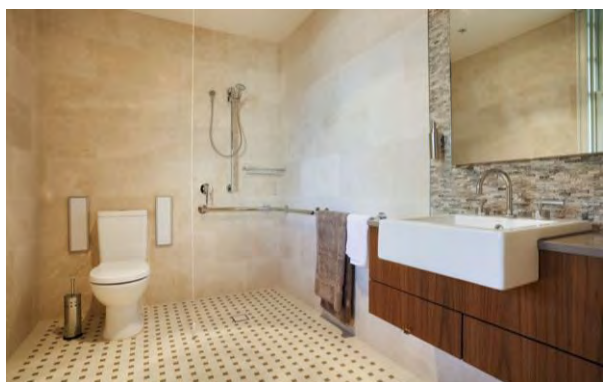
Elegantly Designed Private Suites

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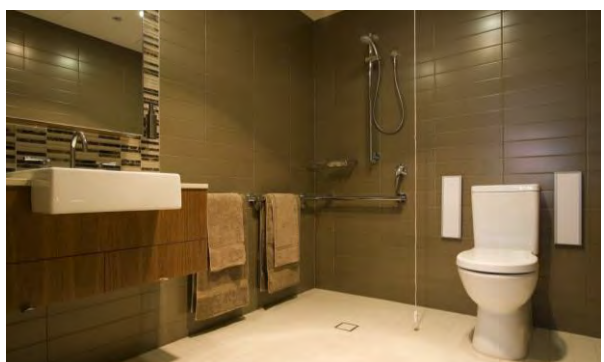
| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| 127 | First floor, west aspect, excellent layout, kitchenette, bar fridge, heritage style | 25.5 |
| G19 | Ground floor, dementia suite, east aspect, garden view, contemporary style | 25.8 |
| 125 | First floor, west aspect, excellent layout, bar fridge heritage style | 20.1 |
| G08 | Ground floor, dementia suite, west aspect, garden views, heritage style | 24.7 |
| G11 | Ground floor, dementia suite, west aspect, garden views, bay window, excellent layout, contemporary style | 25.4 |
| G12 | Ground floor, dementia suite, east aspect, garden view, contemporary style | 20.6 |
| 111 | First floor, west aspect, vaulted ceiling, kitchenette, bar fridge, heritage style | 24.0 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 4 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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ACCOMMODATION GROUP 4 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 4 is \$1,136,030

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$568,015

Plus

Daily Accommodation Payment (DAP): \$130.41

Extra Service Fee

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ACCOMMODATION GROUP 5 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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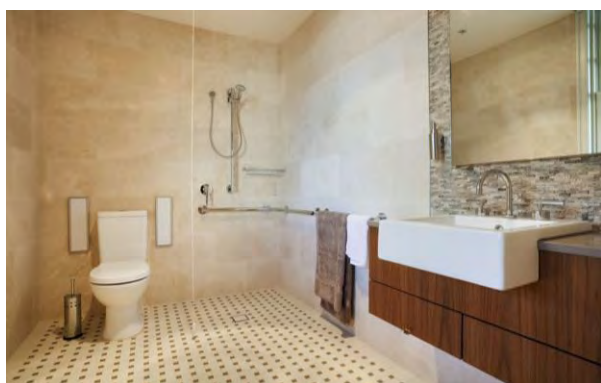
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one person.

The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

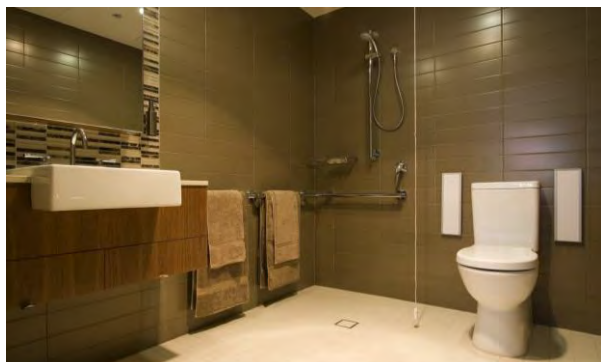
| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 128 | First floor, north aspect, bay window, heritage restored fireplace, garden view, kitchenette, bar fridge, heritage style | 25.8 |
| 124 | First floor, east aspect, bay window, excellent layout, kitchenette, bar fridge, heritage style | 26.9 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 5 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

