

A modern, bright living room with a light-colored sofa, a dining table, and large windows. The room is well-lit with natural light and has a clean, contemporary feel.

AN INTRODUCTION TO SHARED HOME OWNERSHIP FOR PEOPLE WITH DISABILITY



**Secure
Housing
Australia**

THE NEED

94% of people with disability who are receiving NDIS funding WILL NOT get SDA funding.

That's 432,000 people who miss out on SDA funding.

WHAT WE OFFER

Secure Housing Australia builds specialist disability homes.

We use a shared home ownership model.

A one-stop shop to supply housing, legal structure, property maintenance and Carer support to create long-term sustainable changes to allow people to live with dignity and have **lifetime home ownership and security.**





Shared Home Ownership example 28 Tussock drive, White Hills

OWNERSHIP

3 PEOPLE SHARE OWNERSHIP

- Each owner owns 1/3 of the house
- Each owner has access and use of the entire house but only pays for 1/3
- Each owner has exclusive use of a bedroom, ensuite and courtyard

SHARED

SHARED SPACES

- A 4th bedroom is for a carer/visitor
- There are 4 bathrooms
- Common areas including kitchen, living rooms, dining area and outside BBQ area

SPECS

THE BUILD

- Property Maintenance Contractor is available 24/7, 365 days per year.
- House built to the Silver level - No steps, hobless shower, etc.
- Smoke Alarms & Panic buttons back to base.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces
- The Bendigo house is fully furnished. See the next few slides for photos of the Bendigo Home

SPECS - BENDIGO HOME FULLY FURNISHED



SPECS - BENDIGO HOME FULLY FURNISHED



Images are for presentation purposes only and should be regarded as indicative representations only. Certain items shown such as furniture, internal colour schemes, and landscaping may vary to actual product.

SPECS - BENDIGO HOME FULLY FURNISHED



SPECS - BENDIGO HOME FULLY FURNISHED



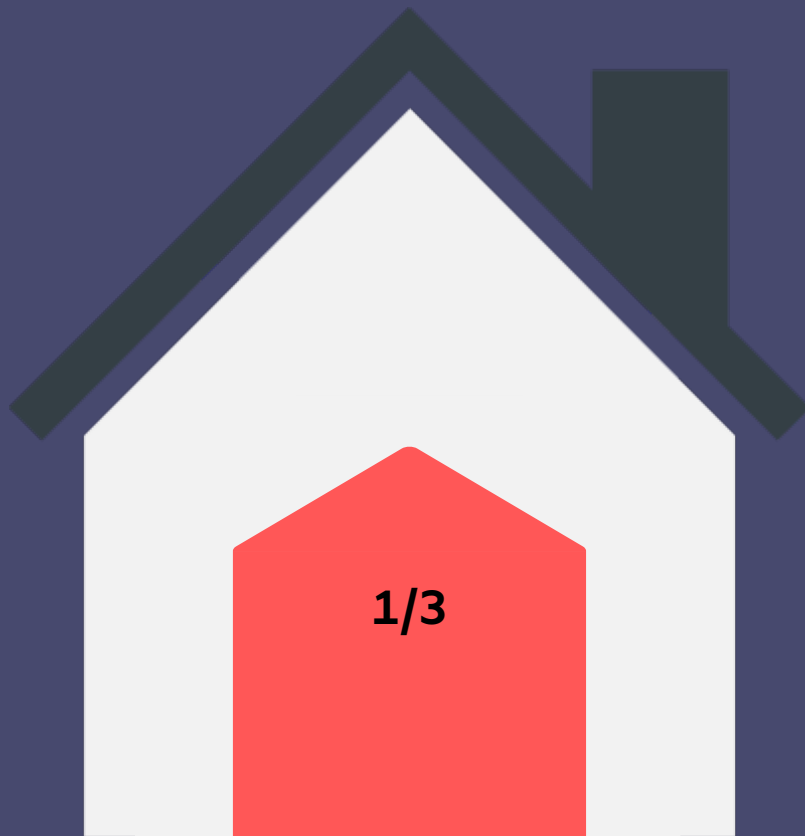
SPECS - BENDIGO HOME FULLY FURNISHED



A modern, bright interior space featuring a light-colored sofa with patterned cushions, a wooden coffee table, and a dining area with a glass-topped table and chairs. Large glass doors and windows provide a view of a lush garden and a covered outdoor patio. The ceiling has recessed lighting and a central fan. The overall atmosphere is clean, airy, and contemporary.

