



ANHF

AUSTRALIAN NURSING HOME FOUNDATION

澳華療養院基金

Culturally Appropriate Aged Care Since 1980

Australian Nursing Home Foundation Ltd (ANHF)

ANHF Thornleigh Nursing Home

Accommodation Pricing & Key Features Statement



ANHF Thornleigh Nursing Home is a care facility set in a quiet residential area in Thornleigh. ANHF Thornleigh Nursing Home offers 67 beds (45 single ensuite rooms, 6 single rooms with shared bathrooms and 8 twin-bedrooms with shared bathrooms), permanent care and respite care. This modern and purpose-built aged care residential facility sits in the lush green suburbs of the Hills District, offering lovely district views from multiple levels. Thornleigh is ideally located just minutes away from both Hornsby and Sydney Adventist Hospitals and close to Thornleigh shopping centre.



Room Types

Room Category	Premium + ensuite
Quality	High
Condition	High (renovated in 2019)
Size	24.20 to 27.47 sq m.
Maximum number of residents in each room	1

Room Category	Extra Large + ensuite
Quality	High
Condition	High (renovated in 2019)
Size	20.48 to 27.52 sq m.
Maximum number of residents in each room	1

Room Category	Large Room + ensuite
Quality	High
Condition	High (renovated in 2019)
Size	20.8 to 23.39 sq m. (approx.)
Maximum number of residents in each room	1

Room Category	Single Room + Shared bathroom
Quality	High
Condition	High (renovated in 2019)
Size	20.8 to 23.39 sq m. (approx.)
Maximum number of residents in each room	1

Room Category	Twin Shared + Shared bathroom
Quality	High
Condition	High (renovated in 2019)
Size	23.73 to 39.84 sq m (approx.)
Maximum number of residents in each room	2



Room Amenities

- Air-conditioning
- Single, shared and double bedrooms
- King single electric bed to safeguard the level of care for each resident
- Built-in wardrobe
- Comfortable visitor's chair
- 24-hour nurse call system for safety assurance
- Private dining/function room for up to 12 people that can be booked for resident family functions such as birthdays
- Outdoor balconies with stunning district view

Common Areas

- A total of 4 wings with 1 wing specially designed to support dementia residents
- Each wing will be equipped with its nurse station, treatment room, dining area, servery, kitchenette, and utility rooms.
- Several lounges and leisure corners are spread throughout the facility for residents to receive guests and socialize outside of their rooms.
- On-site cook fresh kitchen with nutritious, tasty meals prepared by an in-house chef
- Conservatory and solarium
- Resident Library nook
- Fully landscaped and secure garden and courtyard area

Reception Area / Lift Foyer



Sitting TV Lounge



Balconies



Chinese Culture Lounge with (Feng Shui)



Bamboo Dining Area(s)



Orchid Visitor Room(s)



Bedroom (s)



Conservatory



Landscaped Gardens Surrounding the Home



Kitchen



Other Features

- Hairdressing
- Beauty therapist
- Comprehensive recreational activities program
- Music therapy
- Celebration of cultural events and birthdays
- Art and craft activities
- Social activities and outings
- Gerontech activities
- Laundry

Clinical and Other Services

- 24-hour care by a registered nurse
- Physiotherapy
- Pain Management Program
- Psychologist and geriatrician referral services
- Pharmacy service
- Dietician
- Speech pathology
- Podiatry
- Dental, vision and hearing care referral services
- Palliative Care and End-of-Life Care
- Respite Care



ANHF Thornleigh Nursing Home Fees and Charges

Four main types of aged care home costs

1. Basic daily fee

- **Everyone** pays a basic daily fee. This fee covers the day-to-day services such as meals, cleaning, facilities management, maintenance and laundry.
- This fee is to be paid monthly. The fee applies for every day you are a resident, including days when you might be away overnight—for example, on holiday or in hospital.
- The basic daily fee is set at 85% of the single person rate of the basic age pension. The government updates it on 20 March and 20 September each year in line with increases to the age pension. [Current rates](#) are published on the [Department of Health website](#).

