



Home
in Place



WELCOME HOME TO LIVING MORE INDEPENDENTLY IN A HIGHLY SUPPORTED WAY.

MAY 2023

After almost 10 years of operation, the NDIS is set for a reboot. Minister Shorten outlined six key areas of reform in an address to the National Press Club last month. The announcement follows the Government's review of the Scheme.

More than half a million Australians receive support from the NDIS and the systemic reform is designed to ensure it continues to meet people's needs long-term. We welcome reforms that strengthen choice and control for participants while making sure the scheme is sustainable for people with a disability and taxpayers.

The Minister had this to say about housing:

"The NDIS Review is already looking at ways to get better home and living decisions for participants. Integral to this is housing supply, rental market accessibility, co-tenancy models, the role of community housing and other innovative housing and accommodation models designed by people with disability and their families to deliver better outcomes."

Our tenancy relations co-ordinators are always out and about meeting with residents and their supported independent living providers. We welcome Hannah to the role in Queensland where our presence is rapidly growing. This month, her NSW counterpart Sarah brings a resident story that will warm your heart and shows the positive impact Specialist Disability Accommodation and good support can have on people's well-being and lives. That's what it is all about.

For those moving into SDA apartments, one of our residents in Sydney has some great, cost-effective storage tips and handy hints for making an SDA apartment into your own home.

Until next month,

Larissa Bridge

Executive Manager Specialist Services



SDA housing helps resident rebuild her life after Stroke

WARNING! This story will warm your heart!

When one of our Sydney residents moved into her new SDA home mid last year, she had very limited mobility and was on a continuous prescription of high-level pain medication. She is no longer taking pain medication.

Our Tenancy Relations Officer Sarah was with the resident and her occupational therapist recently when she sat up by herself for the very first time since her Stroke.

Sarah says SIL provider The Disability Trust and other support staff have gone above and beyond to assist Kelly. TDT staff say the SDA group home has been the best thing for the resident. They have seen her mental and physical well-being improve beyond words.

Maggie makes her SDA property a home

Maggie has turned her Home in Place managed SDA property in Sydney's Olympic Park into a beautiful oasis.

She had to leave the home she was sharing with her best friend and her friend's brother. Only three months after a call to Home in Place, a very relieved and excited Maggie was given the keys to her new apartment in December 2019.

Since moving in, Maggie has made the apartment a home and improved its functionality. There's a plant filled balcony with a soothing solar powered fountain. Inside, Maggie has used roller drawers to get more use out of storage spaces and wall mounted containers and dispensers to make life easier. All for very little money.



Read more about her story and tips for other residents on making a house a home on a budget [here](#).

Your new forever home? Canley Heights, Sydney

Live your best life in South-western Sydney in this very attractive new three-unit home.

There's a 2-bedroom one bathroom unit downstairs, a 3-bedroom 2 bathroom and a large OOA unit upstairs and a 1-bedroom 1 bathroom unit at the rear of this modern and stylish development.

Each bedroom has its own private outdoor area to entertain or relax in. The accessible kitchens and communal living spaces are spacious.



Home in Place has a range of SDA properties in different SDA categories - from 5-bedroom group homes to custom-built individual homes and apartments. We have vacancies in NSW, Queensland and Victoria. View our walkthrough videos for some properties on our [YouTube channel](#) or [View all our vacancies here](#).

SDA investor tips

Investors in SDA housing need to be realistic about returns and wary of over-promises made by some in the market.

Our Executive Manager Larissa Bridge says investing in SDA isn't the same as investing in mainstream residential or commercial housing with longer lead times and different approvals. She says good returns are possible, albeit sometimes slower, for investors who understand the workings of the NDIS, choose the right location, type of SDA housing, and design and build with an NDIS participant-centred approach.

"If you are relying on cashflow from SDA payments to meet mortgage payments, then SDA may not be the best housing investment for you."

If you are thinking about investing in NDIS housing, speak to Larissa or one of our expert team before diving in. We can help you to understand the market and match you to participants who are looking for specific SDA housing. Call 1300 333 733 or email SDA@homeinplace.org.

60 seconds with Hannah

Hannah is our new SDA Acquisitions Co-ordinator in Queensland. She has hit the ground running visiting SDA properties in South Eastern Queensland and meeting Supported Independent Living (SIL) providers.

Home in Place manages SDA properties in the Sunshine State and Hannah is looking to help grow this portfolio to provide more quality SDA homes for local people.

What do you do at Home in Place?

I am part of the SDA growth team. I manage our landlords and SIL providers once their properties are ready as well as creating and promoting new opportunities.

What are you most looking forward to in this role?

I enjoy working with investors and other partners and landlords at the planning and business development stage.

What experience do you bring to the role?

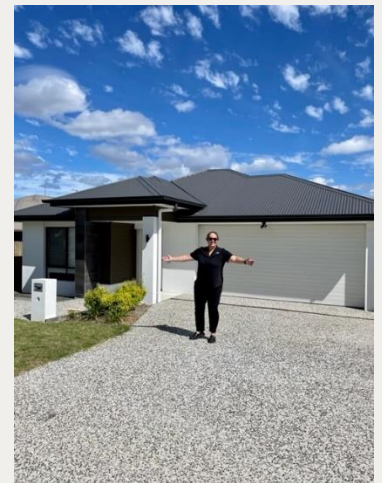
I have eight years' experience in housing, working for Home in Place in the social and affordable housing space. I have co-ordinated leasing and most recently was 2IC at our large Newcastle branch.

How do you relax outside of work?

I am a dog mum to my cocker spaniel Ruby who I enjoy taking to the dog park and the beach. I love sport and I play League tag.

If you are looking to invest in SDA housing, partner with us or are looking for a new home please say hello to Hannah or other members of our Queensland team. Call 1300 333 733 or email SDA@homeinplace.org.

Check out some photos Hannah took on her recent tour!



Where's Sarah?



Meanwhile Sarah, our well-travelled NSW Tenancy Relations Officer, has been on the road again. This time in Albury and the Riverina.

Her 1487 km round trip saw her visit five Home in Place SDA properties to meet residents and SIL providers as well as inspect two new properties that are now ready for new residents to make their home. Of course, she had a stop at the iconic Dog on the Tucker Box on the way home.



See you at the Hunter Disability Expo

The Home in Place SDA team is looking forward to seeing everyone at the Hunter Disability Expo at the Newcastle Entertainment Centre on May 12 and 13.

You'll find us at **Booth 007**, which we think is pretty cool. We won't have James Bond or martinis with us, but we will have our expert team to help people looking for disability housing and their families or carers, support co-ordinators, Supported Independent Living providers and property developers and investors with any questions they have about in Specialist Disability Accommodation. Please come and say hello.

We'll also be at these upcoming expos...

Gold Coast, QLD – June 16-17

Sydney, NSW – August 4-5 (Booth 087)

Melbourne, VIC – November 24-25