

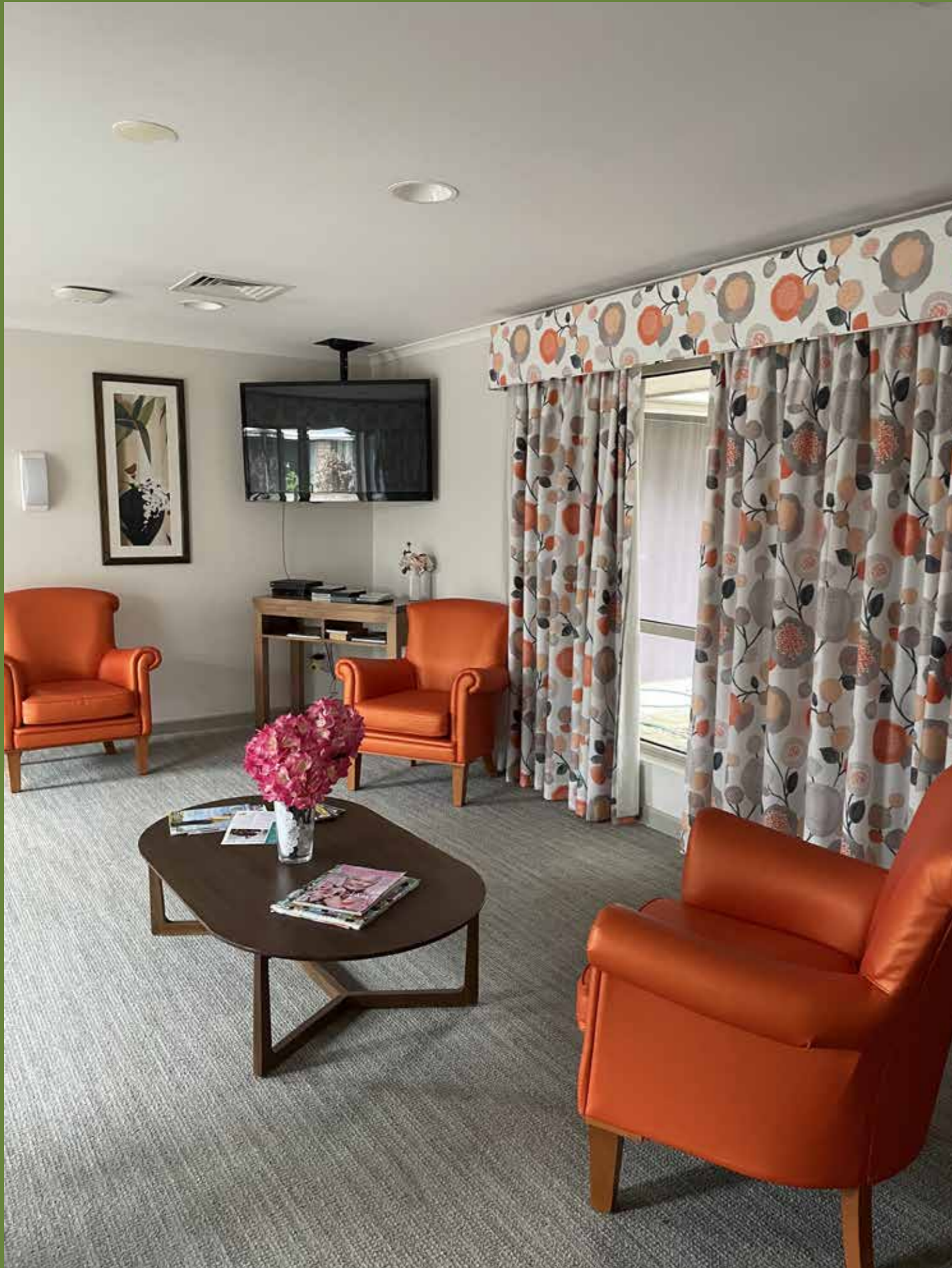


Newmarch House

Residential Care



Key Features Statement
July – September 2024



50-52 Manning Street, Kingswood

Newmarch House is located in the beautiful Nepean Valley in the suburb of Kingswood. It is 1.8km from Nepean Public Hospital, one of the largest hospitals in the West of Sydney. Local shops are within a 2.5km radius and accessible via car, bus or walking.