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ACCOMMODATION GROUP 5 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 5 is \$1,225,717

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$612,859

Plus

Daily Accommodation Payment (DAP): \$140.71

Extra Service Fee

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ACCOMMODATION GROUP 6 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

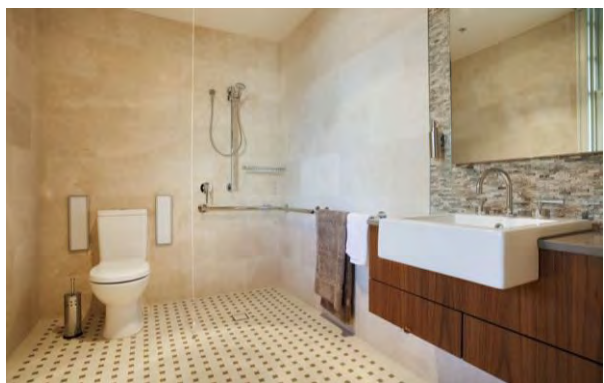
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| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| G07 | Ground floor, dementia suite, east aspect, garden views, heritage style | 30.3 |
| G13 | Ground floor, dementia suite, north aspect, views onto private balcony, contemporary style | 22.6 |
| G16 | Ground floor, dementia suite, south aspect, garden views, contemporary style | 26.3 |
| 112 | First floor, east aspect, district views, excellent layout, heritage style | 23.9 |
| 204 | Second floor, north and east aspect, double windows, bar fridge, garden outlook, excellent layout, contemporary style | 24.6 |
| 205 | Second floor, north and west aspect, excellent layout, bar fridge, contemporary style | 21.6 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 6 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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ACCOMMODATION GROUP 6 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 6 is \$1,225,612

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$627,806

Plus

Daily Accommodation Payment (DAP): \$144.14

Extra Service Fee

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ACCOMMODATION GROUP 7 - KEY FEATURES STATEMENT

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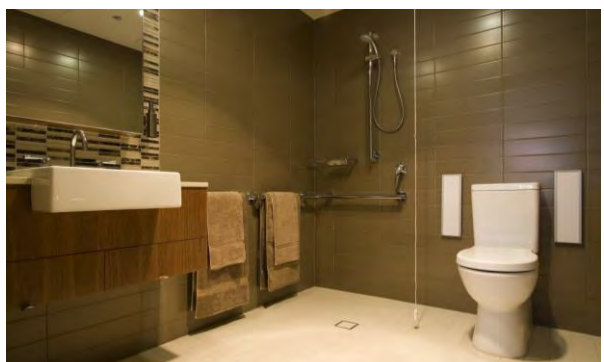
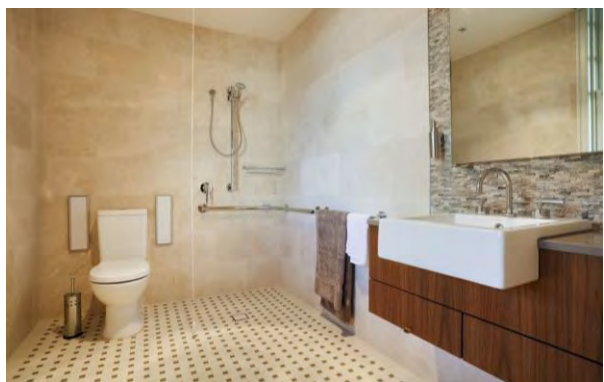
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| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 105 | First floor, north aspect, featured ceiling highs, garden outlook, kitchenette, bar fridge, heritage style | 23.3 |
| 210 | Second floor, east aspect, kitchenette, bar fridge, contemporary style | 22.9 |



Heritage style



ACCOMMODATION GROUP 7 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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ACCOMMODATION GROUP 7 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 7 is \$1,285,508

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$642,754

Plus

Daily Accommodation Payment (DAP): \$147.57

Extra Service Fee

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ACCOMMODATION GROUP 8 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

