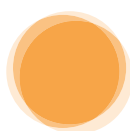


**QUEENSLAND
HOSPITAL DISCHARGE
AND HOUSING PROJECT**



**QUEENSLAND
SDA AND HOUSING
PROVIDER DIRECTORY**

AUGUST 2020



**SUMMER
FOUNDATION**

www.summerfoundation.org.au

Introduction

This directory has been compiled as part of the Queensland Hospital Discharge and Housing project.

The purpose of the directory is to provide information to hospital discharge teams and their patients about housing providers who may have suitable housing options for discharging patients who are NDIS participants, but are having difficulties locating suitable housing.

The providers in this directory have been briefed about the aims of the Queensland Hospital Discharge and Housing project and are aware that they may be approached with referrals of NDIS participants (or their support coordinators) seeking help with identifying potential housing options.

The information provided in this directory has been supplied by each provider.

The Queensland Hospital Discharge and Housing project is funded by the Queensland Government and will operate during 2020.

Queensland Government support for the Queensland Hospital Discharge and Housing Project does not constitute an endorsement of providers. The Queensland Government encourages housing for people with disability (both mainstream housing and specialist disability accommodation) to align with the Housing Principles for Inclusive Communities. An up-to-date list of all Registered NDIS Providers can be found [here](#).

Summary

KEY:

SDA = SDA Provider

CHP = Community Housing Provider

IO = Interim Options

SP = Support Provider

PROVIDER NAME	SDA	CHP	IO	SP	LOCATION
Accessible Homes Australia SEE PAGE 8	✓	✗	✓	✗	Gold Coast – Palm Beach, Broadbeach & Biggera Waters
Adapt Housing SEE PAGE 9	✓	✗	✓	✗	Queensland and Northern NSW. Including Ballina, Casino, Lismore, Coffs Harbour, Tweed Heads, Gold Coast, Brisbane, Morayfield, Caboolture, Maroochydore, Gympie and Cairns
BlueCHP Limited SEE PAGE 10	✓	✓	✓	✗	Northern NSW and emerging in QLD
Bric SEE PAGE 12	✗	✓	✓	✗	Northern suburbs of Brisbane (inner, middle and outer suburbs), Moreton Bay (including Caboolture, Redcliffe)
BHC (Brisbane Housing Company) Limited SEE PAGE 13	✓	✓	✗	✗	SDA properties - Enoggera and Inala\Richlands, Brisbane inner, middle and outer rim for general community housing
Churches of Christ Housing Services Ltd SEE PAGE 14	✓	✓	✓	✗	Brisbane, Gold Coast, Sunshine Coast and Ipswich regions
Compass Housing Services SEE PAGE 15	✓	✓	✓	✗	Woolloongabba, Newstead, Bowen Hills, Nundah, West End, Holland Park, Annerley, West End, Moorooka, East Brisbane, Sunnybank Hills, Sunnybank, Upper Mount Gravatt, South Brisbane
Esteem Care Services SEE PAGE 16	✓	✓	✓	✓	Caboolture
Graceron P/L SEE PAGE 17	✓	✗	✗	✗	Toowoomba
HomeBase SEE PAGE 18	✓	✗	✓	✗	SE QLD
Jacaranda Housing SEE PAGE 19	✗	✓	✗	✗	SE QLD - New Farm, Spring Hill, Fortitude Valley, Kangaroo Point, Highgate Hill, Dutton Park, West End, Bardon, Paddington, Holland Park, Tarragindi, Tingalpa, Mitchelton, Wynnum, Wynnum West, Manly West, Cannon Hill, Lota, Alexandra Hills, Thornlands, Capalaba, Alderley, Clayfield, Toowong, Ashgrove, Newmarket
Liveable Home Builders SEE PAGE 20	✓	✗	✓	✗	NA – We build to suit individual participants in any area required

Summary continued

KEY:

SDA = SDA Provider

CHP = Community Housing Provider

IO = Interim Options

SP = Support Provider

PROVIDER NAME	SDA	CHP	IO	SP	LOCATION
MS Queensland SEE PAGE 21	✓	✓	✓	✓	Moreton Bay region: Caboolture (opening 2021), Albany Creek Brisbane: Annerley, Springfield, Lutwyche Gold Coast: Southport, Bundall Darling Downs: Toowoomba (opening 2021)
Momentum Collective SEE PAGE 23	✓	✓	✓	✓	Gold Coast, Qld and Tweed to Mid Coast, NSW
Multicap Housing SEE PAGE 24	✓	✗	✓	✓	Queensland and northern New South Wales
NDISP Pty Ltd SEE PAGE 25	✓	✗	✓	✗	Australia wide – see listing for more details
Regional Housing Limited SEE PAGE 26	✓	✓	✗	✗	Bundaberg (SDA), Hervey Bay (SDA), Maryborough, Kingaroy, Nanango, Murgon, Rockhampton (SDA)
SDA Smart Homes Australia SEE PAGE 27	✓	✗	✓	✗	Greater Brisbane, Ipswich, Moreton Bay, Logan, Maryborough, Hervey Bay.
SDA QLD Pty Ltd SEE PAGE 28	✓	✗	✓	✗	Brisbane, Gold Coast, Ipswich, Logan, Redland Bay, Sunshine Coast, Kallangur, Brisbane Northside Cherside Toowoomba
Southern Cross Support Services SEE PAGE 29	✓	✗	✓	✗	Cairns, Mackay, Townsville, Rockhampton, Gladstone, Emerald, Bundaberg, Hervey Bay, Maryborough, Gympie, Caboolture/Brisbane/Gold Coast, Ipswich, Toowoomba
Spinal Life Australia Ltd SEE PAGE 30	✗	✗	✓	✗	Cairns North
Summer Housing SEE PAGE 32	✓	✗	✓	✗	Woolloongabba, Newstead, Nundah, Bowen Hills, Gold Coast
United Disability Care SEE PAGE 33	✓	✗	✓	✗	North QLD
Youngcare SEE PAGE 34	✓	✓	✗	✗	South East Queensland and Townsville, Woolloowin (ready Sept 2020), Albany Creek (fully occupied), Northlakes (ready Sept 2020), Townsville (August 2020)

Glossary

Specialist Disability Accommodation (SDA):

Specialist Disability Accommodation (SDA) funding is provided through the NDIS to an eligible NDIS participant to pay for the physical property (bricks and mortar) when a person is deemed to have an extreme functional impairment and/or very high support needs and requires an SDA dwelling to enable them to live more independently and receive the support they need.

If an NDIS participant “has SDA”, this should mean they have approved SDA funding in their NDIS plan. The NDIS provides funding for SDA to participants through their individual NDIS plans. Participants can then select an SDA dwelling and associated provider within the budget of the SDA amount in their plan.

The SDA payment from the NDIS is then paid to the provider and the NDIS participant living in the property pays a rent contribution. The revenue that SDA housing providers receive is made up of a Reasonable Rent Contribution from the tenant (capped at 25% of the Disability Support Pension, plus rent assistance or equivalent for a person receiving a different source of income ~\$8,550 pa) and the SDA payment from the NDIA.

SDA also refers to housing that has been specially designed to meet the needs of people who have been deemed as having extreme functional impairment and/or very high support needs resulting from their disability. SDA housing must be “enrolled” with the NDIS to be eligible for SDA payments.