- The innovative building design incorporate wide hallways, plenty of natural light and access to outdoor terraces, creating a roomy and relaxed atmosphere helping to encourage relationships and a neighbourhood feel
- Three connected buildings: Blaxland, Wentworth and Lawson
- Accommodation for 102 residents
- Chaplains providing pastoral care, church services and other fellowship activities
- Nursing staff are available 24 hours a day
- A dedicated life enrichment team facilitates daily and regular activities for residents including clubs, groups, and outings

Palliative care

- If required palliative care is available

Respite care

- Emergency respite: subject to availability

Rhythm of Life[®]

At Anglicare we believe person-centred care is the foundation of quality aged care and that there is no ‘one size fits all’ solution when it comes to giving you the support you need.

It's not about fitting into our routine, but rather maintaining your own along with your independence and choice on how you would like to live every day. We believe you should receive personalised care that considers your past, your interests, and your preferences.

That is why we have developed a unique program called Rhythm of Life[®]. Below are the eight principles of Rhythm of Life[®] that guide everything we do in our residential care homes to empower you to make informed decisions and enrich your quality of life.

Everybody



Has a unique story.



Deserves honour and respect.



Will be supported to make decisions relating to their life.



Will be encouraged to maintain and develop relationships that are meaningful.



Will be provided with holistic care that meets their individual needs.



Will be supported to feel safe, comfortable, welcome and ‘at home’.



Will have their needs and preferences acknowledged and valued.



Will be shown the love of Jesus.

Common areas

Café

- Located in the foyer the café operates for 2 hours per day on weekdays, and features a variety of hot beverage selections, cakes, biscuits, and slices
- Services provided will include a fee
- Also sells special occasion cards

Clinic / Treatment rooms

- Located within each building is a treatment room adjacent to the lounge room
- Includes registered nurse's station, medication storage, first aid and other supplies

Hairdressing salon

- Located within the Wentworth building
- Three styling stations and two wash basins
- Waiting area and large wall-mounted mirrors
- Services provided will include a fee

Laundries

- Each building has a fully equipped laundry for residents to do their personal laundry if they wish
- Otherwise, laundry is done by staff at our on-site laundry facility



Computer kiosk / Library

- Internet access
- A small book exchange

Dining / Lounge areas

- Each building has its own lounge and dining area
- Contains couches, chairs, 42" flatscreen television, carpet in the lounge area and vinyl in the dining/servery areas
- Window coverings include sheer and block-out style curtains providing insulation from hot/cold external temperatures
- Kitchenette in each area has tea and coffee making facilities and is adjacent to bathrooms
- Each area has accessible call buttons for safety
- Access to an open terrace off each lounge room

Activities room / Chapel

- Activities lounge and chapel is located in the Wentworth building
- Includes a large projector screen for movie nights, a piano, a small kitchenette for tea and coffee and seating for up to 80 people
- Flowing from this space is a large outdoor terrace with a shaded pergola, built-in BBQ and landscaped gardens

Foyer area

- Lounges in the foyer, brochures about health services, a notice board, a drink/snack vending machine
- Adjacent to the foyer is a private meeting room residents and families may use for conferences, small private events, dinners or meetings

Outdoor areas

- Large gardens surround the home and are beautifully landscaped with plenty of available seating
- Children's playground with tables and seating for residents
- Large outdoor terrace with a shaded pergola, built-in BBQ and landscaped gardens accessed from the activities room

Secondary lounges

- Each building has a secondary lounge area that includes comfortable seating, coffee tables and large windows
- Quieter areas, with more privacy than the open plan lounge/ dining spaces
- A great place for residents who enjoy quiet reading or sitting quietly
- Spaces may be furnished with a variety of books to read or other means of entertainment

Terrace areas

- Each building has an open courtyard
- Full of natural light, landscaped gardens, potted plants, raised garden beds and shaded seating areas

Wellness centre

- Located within the Wentworth building, includes balance beams, exercise equipment and a GP room
- Plenty of room for all Anglicare Health services and private consultations (External health professional consultations, including allied health or specialist reviews will include a fee)



Private rooms



Each private room features built in cabinetry, ensuite bathroom and thoughtful design features.

