



HARDI

AGED CARE

PENRITH

Overview of Penrith
Aged Care Facility



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Living Well

Mountainview Aged Care Facility is a single level Facility with bright open spaces with two courtyards for residents, families and friends to enjoy, including a large covered outdoor area.

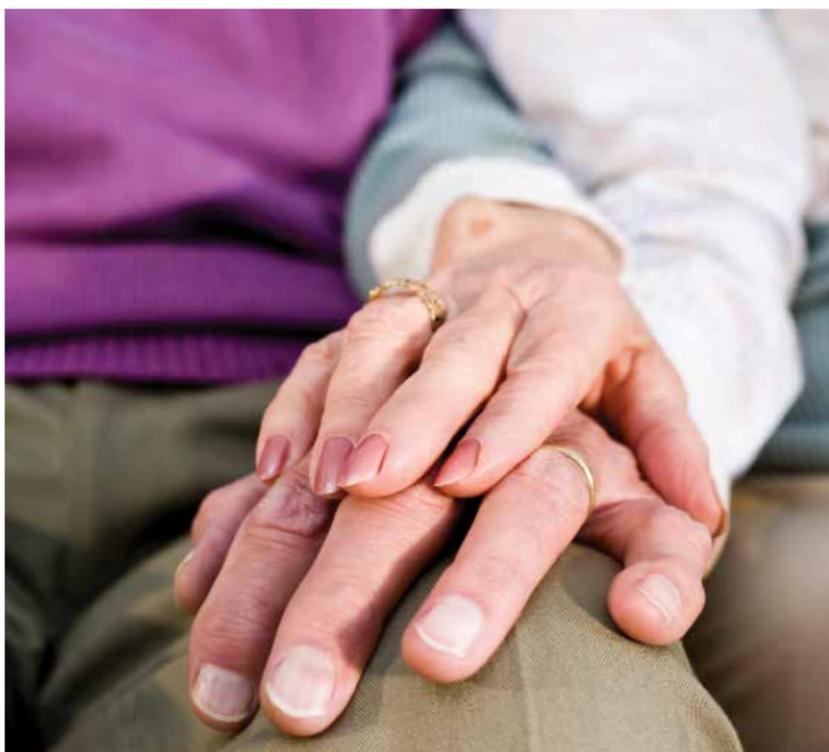
There is public transport located close to the Facility, which is situated next to Penrith Panthers.

Currently our accommodation includes permanent and respite care. Single and shared rooms are available. Couples can also be accommodated.

Some of our Residents are from a multicultural background with their specific needs being met by staff who are from a similar background.

Services include Physiotherapy, Speech Pathology, Podiatry, Optometry, Wound Consultancy, Dental and Dietician.

For over 40 years the Hardi name has been the forefront of Residential Aged Care. We have a clear focus on providing quality of life in a community atmosphere, whilst respecting the dignity and needs of each individual.



Quality Specialised Service

We achieve this by offering quality care through a dedicated team of loyal staff and by forming true partnerships with our Residents and their Representatives.

We aim to be flexible and responsive to our Residents' changing needs and go out of our way to be as helpful as possible to ensure optimum quality of life.

All our Aged Care Facilities have attained full 3 year Accreditation.



Mountainview Aged Care

Mountainview Aged Care is set on the banks of the Nepean River at the base of the scenic Blue Mountains. With a choice of outdoor areas, courtyards and intimate sitting areas, residents can easily catch up with families and friends.

Often we hear our residents laugh for no reason! We regularly run a popular Laugh Out Loud program that helps our residents connect with joy, well being and happiness.

Our regular bus outings are a favourite with residents visiting interesting venues around Sydney. We hold regular sing-alongs with singers and musicians which is all a part of our comprehensive lifestyle program that is designed to be meaningful and stimulating.

Green thumbs love the planter gardens where they grow plants, fruits and vegetables and relax in the outdoor furniture. Residents enjoy the sound of bird song in one of the outdoor areas from the birds in the bird aviary.

Home cooked meals are cooked on site by our qualified chef. Our highly qualified team appreciate that each resident has different needs and preferences and offer both time for interaction as well as independence and individuality.

The facility is in walking distance to Panthers Leagues club and its many entertainment precincts, Penrith Paceway and Penrith Markets.

Mountainview Aged Care is also in close proximity to Westfield and Centro Shopping Centres and the Joan Sutherland Arts Centre.