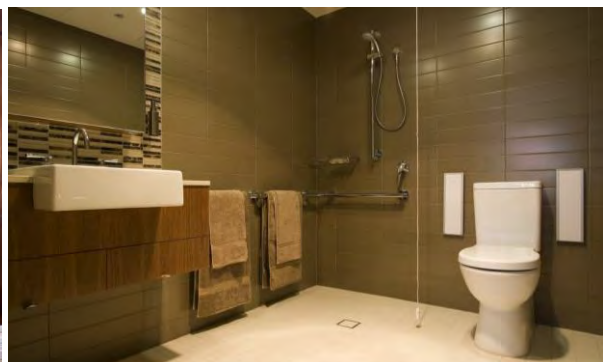
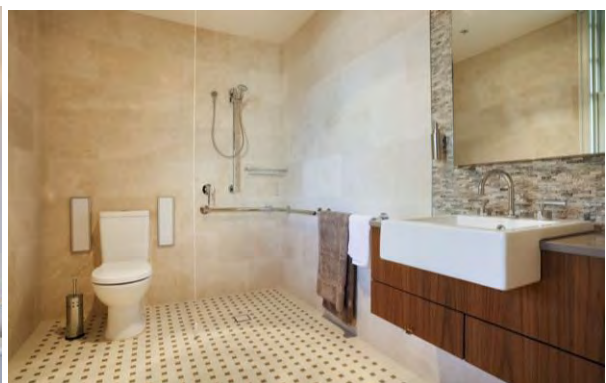
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one person.

The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| 107 | First floor, west aspect, excellent layout, Sydney Harbour views, heritage style | 25.8 |
| 109 | First floor, north aspect, garden and street views, kitchenette, bar fridge, contemporary style | 29.3 |



Heritage style



ACCOMMODATION GROUP 8 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





ACCOMMODATION GROUP 8 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 8 is \$1,315,403.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$657,702

Plus

Daily Accommodation Payment (DAP): \$151.00

Extra Service Fee

Lansdowne Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

Lansdowne Gardens

11 Manns Avenue, Neutral Bay NSW 2089

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ACCOMMODATION GROUP 9 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

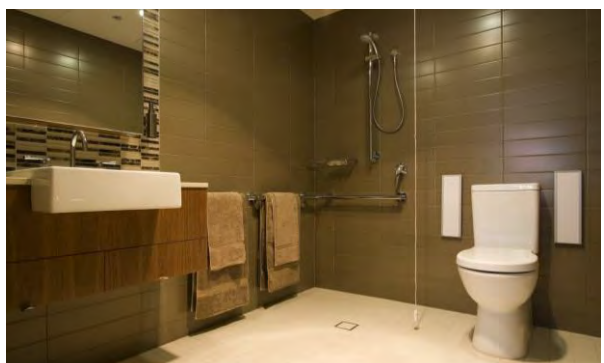
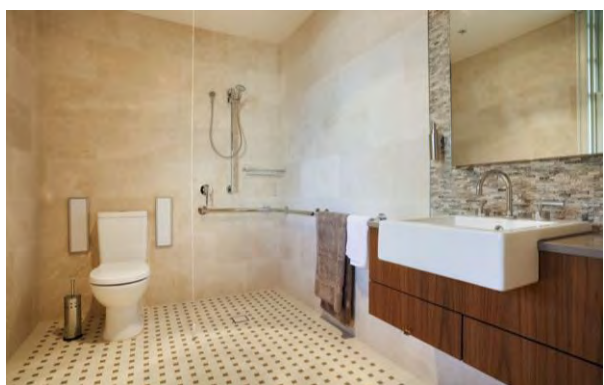
Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects WMK, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one person.

