



ASPIRE

AGED CARE BY LDK



“

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



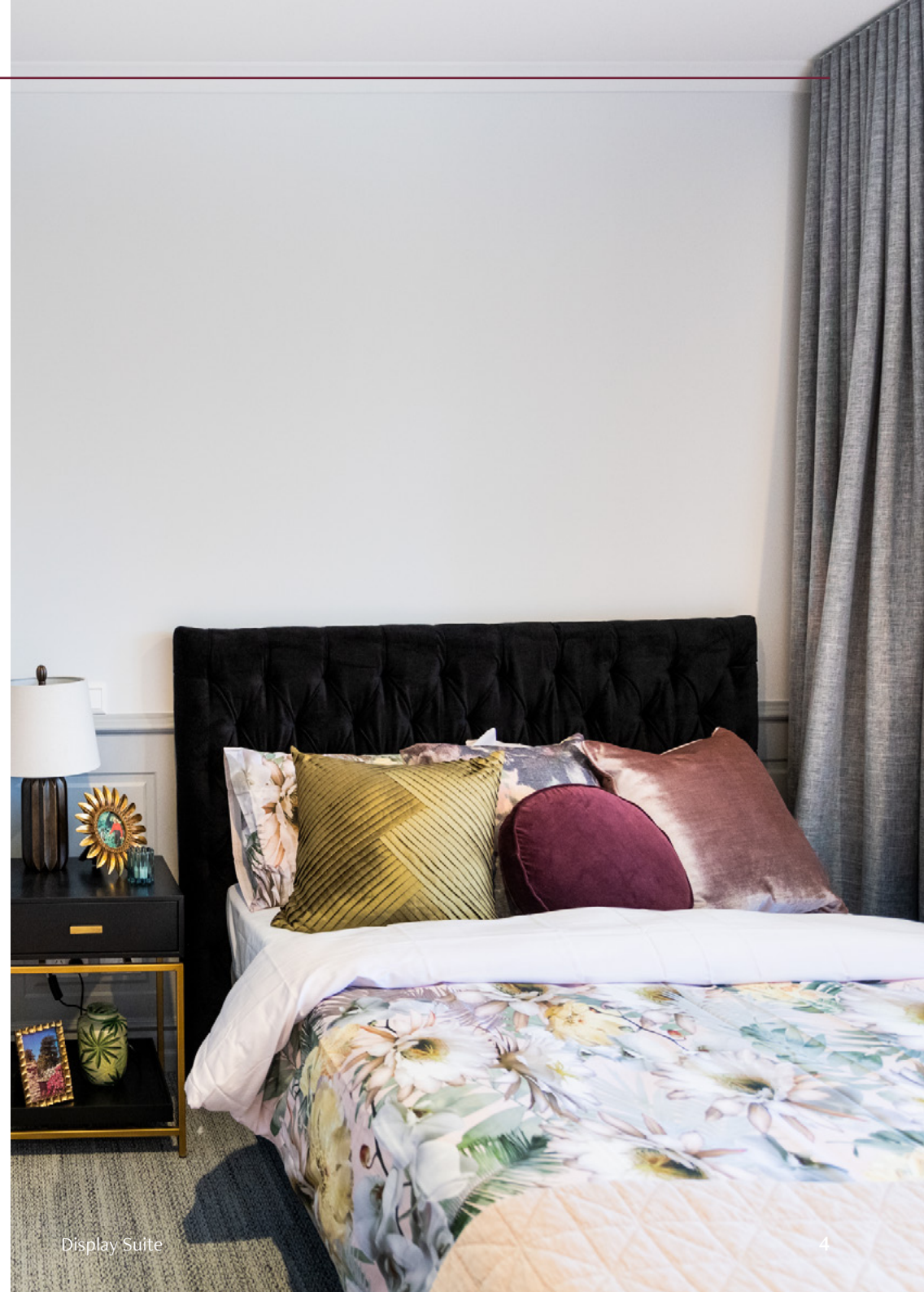
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THE STORY BEHIND THE NAME

Aspire Aged Care by LDK is our new national aged care brand, offering a genuine alternative to a nursing home. Delivering 24/7 care with Love, Decency & Kindness.

Aspire Aged Care by LDK is the newest addition to the LDK Family, offering your loved one a genuine alternative to a nursing home. Aspire Aged Care by LDK is co-located within Greenway Views; our first purpose built Seniors' Living village in Canberra. Aspire Aged Care by LDK caters to all levels of care including dementia, palliative and private respite care all within a vibrant and engaged village.



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 senior 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 COMMUNITY

Welcome to Aspire Aged Care by LDK

Aspire Aged Care by LDK is co-located within Greenway Views, Canberra. The building has been designed with your every need in mind.

From the Atrium Café and on-site grocer, hairdresser and more, to a state-of-the-art theatre, a dedicated learning centre and LDK's 24/7 onsite care that caters to all levels of care from low to high including dementia, palliative and respite care needs.

There are over 100 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 auditorium, arts and crafts room or exploring the many open spaces.

YOUR COMMUNITY

Welcome to Aspire Aged Care by LDK



YOUR NEIGHBOURHOOD

Welcome to Tuggeranong

South Point
Tuggeranong
Shopping Centre

Lake
Tuggeranong



Greenway
Views

The Vikings
Town Centre
Bowls Club

Brindabella
Range

Aspire Aged Care by LDK featured in 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.

REAL CARE

Aspire Aged Care by LDK offering

Purpose Built

Aspire Aged Care by LDK has been purpose-built to provide immediate care support and comfort care to your loved one. The entire building is dementia friendly with each level offering safety and security through its holistic design features. Step inside our generously sized living options and be blown away, not just by the sweeping views of the Brindabella Ranges but the attention to detail and fine finishes.

Care delivered with LDK

Our care team is based within the Aspire Aged Care hub, to provide 24/7 on-site clinical care. We can provide your loved one peace of mind that they will receive exceptional high care in the comfort and privacy of their own home. We are proud to say that our residents and their loved ones become an extension of our family – we are the LDK family.



REAL CARE

Aspire Aged Care by LDK offering

Dementia Care

Our Aspire Aged Care communities are designed to care for our residents at any stage of their ageing journey. So, rest assured if your loved one requires this level of care, we specialise in dementia care in each of our LDK villages. We provide personalised care unique to each of our beautiful residents to ensure they experience the best quality of life we can provide.

Private Respite Care

Private respite care provides a little extra support or care for a short period. It's designed to benefit partners or primary caregivers who may need a break. Our warm and welcoming private respite care is available.

REAL TECHNOLOGY



Care Management

LDK has invested significantly in care management software to ensure your loved ones receive the most responsive and fully visible care services.



Emergency Response

A fully integrated, two-way voice emergency response system is individually tailored to resident's needs, providing immediate care response when they need it most 24/7, 7 days a week.



Passive Monitoring & Alerts

A sophisticated high care ecosystem is available to residents, providing bed, door and motion sensors to capture patterns of behavior and automatically notify care staff when needed.



Wandering Management

Peace of mind when you need it most! Our very own custom-built technology uniquely tracks resident movements and notify staff if they need case assistance at any stage.

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.

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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.