SDA funding is designed to give NDIS participants choice and control of where they live, how they live and with whom they live. Funding of other disability supports for an individual is separate to SDA funding for their specialist housing needs. The SDA model of funding creates a user-driven market where individuals can make decisions about the type of housing they will access with their SDA payment.

The SDA funding and market supply model is expected to deliver better and more person-centred housing outcomes for people with very high and complex disability support needs.

When the NDIS is fully rolled out across Australia it is expected around 28,000 people will receive SDA funding in their NDIS plans. This equates to approximately 6% of the participants in the NDIS.

It is estimated \$700 million per annum will eventually be spent on SDA payments as part of the NDIS

The SDA policy was initially outlined in the ‘Specialist Disability Accommodation: Decision Paper on Pricing and Payments’ released on 1 June 2016 and the more practical application of SDA is defined within the NDIS SDA Rules that were first published in March 2017, with the latest version being SDA Rules 2020.

The current set of documents that describe requirements for SDA provision are found at the [SDA Pricing and Payments webpage](#):

- [SDA Price Guide](#)
- [SDA Rules](#)
- [SDA Registration and Dwelling Enrolment](#)

Overview information and publications about SDA are found on the [NDIS SDA page](#) for providers. It’s a good idea to monitor content on this page as further new information about SDA can be expected to be added to this page over time.

Glossary continued

SDA Building Type:

An SDA dwelling must be enrolled under one of several specified Building Types, broadly:

- Apartment (maximum 2 residents)
- Villa/duplex/townhouse (maximum 3 residents)
- House (2 to 3 residents)
- Group home (4-5 residents)

SDA Design Categories:

An SDA dwelling must be enrolled under a Design Category, which specifies dwelling features. The SDA Price Guide specifies the design requirements and features associated with each Design Category. The Design Categories are:

- **Basic (only applies to Existing SDA dwellings)** – Basic design means a dwelling enrolled as Existing SDA which has no special accessibility or liveability design features.
- **Improved Liveability** – Improved Liveability design dwellings must be designed to LHA* Silver level and have improved liveability design features, such as lines of sight for people with sensory, intellectual or cognitive impairment.
- **Fully Accessible** – Fully Accessible dwellings must be designed to LHA Platinum level for people with significant physical impairment, featuring good wheelchair accessibility in the bathroom, kitchen and external areas.
- **Robust** – Robust dwellings must be designed to LHA Silver level, having good physical access features, but are also designed to be very resilient and safe, including retreat areas for safety of residents and support staff.
- **High Physical Support** – High Physical Support dwellings must be designed to LHA Platinum level, having a very high level of specialised design and physical access, such as structural provision for ceiling hoists in new builds.

Short Term Accommodation (STA):

STA is Short Term Accommodation and funds an NDIS participant for housing, supports, food, board, etc for short periods of time, often referred to as respite. STA is generally funded for 14 days but can be extended if approved by the NDIA.

For further useful information about STA, go to [this page](#).

Medium Term Accommodation (MTA)

MTA is Medium Term Accommodation and funds an NDIS participant for housing only; the 'bricks and mortar'. It is a type of funding support recently introduced by the NDIS and provides funding for interim housing while an NDIS participant is waiting for longer term housing to be available (e.g. waiting for home modifications to be completed or for their confirmed SDA housing to be ready). MTA is generally funded for 90 days but can be extended if approved by the NDIA.

For further useful information about MTA, go to [this page](#).

Glossary continued

Supported Independent Living (SIL):

SIL is Supported Independent Living and funds an NDIS participant for support with and/or supervision of personal care, and daily tasks to develop the skills of an individual to live as independently as possible. These are the supports provided to a participant in their home, regardless of property ownership, and can be in a shared or individual arrangement.

Social Housing - Public and Community Housing

Social housing includes both public housing and community housing and is for people on low incomes who can't get housing elsewhere. Rents are based on income and are set to be affordable and allow for other living costs.

Public housing in Queensland is managed by the Department of Housing and Public Works. Community housing providers also manage social housing – it is then called community housing.

Regardless of who manages it, social housing means you pay an affordable rent and you have security of tenure – which means you can stay as long as you want, if you have an ongoing housing need and follow the rules as a tenant. But there can be a long wait for public and community housing, up to several years. And you don't get a choice of homes when you apply – a house, townhouse/villa or apartment may be offered. The offer will be based on information you provided in your application. If you don't like what is offered or it is unsuitable, you might wait a long time for another offer.

Not-for-Profit (NFP)

Generally, a not-for-profit is an organisation that does not operate for the profit, personal gain or other benefit of particular people (for example, its members, the people who run it or their friends or relatives). The definition of not-for-profit applies both while the organisation is operating and if it closes down. For example, the Summer Foundation is a NFP organisation.

KEY:

 = REGISTERED SPECIALIST DISABILITY ACCOMMODATION PROVIDER

 = REGISTERED COMMUNITY HOUSING PROVIDER

Accessible Homes Australia (AHA)

WEBSITE: www.accessiblehomes.com.au

PHONE: 07 5648 0606

CONTACT: Tom Ray – tom.ray@ahaust.com.au

Perry Cross AM –

perry.cross@ahaust.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Gold Coast – Palm Beach, Broadbeach & Biggera Waters (Palm Beach and Biggera Waters under development)

SDA

OVERVIEW:

Accessible Homes Australia provides specialist disability accommodation home apartment tenancies within desirable lifestyle communities, which can be tailored and modified to suit individual needs and circumstances as permanent homes.

AHA was founded as a private provider by C2 quadriplegic and NDIS SDA participant, Perry Cross.

SDA HOUSING OPTIONS PROVIDED:

Self-contained, private, new build, 1 and 2 bedroom High Physical Support residential apartments with on-site overnight care provided within the apartment complex.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Long-term permanent tenancy service agreement with open ended tenancy expiry.

UPCOMING HOUSING/SDA DEVELOPMENTS:

East Palm Beach, Gold Coast: Available for tenancy from August 2021 (subject to further COVID-19 impact on construction) – 7 new High Physical Support apartments. See <https://www.accessiblehomes.com.au/home-designs/east-palm-beach/>

Waterpoint Residences, Biggera Waters:

– 10 High Physical Support, 2 bedroom apartments plus overnight on-site care. In preliminary planning and development stage for possible availability December 2020.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes, we have a referral arrangement with a provider at Smith Collective, Parklands.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Tenants are free to engage their own primary support provider or engage the support of the on-site overnight care provider for primary support in addition to the overnight provider's secondary overnight support.

SIL PARTNERS, IF APPLICABLE:

MS Queensland

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

AHA was founded by C2 quadriplegic and president of the Perry Cross Spinal Research Foundation, Perry Cross.

AHA is a partnership between Perry (himself, an SDA participant), and his long-time friends, Tom Ray (founding and current Chairman of the Perry Cross Spinal Research Foundation and Executive Director of property investment and development company, Ray Group), as well as Tim Douglas and Jason Doerr of nationwide home builders, Australasian Homes.

AHA's mission is to help NDIS participants, like Perry, with high support living needs, find better permanent home accommodation to suit their needs.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes, AHA is the tenancy manager. Tenancy matching services provided by MS Queensland..

