



Greenway Views

LDK
SENIORS' LIVING



“

My vision for LDK is to create Australia's most advanced seniors' living communities. I want to create something special. A place that offers Love, Decency and Kindness on every level, from the ground up.

”

Paul Browne

Managing Director, LDK Seniors' Living



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THE LDK VISION

A new vision for retirement living and aged care in Australia

We are creating villages that our residents can call their own — amazing places to be part of, with a true sense of belonging. Through a wide range of activities and events, our villages will become known for their atmosphere and vibrancy, and our residents won't ever want to leave.

Everything we do is built with one thing in mind — our residents. The promise we make is that when you move into an LDK Seniors' Living Village, you won't have to move again. We provide a genuine continuum of care once our residents move in — from no or low care through to high and dementia care — where couples stay together and pets are welcome.



Display Suite

THE LDK DIFFERENCE

Experience the LDK difference

LDK's journey started over 20 years ago when Paul Browne, our founder, established his first seniors' living village. Paul witnessed the difference between the vibrant lifestyle of a retirement village when compared to the institutionalised environment of a nursing home, where people often ended up as their care needs increased.

It was Paul's personal experience with loved ones that inspired him to create a better future for older Australians. He knew there had to be a better way, so he decided to create villages that do it differently — places he would proudly call home.

We are bringing alive that vision, creating vibrant LDK Villages that provide residents with the opportunity to write their own narrative, with a true sense of connectedness and belonging.



THE LDK DIFFERENCE

Experience the LDK difference

There are many unique elements to LDK Villages, but there are key foundations that set us apart from traditional retirement living and aged care operators:

- + We're committed to our *One Move Promise*®. This means our residents will never have to move into a nursing home when they're with LDK and will remain surrounded by the friends they have made at their village and by familiar, caring staff.
- + Our costs are simple and clear and are all explained upfront, because we know feeling financially secure is one of the most important things to seniors looking to move out of their family home.
- + LDK (Love, Decency & Kindness) is in our DNA, from how we treat our residents and staff through to how we treat one another. We live and breathe these values proudly every day.
- + We are transforming the industry as we know it, through our innovative approach to retirement living and aged care. In our villages, residents enjoy LDK's *Lifestyle For Life*™ being part of a vibrant community, supported by 24/7 on-site care if or when they need it.



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YOUR VILLAGE

Welcome to Greenway Views

Greenway Views has been designed with your every need in mind.

From the Atrium Café and on-site grocer, salon, barber and more, to a state-of-the-art theatre, a dedicated learning centre and LDK's unique Care Hub – only moments from home.

There are over 380 purpose-built apartments, providing private, secure living in a vibrant village atmosphere, all within close proximity to the array of dining, shopping and entertainment of Tuggeranong.

Residents can enjoy uninterrupted views of The Brindabellas or choose to engage in over 30 social clubs and activities. A walking track, gym, and wellness studio provide indoor and outdoor spaces that promote an active lifestyle.

Enjoy hours of entertainment with the grandchildren at the 120+ seat theatre, arts and crafts room or exploring the many open spaces.

YOUR VILLAGE

Welcome to Greenway Views



Winter Lounge



Display Suite



Tickety-Boo Bar



REAL CARE

LDK care delivery

The support that we provide is delivered primarily through what we call 'planned care'. We meet with you individually to undertake a care assessment. We talk about your unique circumstances, goals and preferences, so we can tailor a care plan to suit your needs and wishes.

Our care team works with residents to create their own individual care plan to ensure the proposed care aligns with the kind of care you prefer and how you'd like it delivered. Once agreed, care is then delivered and regularly reviewed by our clinical team to account for anything that may change down the track.

Our personal carers deliver care to support activities of daily living, which include:

- + mobility assistance
- + bathing, washing, showering, personal hygiene and grooming, dressing and undressing
- + dressing aids
- + toileting
- + oral care
- + basic skin care and management
- + assistance with meal preparation, consumption or meal delivery
- + medication prompting
- + continence assistance
- + wellness checks



We offer on-site nursing care, which is delivered by our Registered Nurse. This includes:

- + wound management
- + medication management
- + nursing treatments and procedures
- + medication administration and liaising with your GP and pharmacy
- + clinical assessments (including pain management, falls risk assessment and wound assessment)
- + coordination of Allied Health services such as dietician, podiatry, occupational therapy and physiotherapy services
- + other clinical services such as hearing and vision services
- + RN visit to hospital

We provide case management for the management and regular review of your care plan as well as home care package management (if you receive care under a government funded home care package).

