

# Woodberry

## Key Features Statement



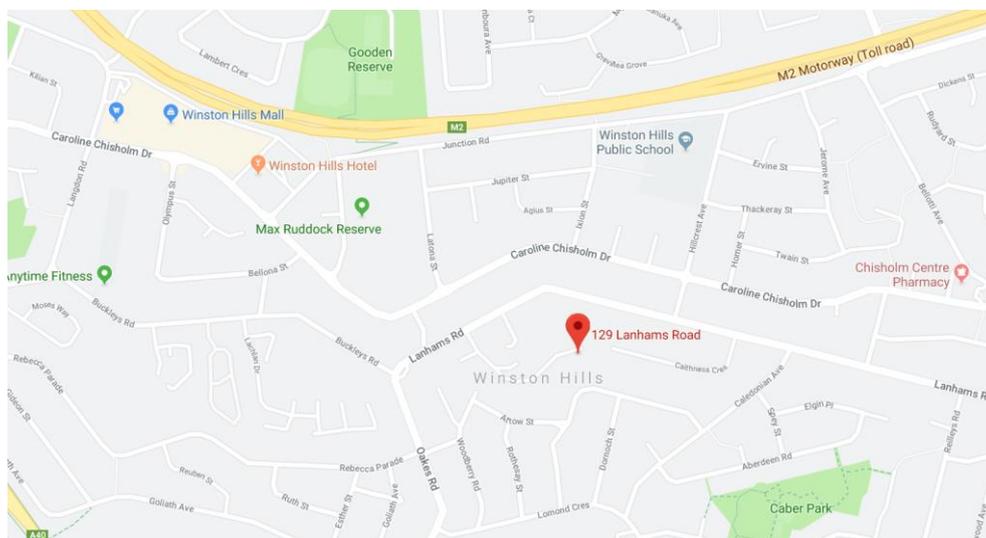
Anglicare | Villages

# Location

## 129 Lanhams Road Winston Hills

Woodberry Village is located in Winston Hills, has sweeping views of the city skyline and Parramatta River valley.

Within a short walk to Winston Hills Shopping Centre, and is approximately 4 kms from public and private hospitals at Westmead.



## Location of facility

## Overview

- The facility has had a major upgrade in 2017.
- Three wings: Marsden House, Richard Johnson House and Adda Pepper House providing accommodation for 116 residents.
- Accommodation is provided in single rooms with private en suites bathrooms.
- Constructed over four levels, with lift access at either end of the building.
- All common areas are accessible for wheelchairs and there are accessible/visitor's toilets throughout the common areas.
- Corridors feature sitting areas with tea/coffee making facilities and windows for natural light.
- Nursing staff are available 24 hours a day.
- A dedicated lifestyle team facilitates daily and regular activities for residents with clubs, groups and outings.
- Palliative care and respite care are available.

# Common areas

## Café

- Located on the third floor (108 sqm).
- Air conditioning, tables and soft cushioned chairs, comfortable lounge around gas fireplace and internet stations.
- Nespresso coffee machines and a shop with small grocery items. Cafe open Mon-Fri during the day.

	<ul style="list-style-type: none"> <li>Sweeping views from all cafe areas and large deck available with comfortable outdoor setting.</li> </ul>
<b>Chapel</b>	<ul style="list-style-type: none"> <li>Located on the third floor (95 sqm) featuring beautiful stained-glass windows and plenty of seating for all residents.</li> <li>Opens into the main sitting area to accommodate large events.</li> </ul>
<b>Clinic</b>	<ul style="list-style-type: none"> <li>Located on the second floor offers reception, waiting room, doctors' rooms, gym, treatment rooms, pain clinic and physiotherapy room.</li> <li>A store room for secure storage.</li> </ul>
<b>Community room</b>	<ul style="list-style-type: none"> <li>Located on Level 2, approximately 250 sqm.</li> <li>Contains flat screen television, air conditioning, kitchenette, phone, plenty of seating for all the residents for hosting large events, shoot and shuffle table, game table and section, indoor and large outdoor sitting area.</li> </ul>
<b>Dining room</b>	<ul style="list-style-type: none"> <li>The dining room (185 sqm) is furnished with recently purchased tables and chairs to accommodate the residents.</li> <li>Attractive floor coverings and curtains.</li> <li>A paved outside area featuring outdoor furniture, a herb and vegetable garden, a covered area and a resident smoking area.</li> </ul>
<b>Foyer</b>	<ul style="list-style-type: none"> <li>Recently refurbished (250 sqm) and is located on Level 2.</li> <li>Contains flat screen television, air conditioning, kitchenette, phone, plenty of seating for all the residents for hosting large events, shoot and shuffle table, game table and section, indoor and large outdoor sitting area.</li> </ul>
<b>Hairdressing salon</b>	<ul style="list-style-type: none"> <li>Located on the third floor (20 sqm) with air conditioning, two shampoo basins, three hairdressing stations and a nail beauty treatment station.</li> </ul>
<b>Outdoor terrace</b>	<ul style="list-style-type: none"> <li>Located on the third level near reception and main cafe the outdoor terrace (200 sqm) is a beautiful area which captures plenty of natural light.</li> <li>Open flat area which features comfortable outdoor seating and tables, a vending machine and an automatic tea/coffee machine</li> </ul>
<b>Sitting room</b>	<ul style="list-style-type: none"> <li>The sitting room (150 sqm) contains couches, chairs, 42" plasma television, carpet, curtains, a DVD library, air conditioning and fans. Library room has lovely sweeping views of the Parramatta skyline.</li> </ul>