The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 113 | First floor, west aspect, dormer windows, kitchenette, bar fridge, very private room, heritage style | 23.4 |
| 106 | First floor, east aspect, excellent layout, garden view, kitchenette, bar fridge, heritage style | 30.6 |
| 108 | First floor, south aspect, Sydney Harbour glimpses, excellent layout and extra wardrobe space, kitchenette, bar fridge, contemporary style | 31.2 |
| 126 | First floor, excellent layout, kitchenette, bar fridge, large windows, heritage style | 30.0 |
| 211 | Second floor, west aspect, excellent layout, Sydney Harbour glimpses, kitchenette, bar fridge, contemporary style | 27.9 |
| 103 | First floor, south aspect, Sydney Harbour views, bar fridge, heritage style | 19.7 |



Heritage style



ACCOMMODATION GROUP 9 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





part of the **cranbrook care** family

ACCOMMODATION GROUP 9 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 9 is \$1,434,985.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$717,493
Plus

Daily Accommodation Payment (DAP): \$164.73

Extra Service Fee

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Lansdowne Gardens

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ACCOMMODATION GROUP 10 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

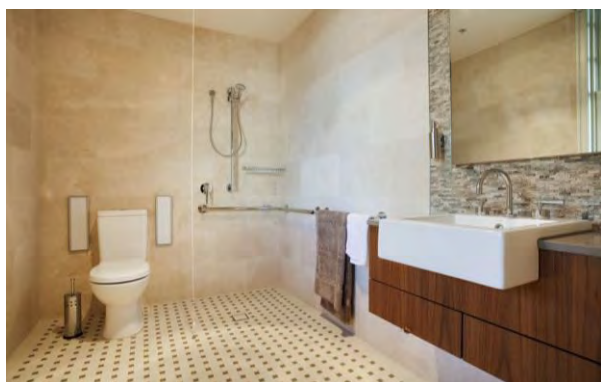
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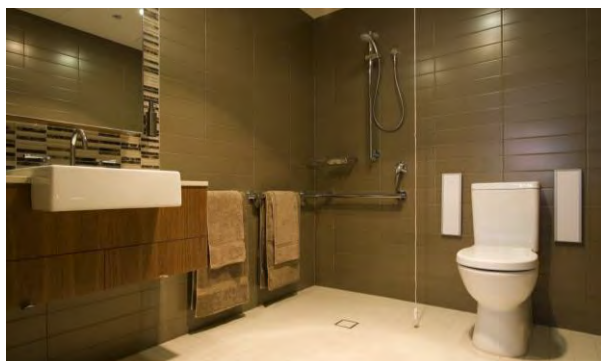
| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 4 | Ground floor, garden suite, verandah, south aspect, Sydney Harbour views, level access to formal garden with Sydney Harbour views, bar fridge, heritage style | 19.8 |
| 1 | Ground floor, garden suite, north aspect, exclusive 7m ² verandah, level access to formal garden with Sydney Harbour views, feature heritage window in ensuite, kitchenette, bar fridge, heritage style | 27.1 (including private verandah) |
| 104 | First floor, sunny north aspect, large size room, large ensuite, excellent layout, kitchenette, bar fridge, additional wardrobe space, heritage style | 32.4 |
| 203 | Second floor, south aspect, Sydney Harbour and Sydney Harbour bridge views, bar fridge, heritage style | 24.9 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 10 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

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The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





ACCOMMODATION GROUP 10 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 10 is \$1,554,567.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$777,284
Plus

Daily Accommodation Payment (DAP): \$178.46

Extra Service Fee

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ACCOMMODATION GROUP 11 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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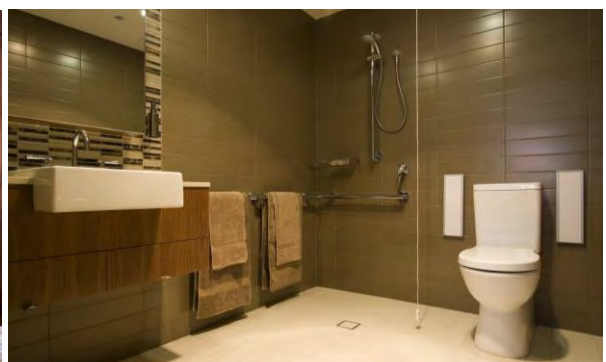
| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 3 | Ground floor, garden suite, north aspect, large size (can be reconfigured for two people (see Accommodation Group 17)), bay window, level access to formal garden with Sydney Harbour views, kitchenette, bar fridge, heritage style | 33.0 |
| 6 | Ground floor, garden suite, north aspect, views to large garden, level access to formal garden with Sydney Harbour views, access to private courtyard, kitchenette, bar fridge, heritage style | 31.1 |
| 102 | First floor, north aspect, large size (can be reconfigured for two people (see Accommodation Group 17)), bay window, kitchenette, bar fridge, heritage style | 32.2 |
| 115 | First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for two people (see Accommodation Group 17)), kitchenette, bar fridge, contemporary style | 32.4 |
| 116 | First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for two people (see Accommodation Group 17)), kitchenette, bar fridge, contemporary style | 32.5 |



