

Specialist Disability Accommodation Fund

Liveable Homes Australia

Australian Unity partners with Liveable Homes Australia to bring more Specialist Disability Accommodation to market

One of the most pressing concerns for Australians living with a disability, and their families, is the lack of accessible, safe and desirable accommodation in the right locations within close proximity to public amenity and services.

The establishment of Australia's Specialist Disability Accommodation (SDA) market under the National Disability Insurance Scheme (NDIS) has catalysed significant and positive change in this area and is enabling people living with a disability to live up to their capability and in doing so lead an improved life.

Jacob Edwards, Fund Manager of Australian Unity's SDA Fund says high-quality, well operated SDA can be a game-changer for people living with disability.

"A pillar of a fair and equitable society is having access to suitable accommodation. There are many Australian families who have long-suffered from not having a clear way forward in finding suitable accommodation options."

"In 2019 Australian Unity launched the SDA Fund to address the lack of suitable accommodation for people living with disability by delivering high-quality dwellings designed and built to SDA specifications, in order to maximise accessibility and ease of living," Jacob said.

Creating more forever homes for people living with disability

Australian Unity is proud to be providing personal wellbeing and social, capital and infrastructure solutions for the community.

This month the SDA Fund continued its growth trajectory with the acquisition of six high quality assets, housing 23 people living with disability, built by licensed builder Jesse Zielke and managed by his registered SDA provider business, [Liveable Homes Australia \(LHA\)](#).



LHA, established in late 2016 by Jesse Zielke, provides SDA which is designed and constructed to suit clients who are looking to transition into more suitable living setting, improve their independence and build skills

“I have had family members and friends affected by disability and, as a result, I understand how much of an impact this type of housing solution can have on a participant’s life, their family’s life and also those who deliver the day to day care”, Jesse said.

The SDA properties located across Bundaberg and the Wide Bay region of Queensland were sold to Australian Unity’s SDA Fund and leased back to LHA, which continues to provide accommodation to the participants and families that Jesse and his team have become well acquainted with during construction and early operation.

The individual fixed head leases are for an initial term of 10 years (+ options) and the partnership with Australian Unity’s SDA Fund means that LHA can maintain a healthy operating margin via its participant subleases funded by the NDIA. This arrangement underpins LHA’s ability to continue to grow, house more participants and achieve significant social outcomes.

These are the ‘forever homes’ of the participants including satisfied resident Sarah Ritchie, with the lease and operating structure designed to ensure that participants’ wellbeing and choice is central to the transaction.

John Ritchie, father and ageing carer to his daughter Sarah, and client of LHA, attests to the model and certainty provided to Sarah and the Ritchie family.

“You can’t believe the relief that we’ve got knowing that Sarah is in this house with her friends with great support services, in a very, very, well-built comfortable house... we know her future is now taken care of.”

As our population living with disability ages, so too does the number of older parent carers of a son or daughter with a disability. It is currently estimated that some 90,000 disability service users are cared for by their ageing parents. As parent carers age, so too does their anxiety about who will care for their adult child with a disability when they no longer can, or should they predecease their child. In fact, [Australian Unity’s Wellbeing Index](#), which marked its 20th anniversary this year, has consistently found that “carers” report the lowest wellbeing of any group on record (p.65).

Australian Unity’s partnership with LHA is a signal of things to come in making a tangible and positive impact on the lives of people living with disability – and their families.

The Australian Unity SDA Fund and LHA plan to continue their capital partnership to deliver further participant led SDA in, and beyond, the Bundaberg and Wide Bay regions.

For further information about Australian Unity’s [Specialist Disability Accommodation Fund](#) contact Jacob Edwards, Australian Unity SDA Fund Manager.

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