While our planned care is mostly determined in advance, we know circumstances can change without notice. Our on-site care team is available and trained to respond in a timely manner. Knowing that we're there if something happens is a reassurance that many of our residents need.

LDK benefits



Access to our 24/7 on-site care



A voice activated emergency call system



Access to AI and sensor technology to monitor care needs



Visiting rooms for GP and Allied Health



24 hour emergency assistance

LDK MEMBERSHIP – FINANCIAL BENEFITS

We know that Australian seniors want certainty and transparency, and that is what LDK Seniors' Living is delivering through our unique Village Membership Model. Our model is a genuine and innovative alternative to the traditional exit fee model commonly referred to as the Deferred Management Fee (DMF). All of our on-going fees are set and our Village Membership is capped.



Capital works

All capital works at the village (both inside dwellings and outside) will be at the cost of LDK for Village Members.



General services recurrent charges are capped for life

For LDK Village Members, the amount they pay for the General Services Recurrent charges will be capped for life at the time they move into an LDK Village.



Downsize at no cost

LDK Village Members can downsize from their existing dwelling to a smaller apartment at no cost. There will be no requirement to pay an exit fee on the current dwelling, and then pay an ingoing contribution on the new dwelling. If circumstances change, whereby residents separate from their partner due to health risks for themselves or others, LDK will find them alternative arrangements.



Capital gain/loss

LDK takes the risk on capital gain and capital loss.



No reinstatement costs on exit

LDK will be responsible for all reinstatement costs when a member exits the village.



No sales and marketing fees on exit

LDK residents who are members will not have to pay any sales and marketing fees on exit.



Charges stop on exit

For LDK Village Members, all fees and charges stop when a resident exits.



Guaranteed payment

For residents who are members, LDK will guarantee that the exit entitlement is paid to that member or their estate within 6 months of vacating, at the latest.

LDK MEMBERSHIP – SERVICE BENEFITS



- ✓ ***One Move Promise®***
Once you call an LDK Village home, you won't have to move again, with a continuum of care through your ageing journey.
- ✓ **My Aged Care nominee**
For LDK Village Members, LDK will be their nominee with My Aged Care if they wish. This service removes the complexity of residents trying to navigate My Aged Care on their own.
- ✓ **Optimisation of government funding**
The LDK team will work to maximise the amount of government care funding that LDK Village Members receive.
- ✓ **Delivery of care at cost**
For LDK Village Members, all care delivery, care management and government funded Home Care Package management will be provided at cost.
- ✓ **Meals and meal delivery at cost**
Similar to care delivery, meals and meal delivery will be at cost for LDK Village Members.
- ✓ **Access to LDK technology**
LDK is developing the latest, non-invasive, technology to deliver the best care and living experience for our residents and their loved ones.
- ✓ **Free Wi-Fi**
LDK Village Members will receive free access to our Wi-Fi.
- ✓ **Memory Care**
LDK Village Members have access to our memory care/day care centre at cost.

YOUR NEIGHBOURHOOD

Welcome to Tuggeranong

South Point
Tuggeranong
Shopping Centre

Lake
Tuggeranong


**Greenway
Views**

The Vikings
Town Centre
Bowls Club

Brindabella
Range

Greenway Views is nestled in Tuggeranong – a collection of suburbs that surrounds a stunning 57-hectare lake. With its bays, barbeque areas and playgrounds, Tuggeranong Lake is a popular spot

for swimming, fishing and boating. A 6.7km pathway around the lake meanders past shops, an arts centre and a local library, while providing plenty of seating to relax and take in views of the Brindabellas.



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LDK
SENIORS' LIVING

Disclaimer: The information contained in this document is correct at time of printing, but may be subject to change. LDK Seniors' Living encourages any interested parties to make their own enquiries directly to our LDK Seniors' Living Membership team, to ensure you have the latest information, by calling 1300 535 000. We exclude all inferred or implied terms, conditions and warranties arising out of this document and any liability for loss or damage arising there from.