

Key Features Statement

HORTON HOUSE



OVERVIEW

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.

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:

- fast and robust Wi-Fi integrated across the building;
- built-in floor monitoring (ELSi) to remotely monitor resident movements and provide rapid notification of 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.

Free Wi-Fi is available on our guest network throughout the facility. Skype is also available to residents using our iPad. Foxtel connection is available, and residents can make their own arrangements with the provider.

Room Prices: Vary from \$950,000 to \$1,150,000 due to their sizes or facing aspects.

You can pay the room by one of the following 3 methods:

1. RAD: A full payment of the agreed RAD, ie Refundable Accommodation Deposit.
2. DAP: By a rental style daily payment called DAP, ie Daily Accommodation Payment. The interest rate is set by the government, and currently is 6.31% (Maximum Permissible Interest Rate).

$$\text{DAP} = (\text{Agreed RAD Amount} * \text{MPIR})/365$$

3. Combination Payment Method: Part of the Agreed RAD and the unpaid balance to be converted to a Daily The maximum accommodation payment

$$\text{DAP} = (\text{Unpaid RAD Amount} * \text{MPIR})/365$$

The maximum accommodation payment is decided by the government and it is at 6.31% at the moment.

Where a part RAD/part DAP option is chosen, the resident may elect to have the DAP 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.

Common Areas

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.