Heritage style



Contemporary style





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ACCOMMODATION GROUP 11 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





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ACCOMMODATION GROUP 11 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 11 is \$1,793,732.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$896,866

Plus

Daily Accommodation Payment (DAP): \$205.91

Extra Service Fee

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Lansdowne Gardens

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ACCOMMODATION GROUP 12 - KEY FEATURES STATEMENT

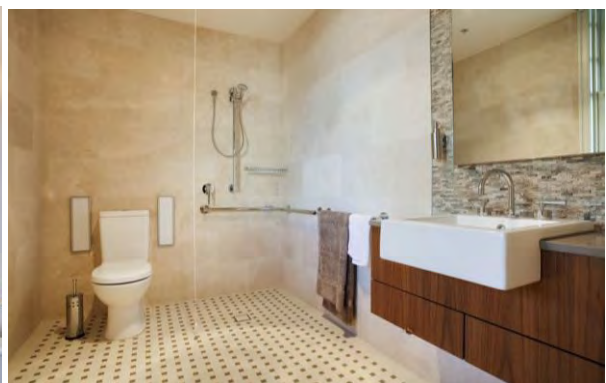
Elegantly Designed Private Suites

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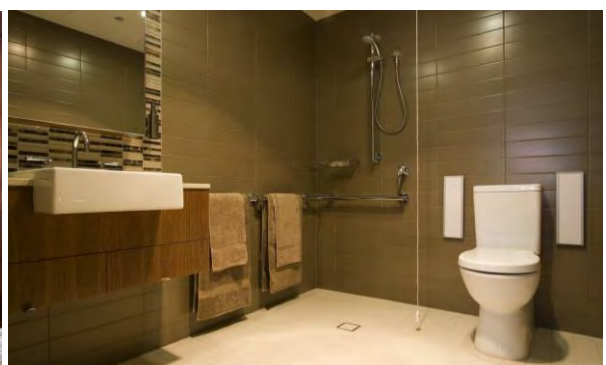
| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| 2 | Ground floor, garden suite, south east aspect with Sydney Harbour views, private verandah of 6.3m ² , Level access to formal garden with Sydney Harbour views, heritage restored fireplace, kitchenette, bar fridge, best room on ground floor, heritage style | 36.6 (including private verandah) |
| 5 | Ground floor, large garden suite, north aspect, views to large garden, level access to formal garden with Sydney Harbour views, private access to courtyard, kitchenette, bar fridge, heritage style | 31.6 |
| 202 | Second floor, north aspect, large suite with additional wardrobes, extra large kitchenette, bar fridge, separate sleeping/lounge areas, heritage style | 32.4 |
| 213 | Second floor, very private suite with east aspect, excellent layout, large size (can also be reconfigured for two people (see Accommodation Group 18)), kitchenette, bar fridge, extra large TV, additional wardrobe space, contemporary style | 32.7 |



Heritage style



Contemporary style





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ACCOMMODATION GROUP 12 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





part of the **cranbrook care** family

ACCOMMODATION GROUP 12 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 12 is \$1,913,314.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$956,657

Plus

Daily Accommodation Payment (DAP): \$219.64

Extra Service Fee

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Lansdowne Gardens

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ACCOMMODATION GROUP 13 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

