

NARROGIN COTTAGE HOMES INC. FELSPAR STREET, NARROGIN



OUR MISSION.

To care for our residents with skill and compassion.

OUR VISION.

To be the premier aged care facility servicing the
Upper Great Southern Region.

OUR VALUES.

We believe in, and respect:
The individual worth and dignity of all people;
The right of all people to live in comfort and security;

Narrogin Cottage Homes is a not-for-profit charitable organisation administered by a voluntary committee comprised of community members, service groups, business people and representatives from Town of Narrogin and Shire of Narrogin.

The development of Narrogin Cottage Homes commenced in the early 1960's when local service organisations joined together to address the need to provide affordable housing for aged members of their local community. Development has taken place in stages over the years with Karinya Aged Care Hostel being constructed in 1979.

Continual improvements have seen the facility expand to where today the village is comprised of "Karinya" (a 35 bed hostel facility) and 49 self contained units of various styles.

KARINYA HOSTEL.



Karinya has thirty five bed-sitting rooms all with private facilities. Two places are reserved for residents requiring short-term respite care.

All meals are served in a central dining area. There are two lounge areas and a large clubroom. A television, video/ DVD player, piano/organ, stereo and pool table are provided for the resident's enjoyment. Access to the internet is also available via a resident computer. A fully equipped laundry is provided and serviced by staff however residents may do their own personal laundry if they would like. Bed linen and towels are provided and laundered commercially by Narrogin Cottage Homes each week.

Basic furniture consisting of a bed, bedside cabinet and wardrobe is provided in each resident's room. Residents are encouraged to bring their own items of small furniture and belongings in order to personalise their room. These may include pictures, a comfortable chair, china cabinet or small dressing table. We encourage residents to bring a television, small refrigerator and tea making facilities. A telephone connection is provided in each room, however connection of the telephone is the responsibility of the resident.

All rooms are cleaned daily by staff. All care is taken with personal items but we encourage residents to take responsibility for items of value.

The hostel is attended by a supervisor 24 hours per day. Residents can access staff assistance through the use of the emergency call bells in the bedroom and bathroom of each suite. The Supervisor remains on-call overnight and resides in an adjoining unit.

There are regular social activities, which include craft, bingo, carpet bowls, regular outings and discussion groups. A community bus provides a weekly shopping service, there are regular church services conducted at Karinya and a hairdresser visits regularly.

Family members are encouraged to be as involved as possible in the daily activities of residents. Staff members are able to provide transport to medical appointments and give general support when necessary.

Fees are paid fortnightly in advance. These fees are set by the Department of Health and Aging. The minimum fee is set at 85% of the Age Pension and is subject to income testing. An accommodation bond may be payable following an assets test. Further details are available on request.

Respite or short term care is available for periods of up to nine weeks per financial year. Advance bookings need to be made for respite care. The fees for Respite Care are set at 85% of the Age Pension.

Eligibility for admission to Karinya Hostel is subject to an assessment by a member of the local Aged Care Assessment Team (ACAT). Referral to ACAT for assessment may be made via the family Doctor, family or other health professionals.

NCH RENTAL UNITS



There are 15 one-bedroom and 6 two-bedroom rental units:

- a limited number of carports are available and a minimal fee is charged;
- residents are responsible for gas and electricity consumed;
- television antennas are provided and maintained by NCH;
- a telephone connection is provided in each unit and telephones are the responsibility of the resident;
- floor coverings, blinds and lace curtains are provided.
- gas heating is provided in the lounge area.
- lawns are cared for by NCH, and although residents are encouraged to maintain the gardens adjacent to their units, our gardener can assist if required.
- Any extras required are at the resident's own expense.

RENT: 25% of pension plus bond of 4 weeks rent.

JOINT VENTURE RENTAL UNITS (HOMESWEST & NCH)

There are 8 one-bedroom and 6 two-bedroom joint venture units:

- All units have a carport supplied.
- residents are responsible for gas and electricity consumed;
- television antennas are provided and maintained by NCH;
- a telephone connection is provided in each unit and telephones are the responsibility of the resident;
- floor coverings, blinds and lace curtains are provided.
- gas heating is provided in the lounge area.
- lawns are cared for by NCH, and although residents are encouraged to maintain the gardens adjacent to their units, our gardener can assist if required.
- Any extras required are at the resident's own expense.

RENT: 25% of pension plus bond of 4 weeks rent. Criteria for tenancy of these units must comply with Homeswest tenancy selection. Selection criteria are available from the Narrogin Cottage Homes office.

RESIDENT FUNDED UNITS.



There are 14 resident funded units. These are duplex style units and are all two-bedroom. These units are available on a long-term occupancy lease arrangement. Units are upgraded to “as new condition” prior to each allocation.

All units have:

- own rear courtyard with clothes line;
- carport with large storage cupboard;
- gas heating;
- telephone connection
- TV antennas.
- Window treatments (blinds and lace curtains).

FEES

The ingoing fee for these units is \$90,000.

The following refund applies when the resident vacates:

Within 5 years: The ingoing fee less ½ % of the fee for every calendar month or part thereof that the resident has occupied the unit, with a maximum refund of ingoing fee less 3%

After 5 years: 70% of the ingoing fee

There is a monthly maintenance fee, which is presently set at \$135.55 per month. This fee covers building insurance, water and sewerage rates, upkeep of grounds, repairs and administration.

The resident is responsible for gas and electricity consumed and household contents insurance.

NARROGIN COTTAGE HOMES

The Board of Management is responsible for the all rates, taxes, normal repairs and insurance on all the properties of the Narrogin Cottage Homes.

For further information contact: Administration during office hours.

CHAIRMAN: Mr Rob Maxwell.
ADMINISTRATOR: Mrs Julie Christensen.
TELEPHONE: 098 811677.
Email: nch@wn.com.au
POSTAL ADDRESS: PO Box 394, NARROGIN, WA, 6312.