ADAPT Housing Pty Ltd

WEBSITE: www.adaphousing.com.au

PHONE: 1300 223 278
0412 328 430

CONTACT: David Whitelaw (CEO)

MAIN LOCATIONS OF RENTAL PROPERTIES:

Queensland and Northern NSW. Including, Ballina, Casino, Lismore, Coffs Harbour, Tweed Heads, Gold Coast, Brisbane, Morayfield, Caboolture, Maroochydore, Gympie and Cairns

SDA

OVERVIEW:

ADAPT Housing is a for profit organisation and a registered SDA provider with the NDIS.

SDA HOUSING OPTIONS PROVIDED:

ADAPT Housing provides disability housing specific to participants wants, needs and locations. We have current projects that are apartments, villas and townhouses with some small houses for 2 participants. We cater for all build categories including Improved Liveability and Robust. We are exploring more duplex villas with participants with SIL providers because it provides more flexibility and enables participants to live independently or shared. Fully Accessible and High Physical Support options are available and we will work side by side with participants and support coordinators to achieve best results.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

ADAPT Housing has properties in the pipeline suitable to MTA. We have been successful in transitioning some NRAS properties to non-SDA dwellings with accessible features. Our core focus is SDA and MTA.

UPCOMING HOUSING/SDA DEVELOPMENTS:

ADAPT Housing has projects in the pipeline where a participant has secured tenancy one side of a duplex, villa or townhouse. In some projects, we are still requiring a second participant or participants to tenant the second dwelling. Some of the duplexes have SIL providers but having the second as a separate dwelling, has the flexibility of keeping the one SIL provider or accessing another provider, depending on the participant's needs.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Having current properties that are accessible is rare in the key locations. Occasionally we are fortunate enough to have some that are transferring from other providers or housing roll out of NRAS that is accessible.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

ADAPT works closely with participants, families, SIL providers, support coordinators and advocacy groups to develop purpose-built housing. We support the model of choice and control especially in tenancy matching. Our preferred model is to work with SIL providers who have a close working relationship with participants and their families.

SIL PARTNERS, IF APPLICABLE:

We have many SIL providers we collaborate with and we are flexible in most opportunities. We also support participants without SIL provision who self manage.

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

ADAPT Housing's sister company has provided affordable housing for over 10 years under NRAS. We provide compliance to 2,900 dwellings in that scheme. Adapt Housing CEO David Whitelaw has 28 years of experience in the disability sector and a passion for positive outcomes. His vision is to build what participants want and need, not what makes the most financial return.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

ADAPT has a property manager however we prefer to work with SIL providers if the SDA is a shared model. Most SIL providers have a close working relationship with participants and understand requirements and needs.

BlueCHP Limited

WEBSITE: www.bluechp.com.au
PHONE: 07 3480 0082
CONTACT: Darren Mew
 darren.mew@bluechp.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Various SDA in northern NSW and emerging in QLD

SDA

CHP

OVERVIEW:

BlueCHP is a not-for-profit Tier 1 Community Housing Provider, with offices in Queensland and New South Wales. BlueCHP was established in 2008 and has developed 1,750 affordable homes for people on low or moderate incomes.

BlueCHP is currently the largest developer of Specialist Disability Accommodation in Australia, having recently completed the Hunter Residences Program for the NSW Government. This project will provide housing for 350 people throughout New South Wales.

BlueCHP has also recently launched its Guide You Home initiative (<https://guideyouhome.com.au/>) which aims to support 1,600 people in SDA homes over the next 5 years. BlueCHP aims to take the stress and complication out of the SDA process and will manage all aspects of housing developments. BlueCHP is also raising funding from investors, which means residents will not need to finance the development of their SDA home.

BlueCHP is a specialist Community Housing Provider, focusing on property development, partnering with other Community Housing Providers and government to deliver homes for people in need. BlueCHP works closely with the National Housing Finance and Investment Corporation (NHFIC) and other investors to finance projects.

SDA HOUSING OPTIONS PROVIDED:

Building Type: As a specialist developer of affordable housing in all its forms, BlueCHP has the capacity to deliver any form of residential building option for single or multiple residents including:

- Apartments
- Dual Occupancy/duplex/associated Dwelling
- Single detached dwelling

Category: Typically, all designs will be designed for High Physical Support and provide compatibility with:

- Basic
- Improved Liveability
- Fully Accessible
- Robust
- High Physical Support

New or Existing Build: BlueCHP has delivered 69 homes under the Hunter Residence Program and will continue to build a portfolio of SDA housing. BlueCHP is happy to discuss custom builds for new clients or vacancies in its existing and emerging portfolio.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

- No existing general rental in Queensland

UPCOMING HOUSING/SDA DEVELOPMENTS:

Upcoming SDA Housing in South East Queensland:

- 2021 - Oxley - 10 x 2 Bed SDA
- 2022 - Springwood - 10 x 2 Bed SDA
- 2022 - Coopers Plains

Emerging SDA Housing Targets in Queensland:

- South East Queensland
- Mackay, Isaac and Whitsunday Region
- Townsville Region

BlueCHP Limited continued

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Modular SDA Dwellings: BlueCHP have a deployable SDA modular housing product that can be delivered 12 to 14 weeks from engagement and is suitable for a wide range of SDA applications and locations across QLD for short and medium term accommodation.

The module may be deployed onto private land or state-owned land. The module may be delivered through a variety of methods including as a Head Lease from BlueCHP.

Hunter Residence Program: BlueCHP may also be able to offer STA and MTA accommodation into our Hunter Residence Program, if or when vacancies emerge.

SUPPORT MODELS PREVALENT IN YOUR SDA/ DISABILITY HOUSING:

As a specialist Community Housing Provider, focusing on development of new homes, BlueCHP typically partners with support providers, including SIL providers, for the management of support services.

SIL PARTNERS, IF APPLICABLE:

BlueCHP's model is NOT contingent upon any fixed relationship with a SIL provider or partner. BlueCHP has established relationships with SIL providers across NSW and QLD.

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

BlueCHP is driven by its not-for-profit ethos and as a specialist Community Housing Provider motivated to provide use its expertise to deliver affordable and SDA housing.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

BlueCHP engage 3rd party tenancy and asset managers of the SDA properties we operate. Typically, this will be a locally based Community Housing Providers.

Bric

WEBSITE: www.bric.org.au

PHONE: Referrals - 3230 5555
select option 'Looking for Housing'

CONTACT: info@bric.org.au

Main locations of rental properties:

Northern suburbs of Brisbane (inner, middle and outer suburbs), Moreton Bay (including Caboolture, Redcliffe)

CHP

OVERVIEW:

Bric is a Tier 2 Community Housing Provider that manages over 800 tenancies across the northern suburbs of Brisbane and parts of Moreton Bay. Properties range from studio accommodation through to detached houses. All properties are managed under social housing programs, including transitional and long term programs. The portfolio includes properties leased from private owners – these provide transitional housing, through the Community Rent Scheme.

SDA HOUSING OPTIONS PROVIDED:

None

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

- Some accessible units
- Supported housing (onsite support) in Redcliffe

UPCOMING HOUSING/SDA DEVELOPMENTS:

None

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Some accessible units – all managed as social housing.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Tenants engage own support.