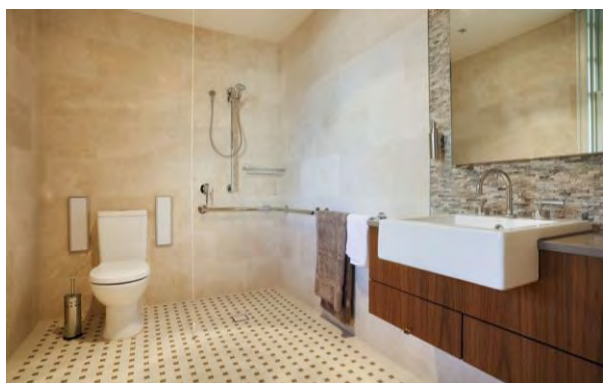
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Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

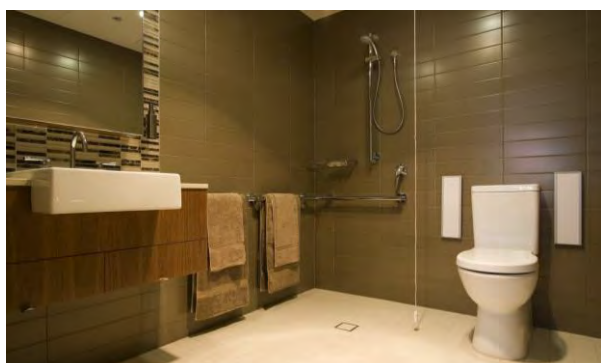
| Suite | Feature | Size m ² (including private ensuite) |
|-------|---|---|
| 117 | First floor, south aspect, large room, views to Sydney Harbour, kitchenette, bar fridge, contemporary style | 29.0 |
| 119 | First floor, south aspect, large room, views to Sydney Harbour, kitchenette, bar fridge, contemporary style | 23.2 |
| 120 | First floor, south west aspect, views to Sydney Harbour, Royal Sydney Yacht Squadron, kitchenette, two corner windows, bar fridge, contemporary style | 28.9 |
| 206 | Second floor, south aspect, Sydney Harbour and Sydney Harbour bridge views, two corner windows, kitchenette, bar fridge, contemporary style | 27.8 |
| 207 | Second floor, south aspect, expansive Sydney Harbour and Sydney Harbour Bridge views, large kitchenette, bar fridge, contemporary style | 25.8 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 13 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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ACCOMMODATION GROUP 13 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 13 is \$2,152,478.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,076,239

Plus

Daily Accommodation Payment (DAP): \$247.09

Extra Service Fee

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ACCOMMODATION GROUP 14 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite is of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

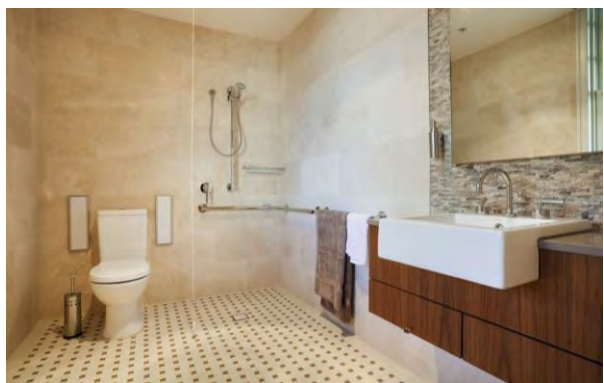
The suite provides accommodation for one person. The suite is very private, has extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of the suite include:

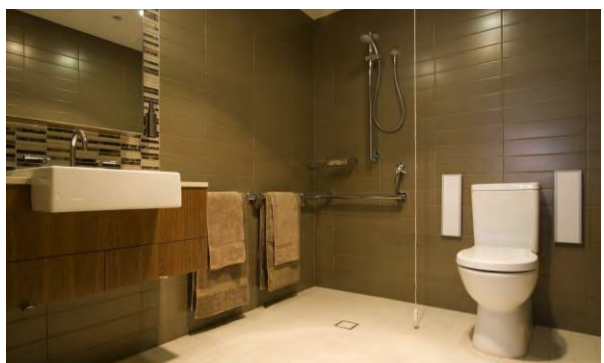
| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 208 | Second floor, south aspect, expansive Sydney Harbour and Sydney Harbour Bridge views, private water enclave views, kitchenette, bar fridge, contemporary style | 28.4 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 14 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