The Penrith railway, bus, and taxi terminals are close by and there is a free courtesy bus service that runs on a regular timetable passing the facility several times every day.

Features Snapshot

- Newly refurbished single, double and multi-shared bedrooms
- Spacious and well lit dining and recreational areas
- Onsite kitchen with freshly made home cooked meals
- Onsite laundry services
- Range of outdoor sitting areas
- Range of lounge seating areas
- Air conditioned throughout facility
- Kitchenette providing tea and coffee making facilities for visitors
- Regular bus outings
- BBQ facilities
- Raised garden beds
- Varied entertainment such as singers, dancers and musicians
- Close proximity to medical precincts, local parks and recreation areas
- We have a number of sitting areas with amenities to enjoy a cup of tea or coffee with your loved one, relative or friend, TV, newspapers and books are available.

Your Home

Because it's your home, we encourage you to bring in personal items and favourite mementos that mean so much and express your style and life.

Residents are assured of quality care with each resident having easy access to a 24 hour nurse call beside their bed and all beds are electronic for easy care.

Our dedicated care team are committed to delivering personalised care and provide on-site support to residents and their families at all times. Our nursing staff participate in continuing professional development activities.

We provide furniture including a wardrobe, bedside lockers including lockable drawers and comfortable lounge style chair.

Whether you prefer a little more privacy or enjoy the company of others, our single and companion rooms let you make yourself at home.

Mountainview Aged Care offers seven single rooms, eleven double rooms, two 3 bed rooms and sixteen 4 bed rooms. The bed capacity of Mountainview Aged Care is 99.

Detailed Information

Single Room Sizes

Six single rooms with shared en-suite facilities, range between 11.8m² to 12m². One single room has no en-suite facilities but has immediate access to bathrooms, and is 11m².

Double Room Sizes

Eleven double rooms have no en-suite facilities but have immediate access to bathrooms, these rooms range between 16m² to 23m².

3 Bed Room Sizes

Two 3 Bed rooms have no en-suite facilities but have immediate access to bathrooms, these rooms are 23m².

4 Bed Room Sizes

Sixteen 4 bed rooms have no en-suite facilities but have immediate access to bathrooms, these rooms range between 32m² to 33m².



Common areas

The lounge room, entertainment and dining areas are situated in the central wing of the facility with access to an outside terrace. We have 2 Courtyards with BBQ facilities, gazebo and outdoor furniture.

There is a function room available for families to utilise for special events. There is a quiet room located in the central wing that is utilised for private use and palliative care.

Your Services

Mountainview Aged Care offers a range of services which are included as part of our service to you:

Personal services:

- Interesting and stimulating seven days per week recreational activities programs including cultural, social emotional, physical and cognitive activities such as karaoke, Nintendo Wii sports, and pet therapy
- Home cooked, culturally diverse meals
- Spiritual and emotional support including clergy visits
- Multi-lingual staff
- Bus and club outings including picnics, these are both half and full day.
- Celebration of special events, national days and birthdays and every resident has special individual birthday celebration
- Foxtel.

Clinical and Other Services:

- 24 hour care by qualified nursing staff
- 24 hour access to medical care
- Play Up Programme, through the Arts Health Institute
- Pain and mobility therapy
- Podiatry services
- Speech pathology
- Psycho geriatrician services
- Pet therapy
- Bus outings
- Grief and loss counselling
- Dietetics
- Music therapy
- Respite and palliative care.

Additional Services

Mountainview Aged Care offers a range of services which may be extra and any other services not required under the Aged Care Principles, including the following:

- Escorts to appointments
- Hairdressing
- Massage therapy
- Dental care
- Optical care
- Hearing services
- Pathology service
- Mobile X-Ray service
- Pharmaceutical services
- Specialised wound management.

Fees and Funding

Moving into an aged care home may require one-off payments or deposits, as well as ongoing fees for your care, accommodation and daily living expenses.

We welcome all prospective residents at Mountainview Aged Care no matter the financial situation.

How much you pay depends on your financial situation. However, there are strong protections in place to make sure that care is affordable for everyone.

The Government sets the maximum fees for care and daily living expenses, and there are also rules about how much you can be asked to pay for your accommodation.

There are two types of payments for residential aged care: Daily Service Fees and Accommodation Payments.

Daily Service Fee

A basic daily fee covers daily living costs such as meals, linen, laundry, electricity personal and nursing care. They are paid by all residents, whether they're receiving low or high care, and are determined by the Department of Social Services (DSS).