SIL PARTNERS, IF APPLICABLE:

None

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Bric is experienced in tenancy management of units that accommodate people with disability. We manage properties where support is provided by different agencies, including Open Minds, Centacare and Dept of Communities.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

NA

BHC (Brisbane Housing Company) Ltd

WEBSITE: www.bhcl.com.au
PHONE: Allocations Team – 07 3307 3000
CONTACT: allocationsteam@bhcl.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

SDA properties - Enoggera and Inala\Richlands, Brisbane inner, middle and outer rim for general community housing.

SDA

CHP

OVERVIEW:

Not-for-profit Community Housing Provider

SDA HOUSING OPTIONS PROVIDED:

- **Enoggera Complex** has 10 Gold Liveable Housing Design units – 2 are assessed as SDA Improved Liveability, 8 are Standard 1 brm units
- **Inala Complex** has 5 Accessible units (3 x 2 bedroom; 2 x 1 bedroom); on-site care provider; SDA legacy. Designed to provide alternatives to aged care for people under 55 years.

Tenants have individual tenancy arrangements with BHC.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

- Consistent with SDA provisions for relevant units (e.g. Income Based Rents 25% + Commonwealth Rent Assistance)
- As a Community Housing Provider, BHC operates additional rental models including reduced market rent and income based rent for some properties
- BHC will not charge more than 74.9% of market rent

UPCOMING HOUSING/SDA DEVELOPMENTS:

NA

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

BHC is a provider of long-term housing. There may be some occasions where an adaptable unit may be suitable for interim housing, however, eligibility requirements for a relevant housing program would need to be met (e.g. eligibility with DHPW or NRAS etc)

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

- Enoggera – Tenants engage own supports
- Inala – Southern Cross Care offers support

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

BHC was incorporated as a not-for-profit community housing provider in 2002. We are a registered Tier 1 Community Housing Provider, with a well-earned reputation as a solid and reliable organisation, built through effective working relationships and a personalised approach to customer service. Transition of some existing part of our portfolio was a natural transition to SDA, however, we are extremely proud of new purpose built SDA properties within the portfolio.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes, BHC is the tenancy manager.

WEBSITE: www.carehousingservices.com.au

PHONE: 0438780825

CONTACT: Arlene Lewis
Housingservices@cofcqld.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Brisbane, Gold Coast, Sunshine Coast and Ipswich regions

SDA

CHP

OVERVIEW:

Churches of Christ Housing Services Limited (CoCHSL) is a not-for-profit, and registered Tier 1 community housing provider with over 35 years' experience providing housing and support to vulnerable people in South East Queensland.

SDA HOUSING OPTIONS PROVIDED:

Our SDA housing is all new build, designed specifically for our target group.

Hillcrest

- 2 x 1 bed units – fully accessible

Crows Nest

- 1 x 4 bed share house, 3 resident rooms and 1 carers room. This house was funded under APIRAC. This property is high physical needs.
- 1 x studio unit, 1 x 2 bed unit & 1 x 1 bed unit - (can be modified depending on the needs of the client) under EPCII – fully accessible

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Long term and affordable housing options including fully accessible properties – ground floor or lift access with disability modifications to suit needs.

UPCOMING HOUSING/SDA DEVELOPMENTS:

NA

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Consideration can be given for short to medium term housing options.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Tenants engage own supports.

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

CoCHSL are a registered SDA Provider with the NDIS Quality and Safeguards Commission, operating specialist or fully accessible housing options for people with disabilities. We are committed to supporting those in need and all new developments continue to be designed to support this client group.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes. CoCHSL handles all tenancy and property management matters for its SDA housing. Please contact us on housingservices@cofcqld.com.au

Compass Housing Services

WEBSITE: www.compasshousing.org

PHONE: 1300 333 733

CONTACT: **Alexandra McColl**
adminqld@compasshousing.org
or sda@compasshousing.org

MAIN LOCATIONS OF RENTAL PROPERTIES:

Woolloongabba, Newstead, Bowen Hills, Nundah, West End, Holland Park, Annerley, West End, Moorooka, East Brisbane, Sunnybank Hills, Sunnybank, Upper Mount Gravatt, South Brisbane

SDA

CHP

OVERVIEW:

- Not-for-profit Community Housing Organisation
- Compass provides social, affordable and SDA housing

SDA HOUSING OPTIONS PROVIDED:

- New build in Logan - High Physical Support, Available 2021

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

- Furnished and unfurnished units; stand alone cottages

UPCOMING HOUSING/SDA DEVELOPMENTS:

- Woolloongabba, Newstead, Bowen Hills, Nundah - new build purpose-built SDA housing by Summer Housing and Compass as the Property & Tenancy Manager
- Logan - early 2021

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Tenants engage own support

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Compass is a not-for-profit organisation with over 30 years' experience in providing secure and affordable housing, as well as delivering housing products for

disadvantaged people who have difficulties sourcing adequate housing. We are registered under the National Community Housing Regulatory System (NCHRS) as a Tier 1 Provider and holds a full certificate accreditation. We are also a registered SDA Provider with NDIS Quality & Safeguards Commission.

In a recent transfer of disability group homes from the NSW Department of Family and Community Services to the non-government sector, Compass successfully took over the tenancy and property management of 114 group homes across Sydney, Northern NSW, Illawarra/Shoalhaven, New England, Southern NSW and the Central West. Compass also manages 5 respite homes in NSW Central West and Sydney. In this transfer Compass, as the SDA Provider, formed partnerships with various leading Supported Independent Living (SIL) providers to deliver high-quality specialist disability accommodation and maintenance services to 540 residents.

We have subsequently also taken on fee-for-service SDA property and tenancy management services for Summer Housing as part of this growing relationship across NSW and Queensland with growth across other states soon.

Additionally we have been successful in the Hunter Residences project and currently, as part of Home4Life, providing 65 purpose built SDA houses to transition 325 residents out of institutions....such a rewarding job!

Apart from this, we are the property and tenancy manager for 2 SDA houses with investLogan in Brisbane and this will commence shortly.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes

Esteem Care Services

WEBSITE: www.esteemcareservices.com.au

PHONE: 0470 122 341
0469 841 779

CONTACT: Lanre Oguntoyinbo
lanre@esteemcareservices.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Caboolture

SDA

CHP

OVERVIEW:

Esteem Care Services is a privately owned disability support company operating in Queensland. We are currently operating in Ningi, Caboolture and the Sunshine Coast. We provide a range of services including Supported Independent Living, in home support, community participation, SDA, STA, MTA.

