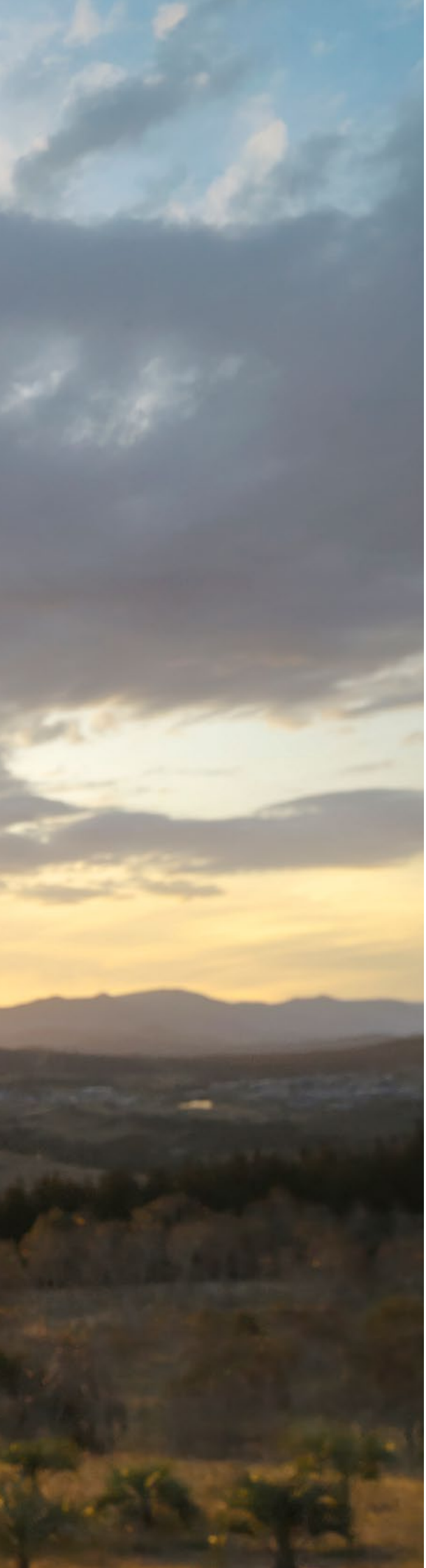
LDK

Seniors Living

Love. Decency. Kindness.





The way seniors living should be.

You should never have to give up who you are for the care you need. At LDK, we see your individuality, your story and your value.

Our villages are designed so you don't trade independence for care. You gain both. A home that grows with you, a community that knows you, and the certainty that wherever life takes you, your address can remain the same. That's the *One Move Promise*®.

Love, Decency and Kindness are how we make ageing something you embrace, not endure.



"Love, Decency & Kindness aren't just words. They shape everything we do, and how we live, so you feel it, every day."

Paul Browne
Director, LDK Seniors Living

Founder story.

LDK's story began over 20 years ago with Paul Browne, our Founder and Director. His early career in the police force showed him the undignified conditions many older Australians faced in traditional aged care. Determined to create something better, Paul turned a small motel into a place that combined lifestyle and care in a way that had never been done before.

One day, a gentleman named Milton Houston visited Paul's display home. Before he signed the cheque, he asked for a promise: that he would never have to leave, and that he would be cared for until the end. Paul made that promise, and it became the foundation of everything LDK stands for.

That commitment lives on through our *One Move Promise*®, giving every resident the security of knowing they will never need to leave their home or community as their needs change. What started as one promise between two people now shapes the lives of hundreds of residents every day.

Our care model and lifestyle philosophy.

LDK offers a genuine alternative to traditional retirement and aged care. Our villages combine community life with a full continuum of care, from a little help around the home to high care, including dementia and palliative support, all provided on-site by a team who know you. You keep your independence, with support there the moment you need it.

This is how we create communities where people truly live their lifestyle for life.





Experience the LDK difference.

What sets us apart.

There are many things that make an LDK village unique. Four foundations set us apart from traditional retirement living and aged care.

1. *One Move Promise®*

Stay in a home and a community you know, with support that evolves as your needs change. You will have the care you need, when you need it. Without ever having to leave the place you call home.

2. Lifestyle for life

The things you enjoy shouldn't be the first to go when life changes. At LDK, staying connected to what matters to you remains a priority no matter what level of support you need. Our villages are built around that belief. A rich, full life and the right care exist side by side, always.

