



HARDI

AGED CARE

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SEVEN HILLS

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Overview of Seven Hills  
Aged Care Facility



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## Living Well

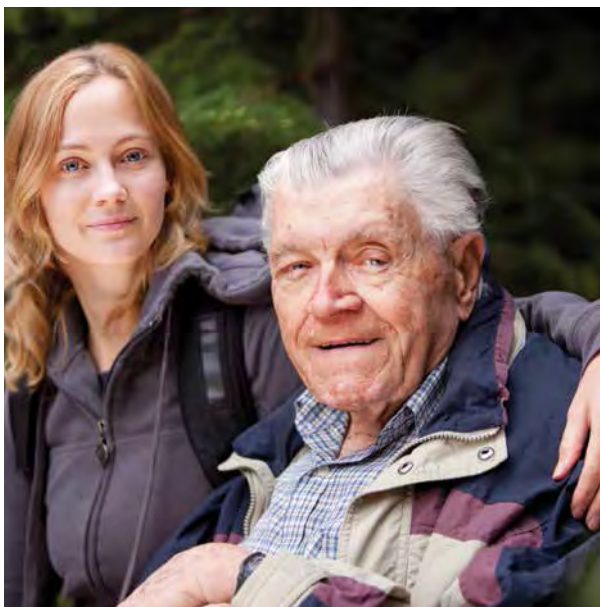
Seven Hills Aged Care Facility features a large open building with a 12 bed High Care Extra Services Unit annexed to it. It has easy access and is close to public transport and shopping centres.

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.



## Seven Hills Aged Care

Seven Hills Aged Care residents can relax in the outdoor area soaking up the tranquillity of the views of the beautiful Blue Mountains or take a stroll around the walking paths.

We offer the comfort of private suites with en-suites for those wanting extra service as well as double rooms for couples and share rooms.

Our weekly 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.

A range of dining, living and activity areas are available for residents to relax and unwind including a library and large screen TVs. Freshly prepared meals are cooked by our in-house chef.

The special extra service section of the facility has a large outdoor area with BBQ and walking paths which makes it a popular area for relaxing with family and catching up with friends.

We support resident independence and individuality. Our lifestyle program caters to everyone and we offer activities which are both enjoyable and mentally stimulating.

We are close to all of the amenities you need – local shops, transport, local parks and medical facilities. These include Seven Hills Centro Shopping Centre and Seven Hills Railway station.

## Features Snapshot

- Extensive lifestyle and leisure programs that are both engaging and enjoyable
- Variety of dining and recreational areas
- Extra service suites with single and shared en-suites, single, double and multi share bedrooms
- Outdoor areas including a veranda with beautiful views of the Blue Mountains
- Close proximity to local shops, transport, local parks and medical facilities
- Regular bus outings
- Entertainment including singers, musicians and cabaret shows.

## Your Home

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

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.

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

We provide furniture including a wardrobe, bedside lockers including lockable drawers and comfortable lounge style chair. The common areas are fully air-conditioned and our extra service suites with en-suites have reverse cycle air-conditioning.

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

Seven Hills Aged Care offers six extra service single rooms with en-suites, and six extra service single rooms with shared en-suites, nine double bed rooms, seven three bed rooms and Ten rooms containing 4 beds. The total bed capacity is 104.

## Detailed Information

### Single Room Sizes

Nineteen Single Rooms of which, Six Extra Service rooms have en-suites, these rooms range between 15m<sup>2</sup> to 16m<sup>2</sup>. Six Extra Service single rooms have shared en-suites – one of these rooms has a private terrace, these rooms range between 15m<sup>2</sup> to 20m<sup>2</sup>. Two single rooms have en-suites, these rooms range between 11m<sup>2</sup> to 13.2m<sup>2</sup>. Five single rooms with no en-suite but have immediate access to bathrooms, these rooms range between 11m<sup>2</sup> to 13.2m<sup>2</sup>.

### Double Room Sizes

Ten Double rooms of which, Two double rooms have shared en-suites, these rooms range between 13.2m<sup>2</sup> to 18m<sup>2</sup> Eight double rooms have no en-suite but immediate access to bathrooms, these rooms range between 16m<sup>2</sup> to 21m<sup>2</sup>.

### 3 Bed Room Sizes

Seven 3 bed rooms have no en-suite but immediate access to bathrooms, these rooms range between 22m<sup>2</sup> to 30m<sup>2</sup>.

### 4 Bed Room Sizes

Eleven 4 bed rooms have no en-suite facilities but have immediate access to bathrooms, these rooms range between 25m<sup>2</sup> to 52m<sup>2</sup>.

## Common Areas

The Extra Service section of the facility hosts a large recreation/lounge room with access to the outdoor gazebo and sitting area. There is also a Hobby room for those residents that love arts and craft.

On the first floor of the facility we have two a large lounge/dining rooms of which one has access to the outdoor terrace with scenic views.

## Your Services

Seven Hills Aged Care offers a range of services which are included in 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

Seven Hills 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 Seven Hills 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.

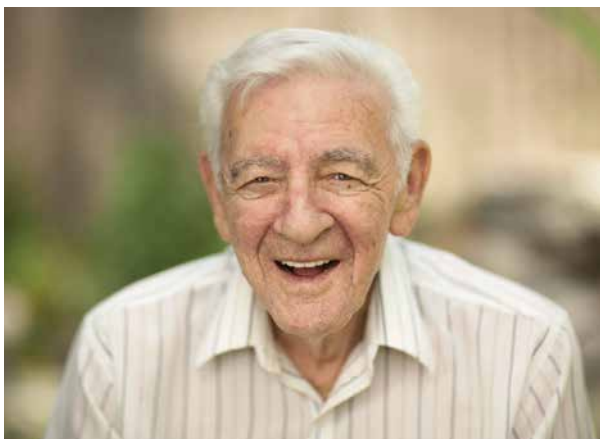
The Government sets the maximum fees for care and daily living expenses, and there are also rules about how much you can be asked to pay for your accommodation.

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](http://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 Seven Hills Aged Care.**

The Daily Accommodation Payment and Refundable Accommodation Deposit is set by the Board of Seven Hills Aged Care 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
Extra Service Single room with Shared en-suite and private terrace	\$385,000	\$62.65
Extra Service Single room with En-suite	\$365,000	\$59.40
Extra Service Single room with Shared en-suite	\$345,000	\$56.15
Single room with En-suite	\$335,000	\$54.52
Single room	\$325,000	\$52.89
Double room	\$275,000	\$44.75
3 Bed room	\$235,000	\$38.24
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 Seven Hills Aged Care which option they wish to choose. If this is not done the management of Seven Hills 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 \$325,000 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 \$65,000 and a DAP of \$42.31. This DAP is calculated as follows:

Unpaid lump sum	\$260,000
Maximum Permissible Interest Rate	5.94%
DAP (\$260,000 x 5.94%) divided by 365 days	\$42.31



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For more information or to  
arrange a visit, please contact  
our Facility Management Team  
on (02) 9624 1088

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 17 DECEMBER 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.

**Call Toll Free 1800 333 536**

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