SDA HOUSING OPTIONS PROVIDED:

NA

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

We offer shared accommodation options for clients

UPCOMING HOUSING/SDA DEVELOPMENTS:

NA

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

We have a large 3-bedroom house in a quiet street in Caboolture. 3 participants could rent this property.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Shared support in dwelling

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

We understand the challenges that many NDIS participants face in finding suitable housing. One of our goals is to be a part of the solution to providing accommodation.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

We are the Tenancy Manager

Graceron P/L

WEBSITE: www.pnlconsulting.com.au/sda/

PHONE: 0408 987 006

CONTACT: Philip Meyer
Philip@pnlconsulting.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Toowoomba, Queensland

SDA

OVERVIEW:

Graceron is a private housing provider registered with NDIA

SDA HOUSING OPTIONS PROVIDED:

- Completed new build design, certified and registered for High Physical Support
- 2 Bedroom Villa with en-suite, ducted air, battery backup, adjustable kitchen bench tops, double lockup garage
- We currently have one remaining bedroom available for rent and share with an existing tenant that has only recently taken occupancy in this new villa

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Participants with SDA for High Physical Support category

UPCOMING HOUSING/SDA DEVELOPMENTS:

We have a completed development at 2 Phyllis Street, Toowoomba and currently have another project under design and available in 12 months.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

No

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

CPL currently manages property

SIL PARTNERS, IF APPLICABLE:

CPL

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

We have been working for over 3 years to deliver our current development. We have a considerable understanding of SDA requirements and guidelines. We are a registered housing provider that delivered 3 x 2 bedroom villas in the Toowoomba area early in 2019. Our complex is successfully managed by CPL. We have met many families during our journey desperate for accommodation for their loved ones. It has been and continues to be a great experience to be involved with the disability community and the provider of desperately needed housing.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

CPL - Toowoomba division

WEBSITE: NA

PHONE: 0425 811 251

CONTACT: Greg Wasmund
Greg.Wasmund@mindaustralia.org.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

SEQ properties are currently in development

SDA

OVERVIEW:

SDA provider associated with Mind Australia

SDA HOUSING OPTIONS PROVIDED:

Robust properties in development, 4-bedroom and 2-bedroom duplexes (all New Build)

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

May be able to access one-off options via headlease

UPCOMING HOUSING/SDA DEVELOPMENTS:

Developments under construction in northern Brisbane and Sunshine Coast

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

May be able to access properties for MTA

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Shared supports, tenants have choice about providers

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

NA

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Will be establishing a Queensland based SDA provider/tenancy manager

Jacaranda Housing

WEBSITE: www.jacarandahousing.com.au

PHONE: 07 3392 8848

CONTACT: Lizz Bott
ceo@jacarandahousing.com.au

OVERVIEW:

Jacaranda Housing is a not-for-profit community housing provider offering long term housing solutions to individuals and families most at risk in SE QLD. Jacaranda is the owner of most of its housing and offers a small number of head leased sites from the Department of Housing and Public Works.

SDA HOUSING OPTIONS PROVIDED:

NA at this point

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

1, 2 and 3 bed units and town homes along with single detached houses.

UPCOMING HOUSING/SDA DEVELOPMENTS:

Jacaranda aims to provide SDA by 2025 with identified redevelopment opportunities being considered. Identified locations would be within inner city Brisbane.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

NA

Main locations of rental properties:

New Farm, Spring Hill, Fortitude Valley, Kangaroo Point, Highgate Hill, Dutton Park, West End, Bardon, Paddington, Holland Park, Tarragindi, Tingalpa, Mitchelton, Wynnum, Wynnum West, Manly West, Cannon Hill, Lota, Alexandra Hills, Thornlands, Capalaba, Alderley, Clayfield, Toowong, Ashgrove, Newmarket

CHP

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

NA. Once SDA available within Jacaranda, the adopted model would have tenants identify and engage own support.

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Jacaranda is committed to creating better housing opportunities for everybody in the community. Housing changes lives. Our experience is providing excellent services to our tenants with high needs and assisting them in sustaining their tenancies.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

NA

Liveable Home Builders

WEBSITE: liveablehomesaustralia.com.au/

PHONE: 0477 710 731

CONTACT: Dan Hardy
danh@liveablehomesaustralia.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

NA – We build to suit individual participants in any area required

SDA

OVERVIEW:

Private provider of Specialist Disability Accommodation

SDA HOUSING OPTIONS PROVIDED:

We provide new builds to all design categories to suit the individual requirements of eligible participants.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Nil

UPCOMING HOUSING/SDA DEVELOPMENTS:

We custom build SDA to screened participants, have multiple under construction right now but all rooms are filled.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

No – but more than happy to build to suit.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

We support all models of support – giving participants freedom of choice.

SIL PARTNERS, IF APPLICABLE:

We are happy to work with all SIL providers, however we have a strong relationship with C.P.L

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

We provide SDA throughout Queensland that is custom designed to suit each individual participant ensuring that they are relocating into accommodation that is suitable and will improve their quality of life. We have received great feedback from all invested parties on this business model and it ensures viability for all stakeholders.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes

MS Queensland

WEBSITE: www.msqld.org.au

PHONE: 1800 177 591

CONTACT: hello@msqld.org.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Moreton Bay region: Caboolture (opening 2021), Albany Creek

Brisbane: Annerley, Springfield, Lutwyche

Gold Coast: Southport, Bundall

Darling Downs: Toowoomba (opening 2021)

SDA

CHP

OVERVIEW:

MS Queensland exists to support people living with Multiple Sclerosis (MS) and other neurological conditions to get the best out of life through accommodation, education and services, all the while supporting research for a cure. MS Queensland has more than 60 years' experience in supporting people living with high complex needs both through housing and service delivery. Our accommodation program spans across metropolitan and regional Queensland.

SDA HOUSING OPTIONS PROVIDED:

- Springfield - 18 x High Physical Support apartments
- Albany Creek - 8 x High Physical Support villas and 3 Fully Accessible villas (in partnership with Youngcare)
- Annerley - 4 x 2 bedroom, 2 person High Physical Support townhouses
- Southport - 3 x High Physical Support apartments
- Toowoomba - 12 x 2 bedroom, High Physical Support apartments (opening 2021)
- Bundall - 4 x High Physical Support & 2 x Fully Accessible villas (in partnership with UpInvest)
- Robina - 18 x 2 bedroom, High Physical Support apartments (in partnership with Lifebright)
- Caboolture - 12 x High Physical Support apartments (in partnership with KTQ Developments)
- Palm Beach - 7 x 2 bedroom, High Physical Support apartments (opening 2021 in partnership with Accessible Homes Australia)

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

MS Queensland offers a range of different housing options in multiple locations. A reasonable rent contribution (25% of DSP) is in place at each site. Some sites also have opt-in board payments available, for groceries and other services.

UPCOMING HOUSING/SDA DEVELOPMENTS:

- Caboolture - 12 x High Physical Support apartments (in partnership with KTQ Developments)
- Palm Beach - 7 x 2 bedroom, High Physical Support apartments (opening 2021 in partnership with Accessible Homes Australia)
- Toowoomba - 12 x 2 bedroom, High Physical Support apartments (opening 2021)
- Sunshine Coast - 12 x 2 bedroom, High Physical Support apartments (opening 2022)

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

We have 2 STA-specific rooms at our Southport Apartment, and the ability to arrange MTA at existing sites.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

SIL is in place at all MS Queensland SDA sites.

SIL PARTNERS, IF APPLICABLE:

MS Queensland provides SIL

MS Queensland continued

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

MS Queensland has more than 60 years' experience in supporting people living with high complex needs both through housing and service delivery. We understand the importance of providing disability accommodation that is functional and enhances independence whilst remaining homely and inviting with a support service that is bespoke to the individual resident.

MS Queensland supports people through the progression of their symptoms of MS, MND, Spinal Cord Injuries (SCI) and Huntington's Disease. In recent years, we have expanded this service to also include Spina Bifida, Parkinsons, Stroke Recovery and Cerebral Palsy, as well as a range of other disabilities with complex support needs.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

No, we partner with Horizon Housing to provide tenancy management services on our behalf where we are both the SDA and SIL provider.