2. **Additional services fee**

- Consent from residents or their authorized financial representatives will be obtained prior to arranging and providing any additional services.
- The additional services fee applies to **everyone's** care and services that go beyond the minimum care and service requirements prescribed by current legislative provisions, including (but not limited to)
 - Hairdressing
 - Beautician
 - Clothing labels
 - Test and tagging of personal electrical items
 - Personal use Satellite TV station(s)
 - Outing-associated expenses
 - One-on-one escort services for individual outings
 - Personal postage service
 - Dedicated personal princess chair
 - Dedicated personal mobility aids
 - Private art therapy / music therapy / allied health services
 - Non-Medicare cover treatment
 - Non-PBS cover medications
 - Private function room / entertainment / BBQ areas hire (booking and cleaning fees may apply)
 - Guest(s) participation in facility luncheon
 - Personal choice purchases e.g. Uber Eat, or online shopping.



3. Means-tested care fee:

- Means-tested care fee is a contribution that some people pay towards the cost of their care, determined by a means assessment.
- This means-tested care fee is different for everyone, and not everyone will have to pay it. If you do need to pay it, the exact amount will be determined once you enter care. Services Australia will let you and your provider know what this amount will be for you.
- For most people the [means assessment](#) is done by Services Australia. However, if you receive a means tested payment from the Department of Veterans' Affairs (DVA), your assessment will be done by DVA.
- Note: You can get your means assessed at any time, even before you enter care though the outcome is only valid for 120 days. If you don't enter care during this time, you will need to complete another assessment.
- Further information is available on www.servicesaustralia.gov.au or www.myagedcare.gov.au

4. Accommodation costs


- The Accommodation Payment is set by the Board of ANHF and is varied from time-to-time. They are only applicable to those residents entering on or after 1 July 2014 who have been assessed by Centrelink or DVA.
- ANHF Thornleigh Nursing Home charges Refundable Accommodation Deposits (RADs) and the corresponding Daily Accommodation Payments (DAPs) up to a maximum of:

Room Type	RAD	DAP (base on MPIR* 8.42% as of 01/01/2025)
Premium + ensuite	\$929,000	\$214.30
Extra Large + ensuite	\$913,000	\$210.62
Large Room + ensuite	\$861,000	\$198.62
Single Room + Shared bathroom	\$550,000	\$126.88
Twin with shared bathroom	\$450,000	\$103.81

- MPIR = Maximum Permissible Interest Rate

- There are three options for accommodation payment. Residents have the right to choose which option would best suit their financial arrangements.
 - a) **Refundable accommodation deposit (RAD) / contribution (RAC)**





This is a refundable accommodation amount. This refundable lump sum is to be determined on the outcome of your means-tested assessment.

b) **Daily accommodation payment (DAP) or contribution (DAC)**

This is a rental style of daily accommodation charge. This charge is to be determined by the government based on the outcome of your means assessment.

c) **A combination of refundable lump sum and rental-style payments**

This is when you combine the two types of payments to meet your costs. You can split the combination any way you choose. The daily payment is calculated by applying the Maximum Permissible Interest Rate (MPIR) to the unpaid lump sum amount.

An example:

Resident A enters into a large room with private ensuite with RAD of \$861,000 and chooses to pay the 50% of RAD as a lump sum and 50% as a daily payment. Resident A would therefore pay a lump sum of \$430,500 and a daily payment (DAP) of \$99.31.

This daily payment is calculated as follows:

Unpaid lump sum - \$430,500

Maximum Permissible Interest Rate – 8.42%

DAP (\$430,500 x 8.42%) divided by 365 days - \$99.31

Within 28 days of entering the facility residents must advise the management of the Nursing Home which option they wish to choose.

From the date of entry and pending advice of the resident's preferred option of payment, resident will be charged the Daily Accommodation Payment (DAP).

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 professional financial advice to see which payment option best suits your financial arrangements.

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