Quality, condition, size and amenity

- Single electric bed
- Bed coverings, including sheets, pillows and bed spread. Residents are welcome to bring their own.
- Built-in cabinetry with wardrobe/cupboard, including a lockable compartment and full-length mirror
- Bedside table with lockable compartment
- Floor coverings for most rooms are vinyl, a few rooms are carpeted
- Wall-mounted SMART television
- Computer and phone connection
- Ceiling fan and air conditioning, with remote control for external facing rooms and fixed control panel for internal facing rooms
- Windows with block-out and sheer curtains and Crimsafe fly screens
- Ceiling and wall mounted lighting
- Emergency call buttons

Bathroom

- Vinyl non-slip flooring
- Wheelchair accessible with grip rails next to the toilet and shower as required
- Vanity area with bench space and storage
- 2 emergency call buttons

Number of residents per room

- One

Memory Support Rooms

- Located on ground level with secure access
- 16 rooms with common areas and secure gardens

Additional services

Anglicare offers higher standards of hospitality services for residents. For an additional daily payment, residents receive access to an additional range of services provided over and above those listed in the previous Care and Services section. These include, but are not limited to:

Enhanced Dining Experience

- Hot cooked breakfast daily with extended hours
- Extensive lunch menu – choice of at least two main courses, other options including soups, salads, light meals, sandwiches & dessert
- The option of an alcoholic beverage with lunch
- Variety of dinner choices – hot meal, soups, salads, sandwiches & selection of light meals
- Resident Snack Bar 24/7
- After-hours menu available upon request
- BBQs &/or special occasion meals in addition to routine social & cultural meals & events
- Happy hour
- Choice of dining venues
- Moulded food for pureed diets





Additional services (continued)

Technology and Engagement

- WiFi internet for residents & their visitors (up to 3 devices)
- CareApp to connect residents, carers and families
- Tovertafel interactive technology for enhancing cognitive and memory support
- BrainTrainerPlus™ digital experience to encourage active minds
- iPads/Tablets for resident use
- Wall mounted SMART TV in resident rooms
- Robotic therapy animal
- Evoke® TV & Radio channels available in resident's room

Lifestyle and Interests*

- Musical playlist for residents – available on request
- Live entertainment
- On-site gym/physiotherapy room
- Professionally printed clothing labels
- Capital Guardians account
- Bus outings – some lunches or ticket charges at additional cost to resident
- Church to you
- On-site Chaplain



All new residents are charged the daily Additional Services fee** as a condition of entry. This is a package, and individual services are not offered separately.

Residents paying the Additional Services fee are reviewed regularly (or as requested by the resident or person responsible) for their ability to access and benefit from the Additional Services.

Full details are in the Resident Agreement.

* All activities subject to public health orders

** Additional Services fee is outlined on the pricing page for each home

Pricing

Room types

Room type	Number of rooms	Size (m ²)	Description
A	98	20.7	Standard private room with private ensuite
B	4	31	Larger private room with private ensuite

Payment options

Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both.

A RAD is paid as a lump sum amount. A DAP accrues daily and is paid periodically, for example fortnightly.