ACCOMMODATION GROUP 14 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 14 is \$2,331,851.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,165,926

Plus

Daily Accommodation Payment (DAP): \$267.68

Extra Service Fee

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Lansdowne Gardens

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ACCOMMODATION GROUP 15 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite is of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

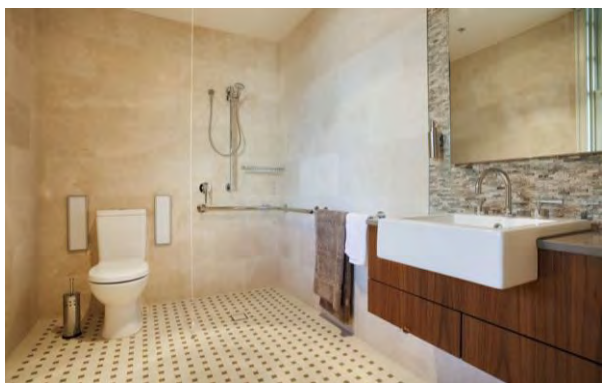
The suite provides accommodation for one person. The suite is very private, has extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of the suite include:

| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 209 | Second floor, south west penthouse, south aspect, expansive Sydney Harbour and Sydney Harbour Bridge views, corner position with two corner windows, kitchenette, bar fridge, contemporary style | 24.4 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 15 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





ACCOMMODATION GROUP 15 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 15 is \$2,511,224.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,255,612

Plus

Daily Accommodation Payment (DAP): \$288.27

Extra Service Fee

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Lansdowne Gardens

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ACCOMMODATION GROUP 16 - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

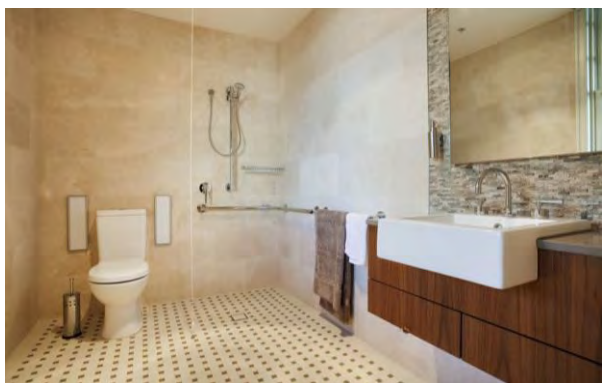
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

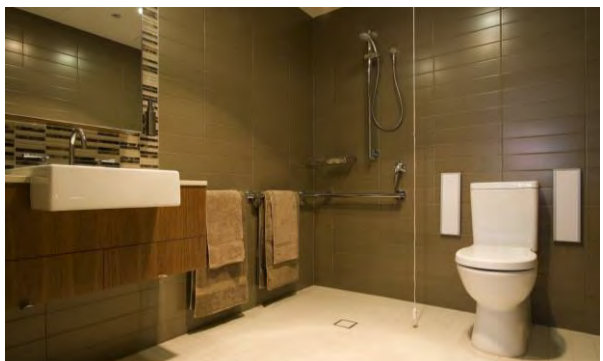
| Suite | Feature | Size m ² (including private ensuite) |
|-------|--|---|
| 101 | First floor, very large size room, private verandah of 6.2m ² size with wicker furniture, south and east aspect, spectacular direct Sydney Harbour views, bay window, heritage restored fireplace, kitchenette, bar fridge, extra large wardrobe, heritage style. | 46.5 (including verandah) |
| 201 | Second floor, "The Penthouse Suite", south east aspect, spectacular Sydney Harbour and Sydney Harbour Bridge views, separate lounge / sitting room with desk and large kitchenette, bar fridge, two televisions, bay window, extra large wardrobes, heritage style. | 48.7 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 16 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





ACCOMMODATION GROUP 16 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 16 is \$3,228,717.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,614,359

Plus

Daily Accommodation Payment (DAP): \$370.64

Extra Service Fee

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ACCOMMODATION GROUP 17 - KEY FEATURES STATEMENT

Elegantly Designed Shared Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects WMK, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for a maximum of two people. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