IS SHARED HOME OWNERSHIP FOR ME?

OWNERSHIP: HOW DO I OWN MY SHARE OF A HOUSE?



- An SHA company is registered on the title as owner, and they transfer the shares and company to you.
- The Property TRUST - The SHA company owns the house as Trustee, and transfers the shares in the Property Trust to you.
- You will own agreed shares in the company and the Property Trust, and you decide who owns the shares in each.
- You choose who and how many family members own the house.
- SHA makes it easy by transferring the company and property trust to you, which is all included in the price of the house.

PAYMENT: HOW DO I PAY FOR MY SHARE OF A HOUSE?

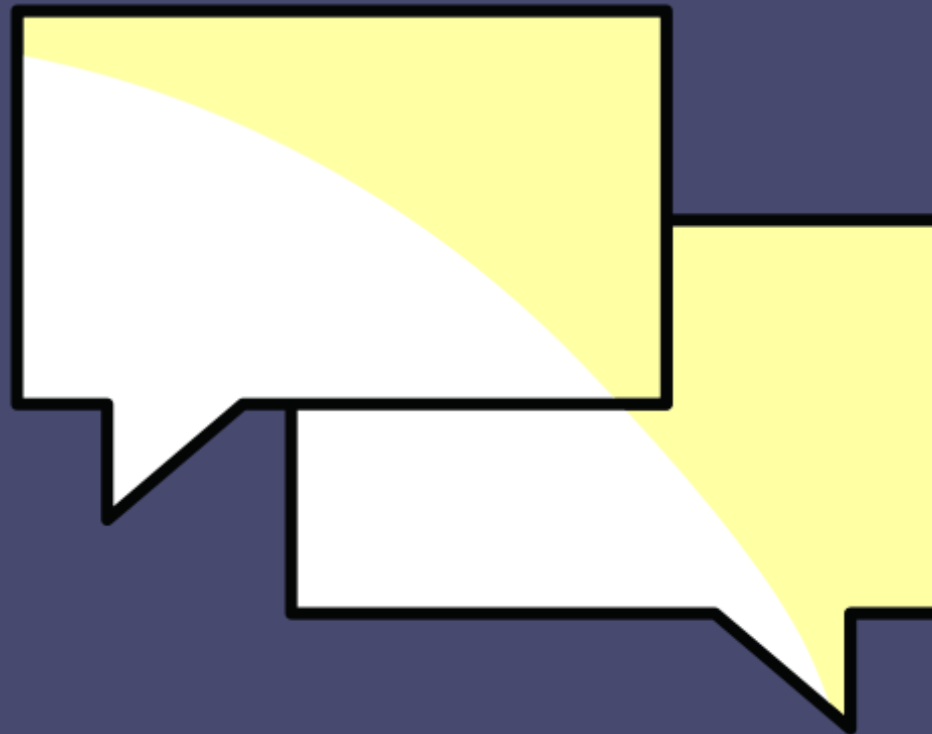
THE VEXING QUESTION?

- A hard decision is often the right decision, and needs to be made before it's too late.
- Making the hard decision answers the question "What will happen to my child when I am no longer here."
- House Owners - You can split your Equity between the Family home and your Shared Ownership home.
- Yes, you acquire an agreeef share of another house as a family asset, with the option to be owned by all siblings as part of Estate Planning.
- Downsizing Family Homes is an option of many in the later years of their life.
- A family may have other assets which can be sold as part of their Estate Planning.
- A family donor may gift equity, such as a Grand Parent.

IS SHARED HOME OWNERSHIP FOR ME?

ADVICE:

You will be required to engage a Solicitor to provide independent advice regarding any proposed contract with SHA.



CONTACT



Tim McDermott
0419 360 790
tim@securehousing.com.au

Mark Peters
0408 343 346
mark@securehousing.com.au

Lysa Hough
0403 200 732
Lysa@securehousing.com.au

WWW.SECUREHOUSING.COM.AU