The daily fee includes:

- A basic daily fee determined by the government based on the resident's income
- An extra service fee for residents who have chosen an extra service facility
- An income tested fee for residents with a higher income.

Residents are required to pay:

- A Basic Daily Care Fee
- A co-contribution income tested fee and
- Where determined by Centrelink or DVA, an accommodation payment or refundable accommodation deposit.

The Basic Daily Care Fee is set by the Government and equates to 85% of the single pension for pensioners and 96.5% of the single pension for non-pensioners. These amounts vary from time to time as the level of the pension increases. It's "capped" at a certain amount determined by the government. For more information about this and co-contribution go to www.centrelink.com.au

Daily Accommodation Payments and Refundable Accommodation Deposits

A Daily Accommodation Payment is a daily payment if you're entering a high-level care place and assets are valued over a certain amount.

This charge is paid daily in addition to the basic daily fee and any co-contribution income tested fee.

The amount payable is agreed upon by the resident and the aged care facility.

For more information about accommodation payments go to <http://www.myagedcare.gov.au>

Prospective residents who do not have the means to pay a Daily Accommodation Payment or a Refundable Accommodation Deposit are always welcome at Mountainview Aged Care.

The Daily Accommodation Payment and Refundable Accommodation Deposit is set by the Board of Mountainview Nursing Home and is varied from time to time.

They are only applicable to those residents entering on or after 1 July 2014 who Centrelink or DVA determines as having the asset base to afford such a payment.

The maximum Refundable Accommodation Deposits (RADs) and the corresponding Daily Accommodation Payments (DAPs) are as follows:

Room Type	RAD	DAP
Single room with shared En-suite	\$270,000	\$43.94
Single room	\$250,000	\$40.68
Double room	\$220,000	\$35.80
3 Bed room	\$200,000	\$32.55
4 Bed room	\$185,000	\$30.11

Residents have the right to choose which option would best suit their financial arrangements. Those options are:

- To pay the RAD wholly by lump sum payment; or
- To pay the RAD as a daily accommodation payment (known as a DAP); or
- To pay the RAD by a combination of lump sum and daily payment

Within 28 days of entering the facility residents must advise the management of Mountainview Aged Care which option they wish to choose. If this is not done the management of Mountainview Aged Care will implement the option under the Aged Care Act of assigning the Daily Accommodation Payment.

From the date of entry, and pending advice of the resident's preferred option of payment, residents will be charged the Daily Accommodation Payment. Where the resident chooses to pay by lump sum (RAD), the DAP will be charged until the lump sum is paid.

It is recommended that you seek advice from a financial planner to see which payment option best suits your financial arrangements.

The Daily Accommodation Payment can also be paid by a combination of the lump sum Refundable Accommodation Deposit (RAD) and a Daily Accommodation Payment (DAP). This is done by the resident electing to pay a percentage of the RAD as a lump sum and the remainder as a DAP. The Daily Accommodation Payment is calculated by applying the Maximum Permissible Interest Rate (MPIR) set by the government, to the unpaid lump sum amount. An example is as follows:

Resident A enters into a single room which has a RAD of \$250,000 and chooses to pay only 20% of the RAD as a lump sum and 80% as a DAP. Resident A would therefore pay a lump sum RAD of \$50,000 and a DAP of \$32.55. This DAP is calculated as follows:

Unpaid lump sum	\$200,000
Maximum Permissible Interest Rate	5.94%
DAP ($\$200,000 \times 5.94\%$) divided by 365 days	\$32.55





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PENRITH

For more information or to
arrange a visit, please contact
our Facility Management Team
on (02) 4721 3411

THE MANAGEMENT TEAM AT HARDI AGED CARE IS PLEASED TO ADVISE THAT THE IMPORTANT FIRE SPRINKLER INSTALLATION WORKS REQUIRED TO BE UNDERTAKEN BY THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE WERE SUCCESSFULLY COMPLETED ON 28 JANUARY 2014. THE INSTALLATION OF THE SPRINKLER SYSTEM HAS BEEN CERTIFIED BY AN INDEPENDENT ASSESSOR AS FULLY COMPLYING AND COMPLEMENTS THE FIRE SAFETY SYSTEMS THAT WERE ALREADY IN PLACE AT THE FACILITY.
THE SAFETY OF OUR RESIDENTS AND STAFF IS PARAMOUNT TO THE MANAGEMENT AT HARDI AGED CARE.

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