

The 121 Care Disability Housing Solutions aims to bring together like-minded people who are able to access invaluable information on what housing services are available, how housing models can be challenged, and how they can be financed. We believe everyone has the right to safe, comfortable and suitable accommodation and believe we can work together to achieve this.

121 Care's team of experts wants to help you find the most suitable housing option. No fees are charged by 121 Care for referrals to suitable providers.

Follow these steps to improve your housing situation:

1. *Consider what you want to improve, or consider what would be your ideal residence.*

You might consider:

- renovations
- installing new technology or devices
- stopping paying rent and start home ownership
- sharing a home
- living in a community

2. *Personal one-on-one goal setting*

Contacting 121 Care via our website, by phone, or in person, to arrange a personal appointment with one of our experienced team. We will sit down with you to discuss your individual housing goal and how best to achieve it.

3. *Review the recommendations from our Expert Panel*

We will work with you to develop a step-by-step action plan which will assist in making your goals and aspirations a reality. An action plan will be tailored to you and provide a housing solution that is both achievable and right for you.

Alternative Solutions

One: Share House Purchase Strategy

- Four people purchase shares in a company at \$150,000 each to buy and renovate a suitable property for themselves.
- This arrangement would be regulated by company law, protecting the rights of the purchaser.
- This model is attractive to people who may have been locked out of the housing market because they have been unable to borrow money.
- Buying shares provides advantages in relation to borrowing, taxation, pension, and pooling of resources.
- There are no body corporate issues.
- Easy exit from the scheme as the investor (person with a disability) can sell shares to an incoming resident.

Two: Independent Living Option

- An adult with a disability wants to be close to their parents but it is important to maintain their independence by living separately from them.
- Together, the family invests in modular housing which can be constructed on the parents' existing property.
- The housing is tailored to meet the specific needs of the adult with the disability.

Three: Duplex Living Option

- Three friends decide to band together to rent or buy a 3 bedroom, 2 bathroom house.
- The property has been purpose-built to ensure it meets each individual's needs and is accessible for each of them.
- As tenants or home-owners, the three friends are able to enjoy a high level of independence and the support they can offer each other.

Four: Community Housing Option

- Older parents with a disabled adult child decide to sell their house when it becomes more difficult for them to care for their child.
- They purchase two units; one for them to live in and an accessible unit for their child.
- They engage a service provider to assist with the physical care of their child and to take their child on social outings to sporting matches.
- The parents and their disabled adult child enjoy the comfort and security of being easily accessible to each other.

Our Expert Team



Ben Dalton – Has been in the building industry for more than 20 years and his business, Your Asset Group, covers a diverse range of services including retro-fitting existing houses to accessible standards. Ben works with 121 Care to provide housing solutions for people with disabilities and Your Asset Accessible Homes are building client independence.



Peter Porcellini – In practice as a solicitor in Queensland since 1987, Peter works on achieving succession and estate planning goals for clients in a measured and secure way. Peter is contributing to 121 Care Disability Housing Solutions by providing pertinent legal advice.



Barry Johnson – A specialist in financial modelling, NDIS and ownership structures. Barry is a Management Committee member of 121 Care and was the senior partner in a prominent accounting firm for more than 20 years. Barry is a Fellow of the Institute of Chartered Accountants and Certified Practising Accountants Australia and a graduate member of the Australian Institute of Company Directors.



Mark Emsden – A real estate agent for 14 years and as proprietor of Cube Real Estate, Mark has developed a fully integrated marketing system and will help source and acquire properties for the 121 Care Disability Housing Solutions project.



Alan O'Callaghan – Alan has a background in disability advocacy spanning nearly 40 years, including supporting students with disabilities in adult education and TAFE. Throughout the '90s, Alan was employed by Melbourne's Banyule City Council as the Access and Integration Officer advising on a range of disability access and inclusion issues across all Council departments and he was also involved with providing access advice to Ministry of Housing Victoria on a specific development.



Scott Roberts – with nearly 30 years banking and finance experience, Scott is now a financing specialist for innovative funding models. His experience with a major bank and as state manager of one of Australia's major aggregators helps Scott to create the niche business that is IBN Direct: Alternative Funding Solutions.



Rob Ellis – A financial planner specialising in disability planning, Rob has more than 20 years of experience and has previously served on a number of management committees including Sporting Wheelies, Paraplegic Benefit Fund and the Queensland Spinal Injuries Research Foundation. Robert is focused on helping to resolve the challenges and identifying the opportunities faced by the disability services sector.



David Stafford – David holds many roles working as the accountant for 121 Care, secretariat for the 121 Care Housing Solutions and is also currently Contract Officer with Disability Services Queensland (previously involved with 121 Care in this role since 2006). He has worked in multiple roles in the disability sector including as support worker, local area coordinator and supports facilitator and brings a wealth of experience to his roles.



Rob Walter - Has a diverse background in project management and holds an Executive Master of Business Administration. Through his work with various Not for Profit Disability Support organisations, Rob understands the challenges and needs in delivering support services to those with intellectual disabilities and mental health issues in the Sunshine Coast region.