



Home in Place

SPECIALIST DISABILITY ACCOMMODATION NEWSLETTER
OCTOBER 2022

There was a good article in the Weekend Australian Financial Review last month by Max Mason and Jonathon Shapiro on the problem of mum and dad and other investors being lured into SDA housing investments on the misleading promise of government backed high returns and the chance to do something good for the community.

There are some very good SDA investment opportunities but there are also risks. Successful SDA investments are located where there is demand and access to services and proper design to meet participant's needs - not just where cheap land is available. Vacancy rates are high in some areas and certain types of properties. And it can take months for participants to gain SDA funding and be able to move into SDA housing.

We educate our investor partners about this issue but, sometimes, by the time they get to us it is too late. If you are considering investing in SDA housing, please don't hesitate to get in touch early. Our win-win model looks to match investors with participants looking for housing rather than a build it and they will come approach.

If our expert SDA team can be of help to you, please get in touch.

Larissa Bridge

Operations Manager SDA & Specialist Services



Reduction in NDIS appeals backlog welcome

At Home in Place we welcome the push to clear the backlog of NDIS appeals, including those for SDA. Between now and Christmas we will be welcoming 22 new residents into our SDA homes who were waiting in this appeals backlog. In total we'll be giving 90 residents a new 'Home in Place' before the end of the year. Welcome home!

Assistive technology helps Corey live independently in Sydney

Corey is relishing his independence in the apartment complex we manage for Summer Housing in the Southern Sydney suburb of Kirrawee. And the views over Cronulla are pretty good too!

The centrally located home is close to his parents, other friends and family, and a local Bocce competition. Corey's brother often visits him to watch the football.

Voice activated assistive technology in the unit helps Corey to go about his day more easily - without having to worry about opening doors, blinds or turning on lights.

Technology can play a big part in helping SDA residents to feel more confident and make independent living easier.

You can read about Corey, as well as other Home in Place tenants, on our website homeinplace.org



Brisbane Disability Expo



Our Tenant Relations Officer Yosh enjoyed meeting prospective tenants, their families and other disability support providers at the Brisbane Disability Expo.



Soft fall helps residents get outside



Residents at one of our disability homes in Cardiff weren't getting outside to enjoy some sunshine. We worked with the Supported Independent Living Provider – Cerebral Palsy Alliance (CPA) – on replacing some grass with soft fall ground.

CPA successfully applied for an \$80,000 NSW Health grant to make this and modifications to other homes to improve our resident's living spaces.



Managing more SDA properties in Victoria



This month we've taken over tenancy and property management of more specialist disability accommodation properties. Our team are on the ground this week taking delivery of three **High Physical Support** houses and 15 HPS apartments in Moonee Ponds, Greensborough, and Wyndham Vale.

We're looking to work with more SILS, support co-ordinators, developers, and investors, as well as trades people for responsive maintenance in Victoria. Please get in touch if you are interested or know of people we should talk too.



Your new forever home? Pendle Hill



This stunning new apartment community in Sydney's Pendle Hill, offers two bedroom and one bedroom SDA and SIL only homes. There are both **High Physical Support** and **Improved Liveability** apartments to choose from.

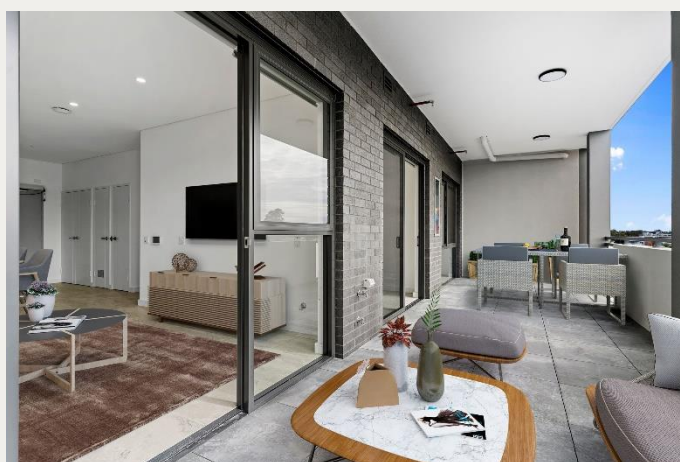
Residents can enjoy stunning views from the roof top terrace and ground floor communal areas with picnic tables and gardens.

The apartments are conveniently close to trains, parks, cafes, medical centres and restaurants.

This is our first mixed use property for people with a disability. More housing options gives people more convenience, choice, and control.

Thrive 365 provides Supported Independent Living (SIL) to residents. SDA funding is flexible and reasonable.

Home in Place has a range of SDA properties in different SDA categories - from 5-bedroom group homes to custom-built individual homes. We have vacancies in NSW, Queensland and Victoria. View all our vacancies at homeinplace.org/sda-vacancies.



Leute reunites with disability advocate



Our Queensland Tenant Relations Officer Leute was at the Bringing People & Communities Together - Networking at a Grassroots Level function hosted by Holistic Care in Logan when she heard someone say "hey School Captain!"

It was one of the guest speakers at the event, Brendan Wolfe. He and Leute had lost touch over the years. The Disability Advocate shared his lived experience at the event, and Leute said it was wonderful to reconnect.

Meet the Team – Gary

Gary looks after planned maintenance and compliance at our SDA properties. He keeps our properties and equipment functioning well for residents.

How long have you worked for Home in Place?

10 months

Where had you worked previously?

I worked for Defence Housing for six years managing property maintenance. Prior to that I worked in a range of customer service as well as retail and service station management roles. My management and customer service skills serve me well in my current role.

What do you love about your job?

It is challenging but it is great to know I am helping to make a difference to people's lives. There was a lot to learn initially – I didn't know what an Arjo Bath was at first.

How do you relax outside of work?

I am a gamer. I was unable to see my teenage son during COVID lockdowns, but gaming virtually was another way we could stay connected.



Congratulations new NDIA Chairman Kurt Fernley

As a NSW Hunter region based disability housing organisation, the team at Home in Place was thrilled to hear of fellow Novocastrian Kurt Fernley's appointment as Chair of the National Disability Insurance Agency. Dr Graeme Innes AM and Maryanne Diamond AO have joined the Board. There's also a new NDIS Chief Executive - Rebecca Falkingham PSM.

Importantly there are now five people with disability on the NDIA Board, the largest number in its history. On his appointment, Kurt said "Having people with disability in key positions on the board is essential if we are to live up to the principles of the Scheme's formation 10 years ago." Well said!

A cut above the rest

Belinda is a hairdresser who visits some of our SDA homes in Newcastle to give residents a great cut and style to keep them looking and feeling good.

The owner of Bel's Hair Design in Edgeworth says she loves visiting the residents in their homes. She's been doing it for three years.

"I love it, it has always been a passion of mine to do this", Belinda says.

"It is a great change of scenery. It's great to get out of the salon."