Momentum Collective

WEBSITE: www.mymomentum.org.au

PHONE: 1800 900 091

CONTACT: www.mymomentum.org.au/contactus

MAIN LOCATIONS OF RENTAL PROPERTIES:

Gold Coast, Qld and Tweed to Mid Coast, NSW

SDA

CHP

OVERVIEW:

Momentum Collective is a community organisation creating real social change and inclusive opportunities. We have a proud 40-year track record tackling the big issues such as family and domestic violence, homelessness, mental health and disability inclusion.

Our vision is empowered people, connected communities. We help people get a roof, a job, live a better life and engage with the community.

SDA HOUSING OPTIONS PROVIDED:

- New build 10 bed SDA apartments
- 8 SDA apartments for persons requiring high physical support, designed to LHA platinum standard. Apartments will benefit from on-site 24/7 supported independent living (SIL) services provided by Momentum Collective.
- 2 additional SDA apartments built to the Improved Liveability standard suitable for supported independent living.
- Existing SIL properties in Robina and Mudgeeraba and other proposed suburbs throughout this region

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Transitional Supported Living accommodation, long-term social and affordable housing, SDA and SIL accommodation.

UPCOMING HOUSING/SDA DEVELOPMENTS:

Loganlea (under construction) – completed Oct 2021

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes, disability modified SIL property in Robina.

Additional properties available upon request from alliance partners throughout our regions.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

SIL services with shared supports and on-site overnight assistance. Residents have ability to engage other support providers as may be required or preferred.

Momentum also offers a range of NDIS and Community Housing services, including support coordination; plan management; in-home supports; community participation; behaviour supports; tenancy management; property management, maintenance and modification services.

SIL PARTNERS, IF APPLICABLE:

Momentum is the registered SIL provider

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Momentum's Vision is "Empowered people, connected communities".

Our purpose is "Momentum is a community collective creating real social change and inclusive opportunities.

We help people get a roof, a job, live a better life and engage with the community."

Our core NDIS business provides 24-hour attuned independent living supports.

Momentum has access to a range of owned and leased housing options, providing core supports, and optional wrap around services to assist people with building the capacity and independence to live their best life.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

In the vast majority of cases – yes. Services provided by MS Queensland.

Multicap Housing

WEBSITE: www.multicap.org.au

PHONE: 07 3340 9000

CONTACT: Jon Mewett
Jon.mewett@multicap.org.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Queensland and northern New South Wales

SDA

Multicap Housing was established as an independent entity to provide choice, control and access to appropriate housing solutions for people living with disability.

Multicap Housing is a registered NDIS provider, and has a range of properties on our accommodation schedule across Queensland and northern New South Wales.

Multicap Housing has an ongoing program of capital investment in accessible accommodation, which aims to increase availability and affordability of appropriate homes for those living with disability.

These homes are available to both existing and new customers. Our extensive portfolio includes fully modified, and purpose-built homes that have been

carefully designed to support quality living options and promote independence for people who may experience complex support needs.

Our current portfolio includes a range of 1, 2 and 3 bedroom units, suburban homes and some purpose-built accommodation that is designed for specific needs.

With the creation of each new property, Multicap Housing aims to create a safe, secure and sustainable accommodation option for you to call home.

NDISP Pty Ltd

WEBSITE: www.ndisp.com.au

PHONE: 07 3724 0020

CONTACT: Jon Johnson
inbox@ndisp.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

We are Australia wide – see below for most recent list.

SDA

OVERVIEW:

- Client focused SDA housing provider.
- Private provider.

SDA HOUSING OPTIONS PROVIDED:

- All new build
- Houses – for 2 and 3 participants
- Units and villas – for 1 or 2 participants
- All exceed SDA Guidelines for HPS. All HPS recommended features installed and ready to use
- Built to HPS standard but able to accept FA and IL participants

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

All new builds are available for MTA, which is available to all participants currently in hospitals.

UPCOMING HOUSING/SDA DEVELOPMENTS:

Available now

- 15 places in 2-3 participant houses in Caloundra and Nambour
- 3 places in 2-3 participant house in Pimpama

Available 2-4 months

- 2-3 participant houses – Toowoomba, Ipswich, Shailer Park, Morayfield, Cairns

Available 5-9 months

- 2-3 participant houses – Caloundra, Caboolture, Yarabillba
- 2 bed, 2 bath units (34 - 68 participants):
 - Cannon Hill x 4
 - Mount Gravatt x 4
 - Morningside x 4
 - Wellington Point x 4
 - Nundah x 4
 - Arana Hills x 4
 - Toombul x 10
 - Caloundra x 12

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes, all are available for this use.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

All support models are accepted.

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Our mission is to make accessible housing desirable for both participants and investors. Our goal is to provide the highest quality homes for 500 participants before the end of 2020.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes, we are the SDA provider.

Regional Housing Limited

WEBSITE: www.regionalhousing.org.au

PHONE: 07 4153 1239

CONTACT: **Hannah Scott**
info@regionalhousing.org.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Bundaberg (SDA), Hervey Bay (SDA),
Maryborough, Kingaroy, Nanango, Murgon,
Rockhampton (SDA)

SDA

CHP

OVERVIEW:

Regional Housing Limited (RHL) is a not-for-profit (PBI) company managing emergency, transitional, and long-term social housing as well as a range of complimentary support programs throughout the Central Queensland Region.

SDA HOUSING OPTIONS PROVIDED:

Our SDA housing is all new build (8 units) except 1 existing unit of accommodation.

Design category is Improved Liveability for all of these units but cater to people with high physical needs.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

RHL can offer flexible general rental housing options to assist with finding the right outcome, including social housing, support accommodation, SDA, NRAS or support in private rental accommodation.

UPCOMING HOUSING/SDA DEVELOPMENTS:

We have an upcoming housing/SDA development in Bundaberg where 4 of 16 units will be built to fully accessible standards. The remainder of the units will be built to improved liveability standards.

Expected completion date end of 2021.

We also have a site upcoming in Bundaberg where it is our intention to build 4 units to improved liveability standards - details around this site are still to be confirmed.

It is RHL's intention for any future developments to include a component of SDA.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

No

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

- Tenants engage own support
- Shared support in dwelling

SIL PARTNERS, IF APPLICABLE:

RHL have MOUs in place with Endeavour, CLS and Open Minds

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

RHL develops and manages innovative specialist disability housing units, bringing ultra-modern state-of-the-art housing for people living with disability to Central Queensland.

The opportunity to assist with quality of life and provide choice and control, through design and technology for someone living with disability, was at the heart of our motivation. Having accommodation that can empower individuals to foster their independence and, in some cases, reduce their reliance on external supports, has been our goal.

It has been our experience that being able to customise technology and accommodation has produced positive outcomes not only for our tenants, but the extended family and support networks as well.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes

SDA Smart Homes Australia

WEBSITE: www.sdasmarthomes.com.au

PHONE: 0477 121 267
07 38998973

CONTACT: Angie Creed
angie@thedisabilityhousingcentre.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Greater Brisbane, Ipswich, Moreton Bay,
Logan, Maryborough, Hervey Bay

SDA

OVERVIEW:

SDA Smart Homes works in collaboration with industry experts in disability, assistive technology and housing design to produce High Physical Support (Platinum standard) SDA certified homes.