3. LDK is in our DNA

Love, decency and kindness aren't just statements on a wall. They're something you'll experience in the way people speak to you, remember you, and make you feel at home. They guide the way our team treats you, and each other, because a community that truly lives its values does so in every conversation, every decision, and every day.

4. Simple, clear costs

Know exactly what to expect, from the day you move in to every year that follows. Fees are explained upfront, laid out before you commit. Because at this stage of life, financial certainty matters more than ever.


CHARLIE

One Move Promise®

None of us know what the future holds, but with LDK, one thing is certain: no matter how your care needs change, you'll never have to leave the community you call home.

As your needs change, so does the support around you. From everyday assistance through to complex and specialist care, all are delivered where you are. Ensuring you remain in the community, surrounded by friends and familiar staff. Life keeps going, just with the right support around it.

If at any stage a smaller home closer to the care team becomes more suitable, you can downsize within the village without financially or legally exiting. There are no additional apartment or membership costs, a second general services fee only applies if you occupy two homes.

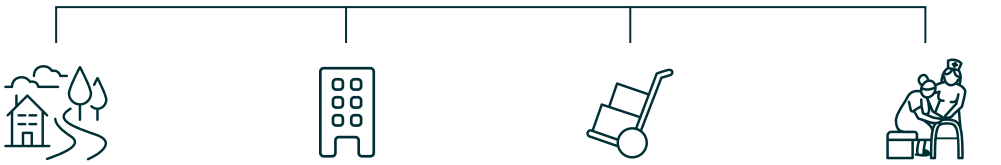
What it means for the people who live with us.

It means couples stay together, whatever life brings. If one partner requires more complex care or a home better suited to their needs, you don't have to choose between staying together and receiving the right support.

This is our promise to you.

Living in the wider community often means moving again and again. From the family home, to downsizing, to retirement living, and on to traditional aged care. The LDK model removes all of that. One move, and you're cared for life.

Living in the community:



Home | Downsizing | Retirement Living | Traditional Aged Care

VS

The LDK Model:

LDK Seniors Living

One Move Promise®

Stay in your own home, with care that evolves as your needs change, for life.



Lifestyle for life.

At LDK we believe later life should be full of purpose and the things you love. Across our villages you will find a vibrant, connected community where there is always something to discover, whether that is staying active, learning something new, or simply sharing a laugh with friends.

Every village reflects its own place and its own people, so life at each one has its own character. What stays the same is the spirit of it. Good company, good food, and days shaped around what brings you joy.

A regular program of activities caters to every interest, from coffee mornings and craft to fitness, games, live music and shared meals. Residents enjoy special outings and events throughout the year, supported by a dedicated team.

Best of all, the program is shaped by residents themselves. A resident-led social committee meets regularly to plan ideas and events, with our team alongside to bring them to life. It grows and changes with the community, so it always reflects the people who live here.

A taste of life at LDK.

Life here is yours to shape. Some days start busy at breakfast and stay that way. Others are for a quiet book and good company. The calendar is built by residents, for residents, so it reflects the things people truly love. No two weeks ever look the same. Activities vary between villages, see below for what you can expect.



Make something, sing something

Join the choir, or sing just for the joy of it. Spend an afternoon at the art group or craft table, share a poem, pick up the ukulele, settle in with the play readers, or catch up over knit and natter.



Stay part of the world

Keep connected, and give a little back. Keep learning with U3A, raise funds at the Biggest Morning Tea, and welcome the local school groups and the camera club. There are information workshops, church gatherings, and our work alongside The Smith Family.



Gather around the table

This is where the week comes alive. High tea, long lunches, themed dinners, and a cooking school for anyone who loves the kitchen. Stop by the cafe, join chefs' chat, and settle in for happy hour. And yes, we'll raise a glass for birthdays, because this is your home.



The world beyond the village

There is plenty to enjoy further afield. Take in the theatre and the performing arts, wander galleries, exhibitions and museums, or set off on a scenic or harbour cruise. There are coach tours, shopping trips, and long lunches at favourite cafes and restaurants.



Move your way

Keep moving, on your own terms. From chair yoga, to line dancing, aqua aerobics, and strength and balance classes to suit every level. Try walking groups, table tennis, wellness programs, and allied health and physiotherapy support to help you stay strong and steady.



Never a dull evening

Live music and regular entertainers, trivia nights, weekly movies and dinner theatre. Browse the market stalls and festive markets, enjoy the fashion parades, hop on the shopping bus, and join the coffee group. Each year, we also pause together to mark ANZAC Day.