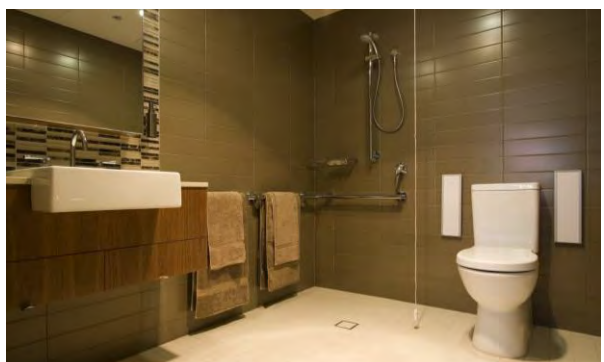
| Part Room | Feature | Part Room Size m ² (including private ensuite) |
|-------------|--|---|
| 3A & 3B | Ground floor, garden room, north aspect, large size (can also be reconfigured for one person (see Accommodation Group 11)), bay window, level access to formal garden with Sydney Harbour views, kitchenette, bar fridge, heritage style | 16.5 |
| 102A & 102B | First floor, north aspect, large size (can also be reconfigured for one person (see Accommodation Group 11)), bay window, kitchenette, bar fridge, heritage style | 16.1 |
| 115A & 115B | First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for one person (see Accommodation Group 11)), kitchenette, bar fridge, contemporary style | 16.2 |
| 116A & 116B | First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for one person (see Accommodation Group 11)), kitchenette, bar fridge, contemporary style | 16.3 |



Heritage style



Contemporary style





part of the **cranbrook care** family

ACCOMMODATION GROUP 17 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The high quality of the facility's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

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ACCOMMODATION GROUP 17 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 17 is \$956,601.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$478,301

Plus

Daily Accommodation Payment (DAP): \$109.81

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ACCOMMODATION GROUP 18 - KEY FEATURES STATEMENT

Elegantly Designed Shared Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects WMK, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

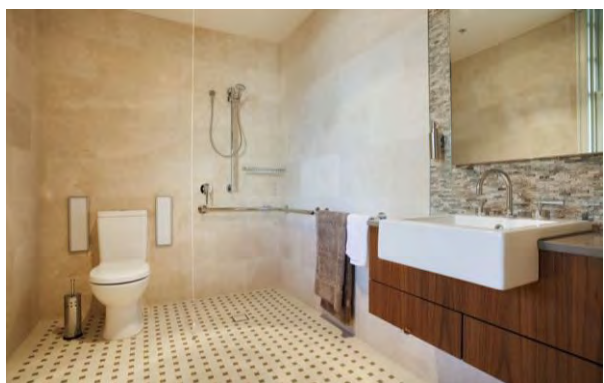
The suite is of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

The suite provides accommodation for a maximum of two people. The suite is very private, has extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of the suite include:

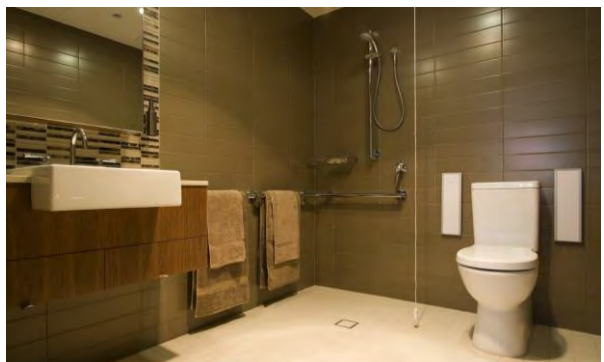
| Part Room | Feature | Part Room Size m ² (including private ensuite) |
|-------------|---|---|
| 213A & 213B | Second floor, east aspect, excellent layout, large size (can also be reconfigured for one person (see Accommodation Group 12)), kitchenette, bar fridge, extra large TV, contemporary style | 16.4 |



Heritage style



Contemporary style



ACCOMMODATION GROUP 18 - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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ACCOMMODATION GROUP 18 - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Maximum Accommodation Payment Amount

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 18 is \$1,016,389.

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$508,195

Plus

Daily Accommodation Payment (DAP): \$116.68

Extra Service Fee

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