SDA Smart Homes has access to a portfolio of SDA certified properties available to accommodate people with a range of disabilities and care requirements. SDA Smart Homes can provide flexible options to access a range of Platinum standard High Physical Support homes on a short, medium or long-term basis. People with disabilities seeking independent, secure and easy living can submit an expression of interest to explore their housing options.

SDA HOUSING OPTIONS PROVIDED:

Platinum LHA, High Physical Support, Fully Accessible
Varied configurations:

- 4 bed 4 ensuite + carer studio
- 3 bed 3 ensuite no carer room
- 3 bed 3 ensuite + carer studio

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Can negotiate market rent for non SDA partner/family where applicable.

UPCOMING HOUSING/SDA DEVELOPMENTS:

40+ 3-4 person HPS group homes under construction in Hervey Bay, Maryborough, Ipswich, Brisbane North, and Logan.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes. We have SIL providers that can offer Short Term Accommodation & Medium Term Accommodation in our homes.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Shared Support. 24/7 Group accommodation.
SIL, MTA, STA.

SDA Smart Homes has partnerships with a number of support providers who deliver a high standard of in home care under Supported Independent Living arrangements. In the spirit of choice of control participants have the option to select a support provider of their choice where one has not already been appointed by existing tenants.

SIL PARTNERS, IF APPLICABLE:

CPL, TLC, Zenitas, Wesbro, Holistic Home Care.

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

20+ years of experience delivering new property has allowed us to bring the Platinum Range of SDA compliant homes to the market. Offering new homes that have been uniquely designed for those who require High Physical Support seeking independent, secure and easy living.

Our team's combined expertise in NDIS support coordination, tenancy management and property design and construction allows us to work alongside people with disabilities to provide bespoke solutions to their housing and support needs.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes. We offer individual tenancy agreements with each participant in our group homes and undertake any necessary property management activities including repairs and maintenance and rent collection.

WEBSITE: www.sdaqld.com.au

PHONE: 0416050648

CONTACT: Deborah Segeren

MAIN LOCATIONS OF RENTAL PROPERTIES:

Brisbane, Gold Coast, Ipswich, Logan,
Redland Bay, Sunshine Coast, Kallangur,
Brisbane Northside Chermside Toowoomba

OVERVIEW:

We are a private SDA provider.

We operate a fully integrated service covering design, development, construction and the SDA operation of each dwelling.

SDA HOUSING OPTIONS PROVIDED:

- New builds only
- HPS/FA/IL & Robust
- Homes
- Villas
- Duplexes
- Apartments

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

As we are not aligned to any particular SIL we offer flexibility around participant requirements. As we offer a bespoke design service, we are able to design and construct specific to meet participant centric needs.

UPCOMING HOUSING/SDA DEVELOPMENTS:

NA

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

We will have both HPS & Robust villas completed in the next 3-5 months. These locations are located in Brisbane, Gold Coast and Ipswich.

We will have bedrooms available in homes in selected locations that may also be used for STA or MTA.

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

We offer flexibility around participant requirements in regard to supports. Predominately in our dwelling house options we have seen a bias towards a common SIL provider for each participant. We do not however have a fixed policy around this and offer choice and control in all facets of our offerings. OOs in villa, duplexes and apartments are of course also able to be cross referred in addition to each participant's own SIL. Our agreements with participants are totally flexible in this regard.

SIL PARTNERS, IF APPLICABLE:

As we are an independent organisation we are working with a number of SIL providers including Aruma, LWB, TLC, Nexxt, Challenge, Lifestyle Solutions.

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

The directors have over 50 years of combined experience in residential housing and construction. Currently we have a construction pipeline of 16 houses in SEQ with another 28 dwelling types in preconstruction stage.

Working in SDA has been the most rewarding work we've been involved with.

Taking the challenge of turning a participant's housing aspirations into a reality is wonderfully uplifting and motivating.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Although are licenced real estate agents in Queensland we prefer to outsource to independent third-party providers to remove any perception of a conflict of interest. One of the groups we use is Community Housing Limited who are proficient in the management and maintenance of SDA dwellings.

Southern Cross Support Services

WEBSITE: www.scch.com.au

PHONE: 07 4111 2680
0434 618 034

CONTACT: Jessica Small – NDIS SIL Specialist
Southern Cross Support Services
Southern Cross Family Day Care

MAIN LOCATIONS OF RENTAL PROPERTIES:

Cairns, Mackay, Townsville, Rockhampton,
Gladstone, Emerald, Bundaberg, Hervey Bay,
Maryborough, Gympie, Caboolture/Brisbane/
Gold Coast, Ipswich, Toowoomba

SDA

OVERVIEW:

We are a private provider that is servicing all of Queensland with 850 staff and 10 offices, including a dedicated clinical team, SDA specialists and Facilities and Asset team.

SDA HOUSING OPTIONS PROVIDED:

Existing and new builds

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Houses, units and duplexes. Our focus is to ensure that every tenant has their own ensuite by 2021.

UPCOMING HOUSING/SDA DEVELOPMENTS:

High Physical Support and Robust available by July 2020.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Shared support, 1:1 support, tenants engage own support.

SIL PARTNERS, IF APPLICABLE:

Southern Cross Support Services

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

We have been providing disability housing for over 8 years with a mixture of unmodified and modified housing, existing SDA and new SDA builds about to be released.

We believe that fundamentally having the right housing is imperative to the wellbeing and safety of people with a disability and is the reason for us to do what we do.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes

Spinal Life Australia Ltd

WEBSITE: www.spinal.com.au

PHONE: 07 4047 7690
07 4047 7691

CONTACT: Ben Griggs
enquiries@spinal.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Cairns North

OVERVIEW:

Spinal Life Australia (SLA) is the leading provider of supports, care and advocacy services to people with spinal cord damage (including acquired spinal cord injury, polio and Transverse Myelitis) in QLD and have recently expanded into WA. Our aim, as a leader in specialist services and supports, is to enable people with spinal cord damage to live accessible, equitable and empowered lives. We do this by providing personally tailored services including allied health, community and in-home personal care.

Formed nearly 60 years ago by a group of people re-entering society after sustaining spinal cord damage, SLA remains a member driven organisation. With over 1700 members across Queensland and WA, 50% of our board members consisting of people with disability and 100% of peer support staff and volunteers are people with lived experience of spinal cord damage, we continue to advocate for and empower people to be actively involved in setting the organisation's direction in metropolitan, regional and rural areas.

We facilitate peer support meetings and self-advocacy workshops to provide our members/clients with the skills and resources to enable them to play an active role in improving access and inclusion at an individual local, state or national level, consistent with the social model of disability.

SDA HOUSING OPTIONS PROVIDED:

NA

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

NA

UPCOMING HOUSING/SDA DEVELOPMENTS:

NA

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes, suitable and appropriate for STA/ MTA funding from NDIS. www.spinalhealthyliving.com.au/the-centre/

Accommodation of 1 bedroom or 2 bedroom fully self-contained units (90 day max stay). Units comprise the following specialist equipment and supports, including:

- Ceiling hoist in bedroom to assist with transfers
- Electric ergonomic hi/lo bed
- Roll-in shower; shower chair/commode (as required)
- Fully accessible bathroom and toilet with height adjustable vanity
- Left and right transfer toilet options
- Height adjustable kitchen bench (sink and cooktop)
- Overhead height adjustable kitchen cupboard
- Manually height adjustable kitchen table
- In-room automation via provided iPad that controls lights, blinds, fans, air-conditioning, TV, opening of doors. Also, each of these functions has a wall switch/remote that does the same
- Mattress options (foam latex, curocell air, etc)
- Accessible parking available on-site

Guests staying in the accommodation at the Centre can use our fully accessible Active Gym, book time in the hydrotherapy pool and make an appointment to see a member of our multi-disciplinary specialist team (bookings are required).