Play a little

For the competitive, the social, and the quietly strategic. There are book clubs, scrabble and mah jong, and bridge for beginners and old hands alike.



Time for you

Good hair days don't require a car trip. Onsite hair salons, barbers and treatment rooms make it easy to enjoy a cut, colour, blow wave or a little extra pampering.

Care designed around your life.

With LDK, your independence is always respected and your care is always personal. Our care model supports you at every stage of life, in the comfort and privacy of your own home. Whether it is a helping hand with daily tasks or around-the-clock clinical care, our team is here with support that is thoughtful, tailored and reassuring.

Care begins with you. Our team sits down with each resident to understand their goals, their preferences and their story. Together, we create a care plan that evolves over time, so you receive exactly the right level of support, from light help at home through to 24-hour high care delivered by registered nurses.

Most care is planned in advance, but life can change unexpectedly. That is why our on-site team, including qualified nurses and personal carers, is here day and night to respond the moment you need them. Every home has an emergency call system, so help is there 24 hours a day, 365 days a year. We've got you.



With you, every step.

LDK Seniors Living is here to evolve with you today and the years ahead. We are here to provide support for all of life's changes, so you can spend more time living, not worrying. You will have the care you need, when you need it. Without ever having to leave the place you call home.

Dementia care

Our specialised Dementia care is built around the whole person, not the condition. A dedicated team provides support in secure, home-like surrounds that feel genuinely welcoming, with lifestyle activities tailored to each individual and the freedom to be part of the wider village community. Family and friends are always welcome, with no restrictions on visits, ever.

Palliative and end of life care

High care and end of life support can be provided in the privacy and familiarity of your own home. This helps ensure dignity, comfort and connection are always maintained. When the time comes, our palliative care team works closely with you, your family and specialist partners to create a plan that respects your wishes and keeps you where you want to be.

Funding and flexibility

You have real choice and control over how your care is delivered and funded.

LDK is approved to deliver services under the Commonwealth Home Support Program (CHSP), Support at Home, the Home Care Package (HCP), the Department of Veterans Affairs (DVA), the National Disability Insurance Scheme (NDIS) and private care arrangements.

Our clinical team reviews care plans regularly. This ensures your care keeps pace with your needs, and you have full visibility of funding and services.

Support for the whole person

Your care with LDK supports you physically, socially and emotionally. Working alongside trusted healthcare partners, we connect you with everything that supports your wellbeing and quality of life.

This covers daily activities, social support and group activities, transport assistance, meal preparation and specialist nutrition, and continence management. Clinical nursing care includes wound care, medication management, and skin integrity and pressure care. For those who need it, dementia day respite and socialisation are also available.

Lifestyle and allied health

Alongside clinical care, LDK offers a supported lifestyle program that enriches daily life. Delivered by our in-house team, it brings entertainment, fitness, outings and activities that nurture wellbeing and connection. Allied health professionals, GPs and visiting specialists are available on site, or you can keep seeing your own practitioners. The choice is always yours.

A complete approach to living well

Care at LDK is not an add-on. It is woven into village life. From planned care and specialist services to the reassurance of 24-hour support, everything is designed to give residents and their families confidence, independence and genuine peace of mind. Here, quality of life and quality of care are one and the same.

Care that goes further.

Most people assume the best way to use a Home Care Package is to have services delivered to their home. It feels logical. Stay where you are, get help when you need it.

But when you live at an LDK village, your package goes further. Because our care team is already on-site, the coordination, travel and overhead costs that eat into a typical home care budget simply don't apply. That means more services, delivered across more days, with more flexibility to change as your needs do. And unlike care at home, where help only arrives when it's scheduled, life at LDK includes 24/7 emergency care activated instantly, right to your door, at the touch of a button.

Below we outline how much further your package can stretch when LDK is your home.

Community Home Care Provider:

SERVICE	MON	TUE	WED	THU	FRI	SAT	SUN
Help with the morning routine	✓	✓	✓	✓	✓	✓	
Wellness check							
Lunch assistance							
Home assistance					✓		
Grocery shopping	✓						
Supported lifestyle program							
Dinner assistance	✓	✓	✓	✓	✓		
Help with the evening routine							

An LDK Village:

SERVICE	MON	TUE	WED	THU	FRI	SAT	SUN
Help with the morning routine	✓	✓	✓	✓	✓	✓	✓
Wellness check	✓	✓	✓	✓	✓	✓	✓
Lunch assistance	✓	✓	✓	✓	✓		
Home assistance			✓				
Grocery shopping	✓						
Supported lifestyle program	✓	✓	✓	✓	✓		
Dinner assistance	✓	✓	✓	✓	✓	✓	✓
Help with the evening routine	✓	✓	✓	✓	✓	✓	✓

Please note: This is an example only of how your funding could be maximised.

