



# Home *in* Place

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

SEPTEMBER 2023

Hello

Home in Place's SDA team has now been working in Queensland two years.

We're excited to be bringing quality homes and tenancy and property management services to the Sunshine State. It is a pleasure to be working with NDIS participants, family members, their support providers, SILs and investors to ensure people have choice and control and are living in appropriate housing that supports their independence.

Adrienne is one of our newest members of our growing team. We have also just taken the keys to a beautiful SDA development in Redcliff.



Unfortunately, there are instances of scams and misleading, deceptive and inappropriate advertising of financial products that relate to SDA – in Queensland and elsewhere in Australia.

This behaviour hurts consumers and erodes the trust and reputation of the vast majority of us working in the sector who do the right thing. It could turn investors away from the sector which will ultimately reduce the supply of quality housing.

We always inform the investors we work with that there are no such things as risk free or guaranteed returns in SDA housing. The NDIA does not have approved developers either. SDA homes must be enrolled with the NDIA before they can be rented for SDA purposes.

The SDA Alliance has produced a [guide](#) to help people to spot and report scams and misleading advertising about SDA to the appropriate regulator. We all need to work together to stamp out the poor behaviour of a few.

Until next month,

*Larissa Bridge*

*Executive Manager Specialist Services*

# Looking for a new SDA home? Redcliff, QLD

These four brand new, 2 bedroom 2 bathroom, villas in Redcliff are designed for participants with High Physical Support needs. There are only 3 vacancies left for people willing to share with another resident.



The bedrooms and ensuites are large, and the apartment finishes are of the highest quality. The complex features multiple living spaces, balconies and outdoor areas as well as an Activities Room and greenery for garden lovers.

The homes are packed with assistive technology including Alexa. There's solar power 24/7 power backup in case of power outages, an onsite overnight assistance (OOA) office and a hardwired intercom system between bedrooms and the OOA, automatic windows and blinds, and individual air-conditioning controls in each room. Provisions for ceiling hoists is one of many other safety features.

Redcliff is a beautiful suburb of Moreton Bay north of Brisbane. The homes are close to beaches, parks, cafes, restaurants, a swimming pool, gym, sporting facilities social activities. Redcliff Hospital is a five-minute drive away.

<https://www.thrive365.com.au/property/redcliffe/>

*Home in Place has a range of SDA properties in different SDA categories - from 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](#).*

[\*\*View all our vacancies here.\*\*](#)

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## Thrive 365 - SIL Provider at Redcliff complex

We work closely with Supported Independent Living (SIL) providers in the SDA properties we manage. Together we provide the best possible support to residents.

The SIL at the new Redcliff apartment complex featured above is [Thrive 365](#). We worked closely with business development manager Matthew Cameron and the developer over many months while the project was being built. It is great to work with Matthew who brings lived experience as an NDIS participant as well as previous career experience as a Support Co-ordinator.

Thrive is a SIL at other properties we manage in NSW and Queensland. We love their focus on residents thriving rather than surviving. Their mantra is "Live your best home - feel safe, have fun, and make yourself at home."



# Your new home? We have keys to Sunshine apartments in Victoria

Our team is excited to have the keys to brand new SDA apartments in Sunshine, Victoria which we are managing for the owner as part of our [SDA fee for service program](#).

One of these Fully Accessible category apartments could be a new SDA home for you, a loved one or a client. We have vacancies in both the one bedroom and two-bedroom apartments. There is 24/7 onsite support available to assist with everyday independence.

The two-storey complex is also accessible to services - across the road from Sunshine Plaza Shopping Centre and cinemas, and close to the train station, parks, health care services and more.

Find out more [here](#). (Property No: GTA009)



## Out and About: Care Expo Brisbane



Our team members Hannah and Sarah were at the expo at the Brisbane Convention and Exhibition Centre on September 1. It was a great opportunity to connect with experts and people working to provide the best care in the health, seniors, disability, aged support, and wellness sectors. Comedian, actor and author Jean Kittson was on the presentation stage too.

# See you at the Melbourne Disability Expo



We're looking forward to seeing everyone at the Melbourne Disability Expo on **November 17 and 18** at the Melbourne Convention & Exhibition Centre. You'll find us at Booth 24. Entry is free. Please come and say hello.

We loved connecting with people seeking Specialist Disability Accommodation (SDA), their families, and support providers as well as Supported Independent Living providers at the Sydney Disability Expo in August.

## NDIS and SDA sector news

- The National Disability Insurance Agency (NDIA) has released the [Quarterly Report to disability ministers Q4 2022-23](#). There are now more than 610,000 National Disability Insurance Scheme NDIS participants.
- Housing Hub and Summer Foundation have issued the findings of their [third SDA Provider Experience Survey](#). The 41 providers surveyed, including Home in Place, are offering 1,452 places for residents in 779 New Build SDA dwellings.

The survey found vacancy rates and times to fill vacancies in 2023 are similar to the previous two years. Vacancies in new build SDA properties are around 25%. Fully Accessible Apartments, Robust Houses and Robust Group Homes have the highest vacancies. High Physical Support Apartments, Fully Accessible Villas/Townhouses/Duplexes and Robust Villas/Townhouses/Duplexes have the lowest vacancies.

It takes around 3-6 months to fill a single vacancy and 6-12 months to fill a project/group of dwellings. One of the most challenging aspects of filling New Build SDA vacancies is the time the NDIA takes to make SDA decisions.

Home In Place's person centred approach – identifying participants and their needs and matching them to investors is one way we work to minimise vacancy rates and times

## Meet the team: Adrienne

Adrienne is our new Tenancy Relations Officer for SDA properties we manage on a fee for service basis.

After 13 years working in mainstream property management, Adrienne was looking for a more fulfilling role.

"Being able to help people with disabilities to find a new home where they can live as independently as possible was very appealing," Adrienne said.

Only a few weeks in the role, she said her favourite part so far has been getting to meet new residents.

"We've been meeting with some residents at compatibility visits to help them to see if this is the right home for them."

"I am really looking forward to days when I can hand over keys and help residents settle in."

When she is not at work, Adrienne has her hands full looking after her one-year-old daughter.