A mobility skills area is available to practice manoeuvring around terrain such as ramps, curves, stairs and varying surface types.

The Guyala café is also available in the Centre to grab a coffee and food and catch up with friends, open 7 days (inc. public holidays) 7.00am to 2.30pm.

Spinal Life Australia Ltd continued

SUPPORT MODELS PREVALENT IN YOUR SDA/ DISABILITY HOUSING:

Yes, guests are welcome to bring their carer with them. Or SLA also has personal care staff that can assist with cares if required (this would be at a cost to the guest).

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Spinal Life Australia is Queensland's leading provider of care, therapy, supports and advocacy for people living with Spinal Cord Damage. Our mission is to enable people to live an accessible, empowered and enjoyable lives, and since establishment 60 years ago, we have continued to strive to connect people with information and opportunities to improve their lives.

From our injury prevention program in schools that has been running for 30 years, to this cutting-edge accommodation and therapy facility in Cairns, we continue to aim to support people with disability to experience and achieve more in their lives. We embarked upon the design and construction of the Healthy Living Centre as our members as clients demonstrated to us the need for a high-quality setting for short-term stays, rehabilitation and therapies in Far North Queensland.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

NA

Summer Housing

WEBSITE: www.summerhousing.org.au

PHONE: 0491 999 010

CONTACT: Jean Tiller
Jean.tiller@summerhousing.org.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

Woolloongabba, Newstead, Nundah,
Bowen Hills,
Gold Coast

SDA

OVERVIEW:

A not-for-profit established in 2017, Summer Housing's mission is to expand the range and scale of diverse housing options for people with disability living in, or at risk of admission to, residential aged care - particularly younger people.

SDA HOUSING OPTIONS PROVIDED:

Summer Housing currently offers new-build SDA properties built to LHA Platinum standard and SDA design categories of Fully Accessible and High Physical Support. Our current housing model offers 1-2 bedroom single occupancy apartments.

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

Summer Housing properties are located in bustling city areas close to public transport, retail and community hubs. Apartments are peppered throughout a larger residential development with tenant facilities often including rooftop gardens, swimming pools, gymnasiums and entertainment areas. Each apartment has designer fittings and fixtures and is smart-home ready.

Tenants should be able to live alongside others in a larger residential complex and be able to share common areas.

UPCOMING HOUSING/SDA DEVELOPMENTS:

We are currently accepting applications for our properties on the Gold Coast and current/ future vacancies in our Brisbane based locations of Nundah, Woolloongabba, Newstead and Bowen Hills.

Applications are taken from people who have SDA funding in their NDIS plan OR who are likely to receive the right level of SDA funding.

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

People requiring an MTA solution will be considered on a case-by-case basis, with a view to progress the individual to a longer term sustainable SDA housing solution.

SUPPORT MODELS PREVALENT IN YOUR SDA/ DISABILITY HOUSING:

Tenants live individually in their own home and are free to contract their own chosen core support provider as they wish. The model also supports 24/7 access to an on-site overnight assistance (OOA) service. This SIL provider (called the concierge) is voted in by tenants and funded by SIL funding contributed by all tenants. The OOA can provide immediately available assistance when a tenant's rostered support worker is not there, or in any other unplanned or 'back-up' scenario.

SIL PARTNERS, IF APPLICABLE:

SIL providers in each development are voted in by the SDA tenants living in the apartment complex.

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Summer Housing's vision is to see that all people with disability and complex care needs have the opportunity to live in high quality housing that enables them to live as independently as possible, enhancing their health, wellbeing and participation in the community.

Through the provision of smart-home technology, tenants can also maximise their privacy by spending some time alone in their home, knowing they can call on experienced support providers around the clock if something unexpected happens.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

No. A Community Housing provider manages tenancy and property related issues.

WEBSITE: www.uniteddisability.com.au

PHONE: 0418 755 544

CONTACT: Greg O'Donnell

MAIN LOCATIONS OF RENTAL PROPERTIES:

NA

OVERVIEW:

Not-for-profit with 49 homes in north Queensland, NSW and Adelaide.

SDA HOUSING OPTIONS PROVIDED:

HPS and FA

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

25% of DSP and 100% rent allowance

UPCOMING HOUSING/SDA DEVELOPMENTS:

Apartments in Chevron Island, Adelaide City

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

Yes

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

SILs and community access.

SIL PARTNERS, IF APPLICABLE:

NA

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

We have currently and successfully transitioned 11 people from hospitals in the past 3 months

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

Yes

Youngcare

WEBSITE: www.youngcare.com.au

PHONE: 07 3041 3400

CONTACT: Youngcare Connect
youngcareconnect
@youngcare.com.au

MAIN LOCATIONS OF RENTAL PROPERTIES:

South East Queensland and Townsville,
Wooloowin (ready Sept 2020), Albany Creek
(fully occupied), Northlakes (ready Sept 2020),
Townsville (August 2020)

SDA

CHP

OVERVIEW:

- Not-for-profit
- SDA provider
- Information and referral service
- Offers grants for essential items/equipment/AT to assist people with high physical support needs to either remain at home or exit RAC or other inappropriate housing

SDA HOUSING OPTIONS PROVIDED:

- High Physical Support
- Group homes/single resident apartments

GENERAL RENTAL HOUSING OPTIONS PROVIDED:

NA

UPCOMING HOUSING/SDA DEVELOPMENTS:

3 projects in Queensland, – One NSW, HPS

- Townsville – 2 2-bedroom duplexes (4 residents) (1 vacancy) available September 2020
- Northlakes – 7 2-bedroom apartments (14 residents) (2 vacancies) available February 2021
- Wooloowin 3 2-bedroom 1 resident villas plus 3-bedroom house (6 residents) (0 vacancy) available February 2021
- Jordan Springs (NSW) 2 4-bedroom houses (8 residents) (8 vacancies) TBC completion (building not started)
- All with OOA

DO YOU HAVE HOUSING SUITABLE/AVAILABLE FOR INTERIM HOUSING?

No

SUPPORT MODELS PREVALENT IN YOUR SDA/DISABILITY HOUSING:

Different models depending on house type

- Youngcare is SDA only
- Tenants vote on SIL provider

SIL PARTNERS, IF APPLICABLE:

Different for each dwelling – tenants choose.

EXPERIENCE AND MOTIVATION FOR BEING A DISABILITY HOUSING PROVIDER:

Youngcare has been designing and building housing for people with high physical support needs since 2005, we are a not-for-profit organisation that was born out of the lack of age appropriate housing for people who could no longer live at home.

Youngcare is proud to be providing excellent suitable housing for people with high care needs that offers choice and control for their housing solutions.

ARE YOU THE TENANCY MANAGER FOR SDA PROPERTIES YOU OPERATE?

No, we partner with Horizon Housing to manage our properties.