Compare with confidence.

Knowing what is right for you or someone you love is one of the most complex decisions a family can face. There is a lot to weigh up, and it is not always easy to know what you are actually comparing. Below isn't a comparison between providers. It's a comparison between fundamentally different models of care, to give you confidence in what's included with LDK.

	LDK	Aged care	In-home care
SAFETY & CARE			
Nursing staff and emergency care on-site 24/7	✓	✓	?
All levels of care on-site including dementia, palliative and end of life	✓	✓	?
Immediate access to medical attention and peace of mind	✓	?	✗
Keep your independence and control the type and time of care services	✓	✗	✓
COUPLES & FAMILY			
Couples needing different levels of care stay together	✓	?	?
Family and friends free to visit and stay overnight	✓	✗	✓
Family free to take a resident out anytime	✓	✗	✓
Option to give family members a spare key	✓	✗	✓
SERVICE & CONVENIENCE			
Concierge services and reception desk	✓	?	✗
Personal IT support in your home	✓	✗	?
SOCIAL & ACTIVITIES			
A wide variety of daily activities across all levels of care	✓	?	✗
Events for residents, family and friends including lunches, dinners, trivia, movies and celebrations	✓	?	✗
Individual supported lifestyle activities	✓	?	✓
Pet therapy from other residents' pets	✓	?	?
HOME & INDEPENDENCE			
A private home to furnish and decorate as you choose	✓	✗	?
Pets are welcome in your home or to visit	✓	?	✓
In-home personal cooking and laundry facilities	✓	✗	✓
Freedom to choose the type and timing of your care	✓	✗	✓
Choose when you eat, on your schedule	✓	✗	✓
DINING & LIFESTYLE			
Meals cooked on-site by our chefs, with a variety of dining options	✓	✗	?
On-site amenities including cafe, restaurant, bar, gym and theatre	✓	✗	✗
Beautician, hairdresser and barber on-site	✓	✓	✗
MEDICAL & ALLIED HEALTH			
GP, physiotherapist, occupational therapist and allied health on-site, with private consultation rooms	✓	?	✗
Full mobility acceptability	✓	✓	✗
FUNDING			
ACAT assessment not required	✓	✗	✓
Transparent, personalised management of your care funding	✓	?	✓
Flexible funding including CHSP, DVA, SaH and private	✓	✗	✓

✓ Yes ✗ No ? Varies by provider or circumstances



Designed around you. From day one.

The *One Move Promise*® means exactly that. One home, for life, with everything already in place. But a promise like that needs something solid behind it.

That's what the LDK Village Membership is. A model built so that the financials are certain, the costs are known, and nothing changes on you. What you pay, what's included, and what's yours at exit. All of it clear from day one.

Here you'll find exactly how it works, from the financial model through to everything that's included in your membership.

The Membership Model:

Your home
100% money in = 100% money out.

Village membership
You choose: pay upfront or at exit. Calculated pro-rata for the first 3 years.

Ongoing costs
General Services Levy is capped for life. Care & meals provided at cost.

Amount at exit
Guaranteed payment of exit entitlement to you or your estate within 6 months.

The Village Membership includes:

Capital works fully covered
Both inside residences and throughout shared spaces.

General services levy capped for life
Capped for life at time of entry, providing long-term certainty against rising costs.

No exit or reinstatement fees
No hidden sales, marketing or refurbishment costs.

Downsize at no cost
Move smaller without extra capital or membership fees. No exit fee on your current home if you, or your partner choose to downsize.

Fees stop when you leave
Charges cease from the day you leave, giving families immediate financial relief.

Capital gain and loss
LDK carries the risk of capital gain and loss.

100-day settling-in guarantee
Full money-back guarantee from the day you move in. Complete confidence in your decision.

One Move Promise®
A full continuum of care supports your entire ageing journey.

Government funding, optimised
Our team acts as your My Aged Care nominee and works to secure the maximum funding you're entitled to.

Subsidised care and meals
Care delivery, Home Care Package management, meals and meal delivery are provided at cost only pricing.

Safety technology
Emergency call buttons, wearable pendants, smart device, and 24/7 direct connection to the on-site care team.

