ANHF
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Australian Nursing Home Foundation Ltd (ANHF)

ANHF Thornleigh Nursing Home

Accommodation Pricing
& Key Features Statement

ANHF Thornleigh Nursing Home is a modern, purpose-built aged care facility nestled in a quiet residential area of Thornleigh. With 67 beds—including 45 single ensuite rooms, 6 single rooms with shared bathrooms, and 8 twin-share rooms—it offers both permanent and respite care in a comfortable and supportive environment. Located in the lush green surrounds of the Hills District, the home boasts beautiful district views from multiple levels. Thornleigh is ideally positioned just minutes from Hornsby and Sydney Adventist Hospitals, and close to Thornleigh Shopping Centre, ensuring convenient access to essential services and amenities.

60 Weldon Street, Burwood NSW 2134 T: (02) 8741 0218 E: info@anhf.org.au W: www.anhf.org.au

Room Types

Room Category	Premium + ensuite
Size	24 to 27.5 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Extra Large + ensuite
Size	20.5 to 27.5 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Large Room + ensuite
Size	21 to 23.5 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Single Room + Shared bathroom
Size	21 to 23.5 sqm (approx.)
Maximum number of residents in each room	1

Room Category	Twin Shared + Shared bathroom
Size	24 to 40 sqm (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
- Bedside table with lockable drawer
- Built-in wardrobe
- Comfortable visitor's chair
- Television in each room which is connectable for personal viewing with Chinese channel
- 24-hour nurse call system for safety assurance at all times
- 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

- Four wings, including one purpose-built to support residents living with dementia.
- Each wing features its own nurse station, treatment room, dining area, servery, kitchenette, and utility rooms.
- Multiple lounges and social corners throughout the facility provide inviting spaces for residents to host visitors, make refreshments, or relax outside their rooms.
- Conservatory and solarium for year-round comfort.
- Cozy resident library nook.
- Fully landscaped, secure gardens and courtyard areas for outdoor enjoyment.
- Flat-screen TVs with Chinese language programs available.
- Piano and audio system for music and events.
- Dedicated gymnasium where residents can stay active with support from physiotherapists and lifestyle staff.
- Welcoming sitting areas for greeting guests.

Other Features

- Fresh, nutritious seasonal meals prepared on-site by our in-house chef
- Chinese and western menu are available
- Free WiFi for residents and guests
- Hairdressing salon
- Beauty therapist
- Comprehensive recreational activities program
- Celebration of cultural events and birthdays
- Art and craft activities
- Music Therapy
- Social activities and outings
- Wide range of therapeutic and gerontech programs
- Laundry services

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

Five types of aged care home costs and fees for everyone entered into residential care from 1st November 2025

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. Higher Everyday Living Fee (HELF) (Optional)

A standing (written) or ad hoc agreement from residents or their authorized financial representatives will be obtained prior to arranging and providing any HELF services.

This fee applies to everyone's care and services that go beyond the minimum care and service requirements prescribed by current legislative provisions, some examples are listed below as reference:

- 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
- Dedicated personal furniture and assistive aids
- Private therapy / allied health services
- Non-Medicare cover treatment
- Non-PBS cover medications
- Private function room hire
- Personal choice purchases e.g. Uber Eat, or online shopping

3. Hotelling Supplement Contribution

- Currently the government pays the Hotelling Supplement for all residents. From 1 November 2025, residents who can afford it will contribute towards some or all of the Hotelling Supplement. The government will continue to pay the rest, including the full Hotelling Supplement for those who are unable to afford to contribute.

- The amount you pay is determined by the result of your income and assets assessment application by Services Australia or the Department of Veterans' Affairs (DVA) if applicable.
- **Daily Cap:** $22.15.

4. Non-Clinical Care Contribution (NCCC)

- The amount you pay is determined by the result of your income and assets assessment application by Services Australia or the Department of Veterans' Affairs (DVA) if applicable.
- You will not begin contributing to the NCCC until you are paying the full hotelling supplement contribution.
- **Daily cap**: $109.45.
- **Lifetime cap**: A lifetime cap of $140,652.80 applies, meaning you will stop paying the NCCC once you reach this amount or after four years of payments, whichever comes first. Any fees paid under the Support at Home Program also count towards this lifetime cap.

5. Accommodation costs

The Accommodation Payment is determined by the ANHF Board and may be adjusted from time to time.

The 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* 8.51% as of 01/10/2026 and any new admission before this date should refer to the old rate)**
Premium + ensuite	$948,000	$221.03
Extra Large + ensuite	$930,000	$216.83
Large Room + ensuite	$875,000	$204.01
Single Room + Shared bathroom	$600,000	$139.89
Twin with shared bathroom	$550,000	$128.23

*MPIR = Maximum Permissible Interest Rate

- Residents can choose one of three accommodation payment options to suit their financial situation.

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 income and assets assessment.
New Retention rule
From 1st November 2025, government requires aged care homes to deduct 2% per year from a resident's RAD or RAC (the refundable deposit paid when entering care). This is worked out daily and taken monthly, for up to five years only, no matter how long the resident stays.

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 income and assets assessment. The Daily Accommodation Payment (DAP) will be calculated from the room price and RAD paid. DAP for permanent residents will go up or down twice a year (on 20 March and 20 September) based on Consumer Price Index (CPI).

c) **A combination of refundable RAD/RAC and DAP/DAC**
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 RAD/RAC amount.

<u>An example is as follows:</u>

Resident A enters into a large room with private ensuite 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 $437,500 and a daily payment (DAP) of $102.00. This daily payment is calculated as follows:

Unpaid lump sum - $437,500

Maximum Permissible Interest Rate – 8.51%

DAP ($437,500 x 8.51%) divided by 365 days – $102.00

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 maximum Daily Accommodation Payment (DAP).

Where the resident chooses to pay by lump sum (RAD), the maximum DAP will be charged until the lump sum is paid.

It is recommended that you seek professional financial advice to see which payment option is preferable.

Note: Above information is also available on MyAgedCare website.

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