

Key Features Statement

HORTON HOUSE



OVERVIEW

Horton House is an exemplary and modern state-of-the-art residential aged care facility located in the quiet, leafy suburb of Gordon on Sydney's upper north shore. The home is for female residents only and accommodates 45 women in single room accommodation with ensuite bathrooms. Horton House is security controlled and is suitable for people with dementia.

Horton House at Gordon incorporates a range of high end design and technological features, to ensure that residents are able to access individualised care programs in a small home-like environment. The facility features multiple architecturally designed outdoor areas and garden spaces, including an internal courtyard accessed from the main level.

Horton House is focussed on fostering an enablement community model of care to encourage residents to be as independent and active as possible. The common areas boast a range of large and small spaces to facilitate participation in group activities, with smaller lounge and outdoor areas created to promote privacy, independence and quiet outdoor spaces. In addition to the larger communal lounge area on the main floor, other floors offer a smaller private lounge area for residents to utilise outside their bedroom. They also have daily access to both an activities room (for structured programs) and a separate light-filled dining area.

To accommodate the changing needs of residents and the demand for technology inclusions, the following are provided:

- top flight internet bandwidth and speed to the site;
- fast and robust Wi-Fi integrated across the building;
- cabling to allow a variety of services for telephone, television and data including Foxtel;
- built-in floor monitoring (ELSi) to remotely monitor resident movements and prevent falls;
- remote continence assessment (Simavita); and
- a sophisticated nurse calling system.

Residents also have access to a hairdresser, clinic room for GP visits and other Allied Health Services; and weekly bus trips for scenic drives, picnic's or a lunch outing.

Location and nearby amenities

Horton House is located in Gordon, Sydney NSW. It is a short walk to the Gordon shopping centre and railway station. Horton House enjoys a relationship with Ravenswood School for Girls that is adjacent to the home. Residents enjoy concerts presented by the girls and many visit the home as part of their community service curriculum or Duke of Edinburgh scheme. Clergy visit the home regularly to meet the spiritual needs of residents.

Room Price: \$850,000

As at: 1 July 2020

The Maximum Permissible Interest Rate (MPIR) is: 4.10%

The maximum accommodation payment is: A refundable accommodation deposit (RAD) of \$850,000, or a daily accommodation payment (DAP) of \$114.34 per day at the MPIR, or a combination of a RAD and a DAP, for example:

1. Part RAD of \$500,000 plus a part DAP of \$39.32 per day
2. Part RAD of \$400,000 plus a part DAP of \$50.55 per day
3. Part RAD of \$300,000 plus a part DAP of \$62.78 per day

Where a part RAD/part DAP option is chosen, the resident may elect to have the DAP deferred and deducted from the RAD balance. Where this option is taken up the refundable amount of the RAD reduces over the length of the residents' stay.

Prospective residents and their families are encouraged to obtain individual financial advice on the best option for their accommodation payment.

Please note that these are examples only and individual circumstances and RAD/DAP combinations may produce difference price combinations.

Our common areas are furnished in a style reflecting a warm and welcoming family home. The dining area accommodates all residents with attractive furnishings and all our meals are cooked fresh on site. Colour coordinated furniture, curtains and artwork make this a welcoming space for meals and refreshments. The lounge and activity rooms have colour coordinated armchairs, and large screen TVs. All main resident common areas are on the main level of the facility. Our hair salon offers residents the convenience of a salon on site with weekly hairdressing service available at a cost to residents. Landscaped grounds and courtyards provide an opportunity for all residents to enjoy the beautifully manicured gardens.



Resident Room

Common Areas Description



Sitting/Reading Room



Dining Room



Leafy Courtyard