Unlimited personal WiFi
Enterprise-grade Telstra Fibre with a secure personal account and on-site technical support.

Lifestyle & community services
Dedicated resident services team, complimentary lifestyle activities, monthly events timetable. Plus access to dementia support at cost pricing.

Our villages.

Every LDK village has its own personality, shaped by its place and its people. Choose any LDK village and you choose the same care, the same warmth, and the same freedom to live the life you want.

The Landings

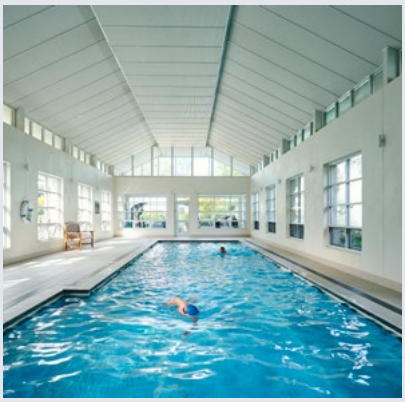
Nestled in North Turramurra on Sydney's Upper North Shore, The Landings® is a master-planned village among the natural beauty of bushland and waterways, bordered by the Ku-ring-gai Chase National Park.

This established community offers a sense of peace and belonging, where privacy, security and the reassurance of support are part of everyday life.

Days here are shaped by nature and the people around you, with welcoming spaces, great food and easy access to local cafés, shops and amenities.

Calm, connected and quietly reassuring, it's a way of life worth settling into.







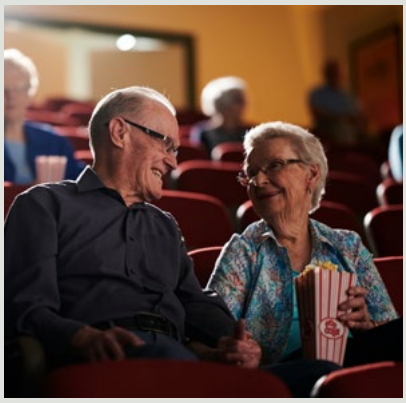
Greenway Views

Our founding LDK village, in Greenway, Canberra, and where the model first took shape.

Home to apartments with views of the Brindabellas, this vibrant, close-knit community brings together home, lifestyle and care in one place, so you can live with comfort, freedom and confidence.

Connection and choice sit at the heart of everything here, with good food, welcoming spaces and everything you need within reach.

Settle in and simply enjoy living.







Amberfield

Offering sweeping views of the National Arboretum and surrounding mountains, Amberfield® in Weston Creek, places you in the heart of Canberra.

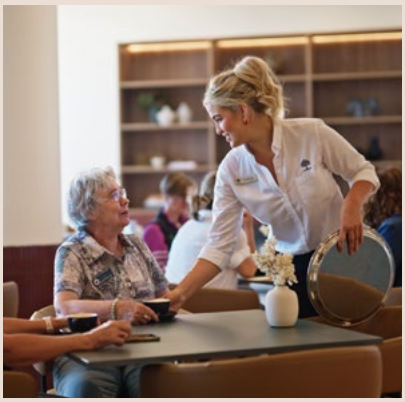
Thoughtfully designed for those who value independence and connection, it offers a vibrant way of living with the peace of mind that support is there when you need it.

The village has been designed for the rhythm of life, built around comfort and quality, with beautiful spaces, great food and everything close at hand.

Here you feel at home, with the space and freedom to live on your own terms.







The Baybrook

Overlooking the shores of Moreton Bay in Brighton, The Baybrook will bring open water, sea breezes and a relaxed coastal rhythm to Brisbane's bayside.

Designed as a connected LDK community to offer the best of bayside living; with cafés, shops, parks and the foreshore at your doorstep, and Brisbane within easy reach.

Every space has been designed with intention, not just in how it looks, but how it feels to live in day to day. While providing the confidence that support will be there if your needs evolve.

Living well here feels easy, connected and close to the water.







Your next steps.

From choosing your home to moving in.



1. Choosing your new home
2. Creating your personalised care and services plan
3. Your move-in meeting with the Village Team
4. Signing contracts and organising your move
5. Move-in and settlement

Come and see us.

Choosing where to live next is a big decision, and it deserves more than a brochure can show. The best way to understand LDK is to walk through it, meet the team, and feel what life here is really like.

So come and see how we are already caring for families just like yours. Our doors are always open.

Book a personalised tour at your nearest LDK village today, and let's talk it through together, in person.

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