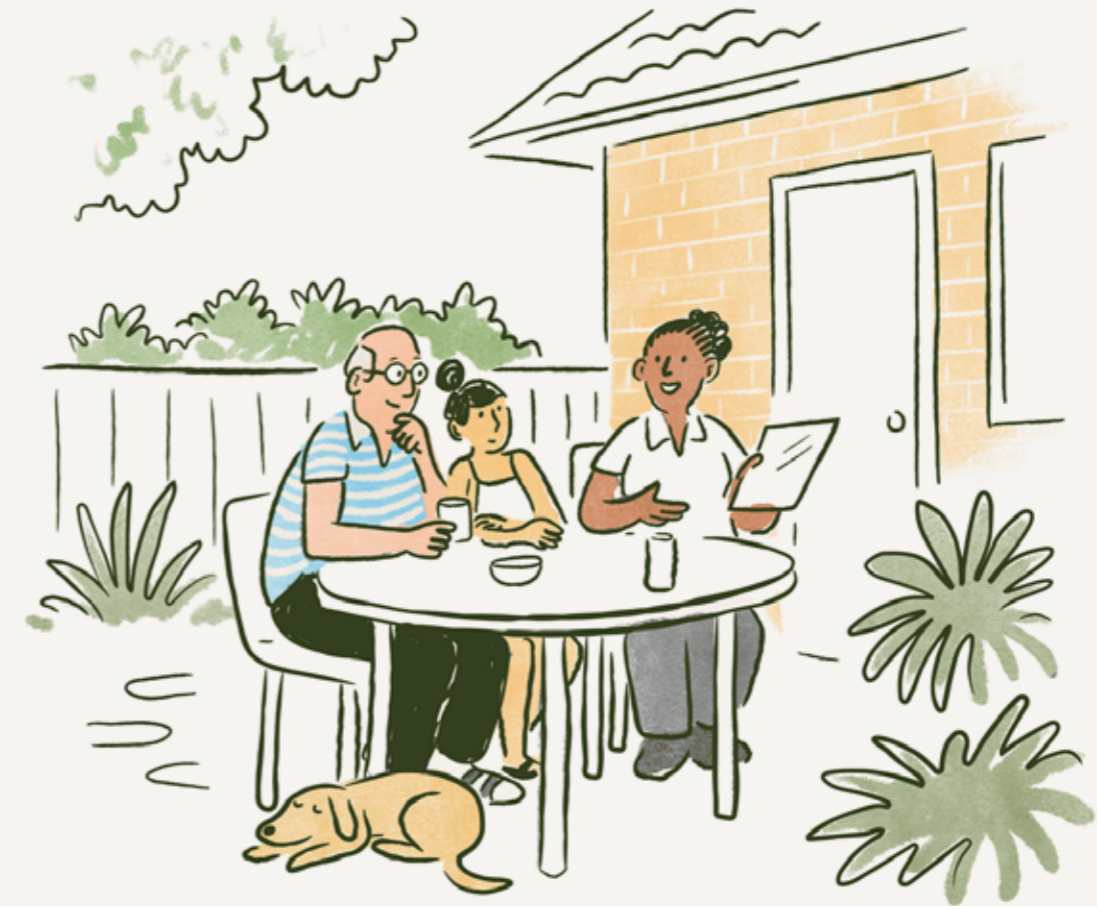
A combination payment includes both a partial lump sum (RAD) and daily payments (DAP).

Where a resident doesn't pay the RAD in full, they can elect to have their DAP deducted from their contribution. Where this occurs, the amount of DAP will gradually increase as their contribution decreases. As the RAD contribution decreases, the resident may be required to make a further contribution if the deductions are to continue.

Pricing

Room type	Aged care pricing commissioner approved*	Maximum refundable accommodation deposit (RAD)	Maximum daily accommodation payment (DAP)**	10% RAD	90% DAP
A	Yes	\$600,000	\$137.42	\$60,000	\$123.68
B	Yes	\$650,000	\$148.88	\$65,000	\$133.99

Additional Services Fee*** – \$30 per day or \$5.95 per day for fully supported residents



* applicable to accommodation valued over \$550,000

** DAP prices subject to change quarterly to align with government quarterly interest rate changes

*** For new residents entering the residential care home from July 2023, the Additional Service Fee will be indexed on an annual basis in July of each year based on the CPI increase for the previous year. This applies to all fully and partially supported residents.



Anglicare

For more information please contact us.

anglicare.org.au/agedcare

1300 111 278