

# Our approach to creating social infrastructure

At Australian Unity, we drive our social infrastructure efforts with a community or ‘place-making’ lens—creating solutions that deliver positive health, community wellbeing and value-for-money outcomes by integrating care, clinical and medical services and other human services into purpose-designed built form and in accessible areas where people can live, work and play.



**Delivering care at home**  
Bringing together our experience in the delivery of quality home care services, tailored case management and care and the delivery of virtual health services, Home Health allows people to live independently at home, and to receive treatment and healthcare to support recovery and rehabilitation outside hospital settings.

**Healthcare property**  
Healthcare is a rapidly growing area of need, and Australian Unity believes it has a key role to play in contributing to bridging this gap. We take a systemic and macro-economic approach to assessing opportunities for investment—taking into consideration factors such as population growth, migration and socio-economic demographics.



**Childcare property**  
Childcare is an essential service that helps support families working commitments, particularly for women and provides vital early childhood education. In identifying opportunities, we undertake detailed socio-economic and geo-data mapping analysis of an assets potential catchment and forecast sustainability.

**Specialist Disability Accommodation (SDA)**  
Our SDA efforts are a natural progression for us given our experience, track record and relationships in the care sector and in raising capital and delivering high-quality projects. Factors such as participant demand, local supply and accessibility support combine to support our investment decisions.



**Aged care and retirement living**  
Seniors' living is an essential service, with a significant and growing proportion of Australia's population needing and interacting with the sector each year. We identify opportunities for seniors' living accommodation based on national demographic data and demand.

**Key worker accommodation**  
Australia is currently experiencing a key worker crisis in numerous sectors, including healthcare, hospitality and agriculture. To meet this crisis, quality and affordable accommodation that is easily accessible to areas with key worker demand is critical. We identify opportunities through community engagement and economic analysis.



**Student accommodation**  
Australia's international student market has been growing at a fast pace, requiring rapid accommodation development to ensure the needs of these students are met. Though impacted by COVID-19, the sector is now returning and demand increasing for quality accommodation located near education precincts.