## Room types

Category	Number of rooms	Size (m <sup>2</sup> )	Description
A	58	18.5 – 20.3	Standard room with en suite.
B	21	20.3	Standard room with en suite and view.
C	17	23.3	Larger room with en suite.
D	11	30.8	Largest room with en suite and balcony.
E	9	30.8	Largest room with en suite, balcony and view.

# Room descriptions

<b>Bathroom</b>	<ul style="list-style-type: none"> <li>• Vinyl floors and walls, a ceramic basin and toilet, shower, emergency call button, hand rails, mirror and exhaust fan, wall unit.</li> </ul>
<b>Number of residents per room</b>	<ul style="list-style-type: none"> <li>• One</li> </ul>
<b>Design features</b>	<ul style="list-style-type: none"> <li>• Three interconnected wings specifically designed to provide person-centred care in a home-like environment in order to maintain independence.</li> <li>• Rooms are designed to cater for ageing in place, such that ongoing care can be provided as residents' care needs change.</li> <li>• Lift access allows residents to move easily between floors.</li> </ul>
<b>Quality, condition, size and amenity</b>	<ul style="list-style-type: none"> <li>• Electric Bed</li> <li>• Bed coverings, including bedspread and sheets</li> <li>• Built-in cabinetry</li> <li>• Wardrobe/cupboard</li> <li>• Window coverings - sheer and block out curtains</li> <li>• Floor coverings - carpet or vinyl</li> <li>• Emergency call buttons</li> <li>• Lights</li> <li>• Television/phone connections with internet ready to setup access for Foxtel, Stan or Netflix connection</li> <li>• Television has setup channels for Anglicare Radio and broadcast of local events</li> <li>• Balcony or terrace (depending on level)</li> <li>• Reverse cycle air-conditioner</li> <li>• Lockable personal drawer</li> <li>• Flat screen television</li> <li>• Prior to a resident moving in, the room undergoes refurbishment. The scope of work will depend on the condition of the room, and may include repainting of walls, doors and architraves, cleaning or replacement of floor coverings and repairs or replacement of any damaged fixtures or fittings.</li> </ul>
<b>Care and services offered at no additional cost</b>	<ul style="list-style-type: none"> <li>• Dining room service.</li> <li>• A Chaplain who provides pastoral care, Church services and other fellowship activities.</li> <li>• 1 on 1 Montessori program.</li> <li>• A dedicated lifestyle team that facilitates daily and regular activities for residents with clubs, groups and outings.</li> <li>• Summer and Winter menus developed in consultation with Anglicare qualified dieticians to ensure correct nutrition and balance. Specific dietary requirements also catered for.</li> <li>• Village bus service.</li> <li>• Residents have access to the landscaped pathways, gardens and BBQ facilities.</li> <li>• Resident home access to onsite laundry service.</li> </ul>

<b>Services offered which will include a fee</b>	<ul style="list-style-type: none"> <li>• Services provided at the hairdressing salon and cafe.</li> <li>• Regular podiatry visit.</li> </ul>
<b>Palliative care</b>	<ul style="list-style-type: none"> <li>• If required palliative care is available.</li> </ul>
<b>Respite care</b>	<ul style="list-style-type: none"> <li>• Booked short-term respite is available. Minimum of 2 weeks of high care respite.</li> </ul>

## Pricing

Room type	Maximum refundable accommodation deposit (RAD)	Aged Care Pricing Commissioner Approved (applicable to accommodation valued over \$550,000)	Maximum daily accommodation payment (DAP)
A	\$550,000	Yes	\$83.48
B	\$570,000	Yes	\$86.52
C	\$590,000	Yes	\$89.55
D	\$620,000	Yes	\$94.10
E	\$650,000	Yes	\$98.66

### Payment Options

Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, or a combination of both. A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example fortnightly. A combination payment includes both a partial lump sum and daily payments.

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 their contribution decreases, the resident may be required to make a further contribution if the deductions are to continue.

Room type	10% RAD	90% DAP
A	\$55,000	\$75.13
B	\$57,000	\$77.86
C	\$59,000	\$80.60
D	\$62,000	\$84.69
E	\$65,000	\$88.79

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