

INVITATION TO PARTICIPATE

IN

HOUSING FOR LIFE QLD

(H4L)



1. Invitation to build social capital

Housing for Life Queensland invites corporate and private donors to contribute to its innovative initiative for long-term, safe accommodation for people who are mentally ill. Focus of H4L is on supported independent living that enhances residents' quality of life and averts consequences of decline in condition known to impose intolerable burdens on the individual, families and community.

The governance structure of H4L has been designed to protect and preserve the interests of residents, real value of property and achieves tax benefits for contributors. H4L has secured status as an Income Tax Exempt Charity and Deductible Gift Recipient in order to be attractive to funding from donors and government. Waverley Unit Trust is an entity through which Unit holders may obtain a lease on an apartment.

Donors are invited to contribute according to level of interest:

Donations to Housing for Life Qld contributing to funding the costs of purchasing units in the Waverley Unit Trust – representing real property of carer/manager's apartment.

- i. Annual contribution for operational support - \$50K
- ii. Support a resident - \$100 per month
- iii. Donation of choice

Contributors are encouraged to participate in the governance and social activities of H4L to support residents and management team, maintain organizational focus and derive value from their contribution to the social capital of Australia.

2. Value proposition

Community and governments with responsibility for the care and wellbeing of people with a disability can derive considerable value from the H4L model of care, in that:

- Majority private investment in appropriate accommodation leverages any taxpayer contributions and enables maximum value to be derived;
- 11 residents can be serviced economically, provided a one-off capital investment is made in management accommodation;
- 11 people can be empowered to achieve higher quality of life, avoid homelessness and reduce claims on other social and health services;
- Government objectives for social inclusion and social community objectives are met through security of supportive environment with independence;
- Recurring costs of management salary may be sought from other sources (donors, families and carer programs).
- When successful, model can be replicated, enabling government to promote achievement and extract maximum value for investment of taxpayer funds.

2. Housing for Life Qld

Housing for Life (H4L) is a fresh, innovative housing model committed to providing safe, secure, permanent accommodation for adults with a mental health condition. Feature of the model is independent living in supported self-contained housing as an essential stabilising factor in managing these mental health disorders, enhancing quality of life. Residents will enjoy optimum conditions for self realisation via self-generated life plans, social inclusion through communal activity and involvement with community.

Vision

Participants in H4L envisage adult offspring with mental health conditions will achieve independent living. This will be achieved through ongoing 24/7 support leading to a satisfying life to the fullest extent of their capability, in perpetuity.

Values

Values inherent in H4L include, and are not limited to:

- First and foremost a "home"
- Quality of life
- Belonging and acceptance - social inclusion
- Sense of Purpose
- Love and respect
- Independence and responsibility
- Security - physical, financial and emotional
- Personal growth and resilience
- Compassionate support for optimum health outcomes
- Fun
- Integrity

Objectives

Operational objectives for H4L have been identified as:

1. Obtain commitment of funding from government and major donors
2. Complete planned housing complex.
3. Execute sale of all units in Waverley Unit Trust
4. Recruit and employ suitable House Manager and clinical and non-clinical services
5. Install residents
6. Generate life plans and communal plans and facilitate implementation
7. Conduct regular review of process, at least annually, or as determined by the Board

3. Background and drivers

H4L was established as an Incorporated Association in 2006 to implement parent's plans for investment in their families' future housing and wellbeing. To achieve the essential foundation of a strong sustainable organisation a more effective legal structure was necessary and H4L Qld, a company limited by guarantee was established in May 2008.

Concerns for adult offspring and siblings and international trends in consumer empowerment and community care in mental health practice drive the venture. Alternative residential and community-based accommodation is favoured, with increased attention placed on the resources required to support recovery. Clinical services, linkages and collaboration combine with housing, employment, social and disability support.

By meeting residents' needs in the community, re-admissions to acute inpatient services can be reduced and timely discharges achieved. Problems compound for the vulnerable where

poverty, drug and alcohol dependency and low reliance on available family combine to exacerbate the unpredictability of the course of mental illness. Tendency is to cycle in and out of homelessness and temporary accommodation.

Housing is a fundamental need for everyone and finding suitable housing is a major challenge with flow-on effects to all other areas of life, especially for people who are mentally ill. There is a significant shortage of suitable accommodation in Australia for those who need both a stable home base and support to live with a mental illness. "Housing first" approaches for mentally ill people have demonstrated successful housing outcomes and extraordinary cost effectiveness.

Present status of the venture and next steps

Progress to date can be summarised as:

Firm indications of interest from 15 participants and Investment of \$1,080,983 in a Taringa property, which may yet have to be sold;

- H4L established as a Income Tax Exempt company limited by guarantee, with Deductible Gift Recipient charitable status, and a Board which is representative of interested parties;
- Waverley Unit Trust established as vehicle for investment;
- Waverley Housing Apartments Ltd established as Trustee for Waverley Unit Trust;
- Property purchased at Taringa; Directors reassessing financial viability of this site.
- Architectural concept plans obtained for proposed construction of self-contained accommodation for residents and manager;
- Development Application has been approved by Brisbane City Council;

In view conditions attached to the DA the Board is reassessing the financial viability of the constructions costs of this site. Another suitable property has been identified and actively pursued with initial Architects drawings available.

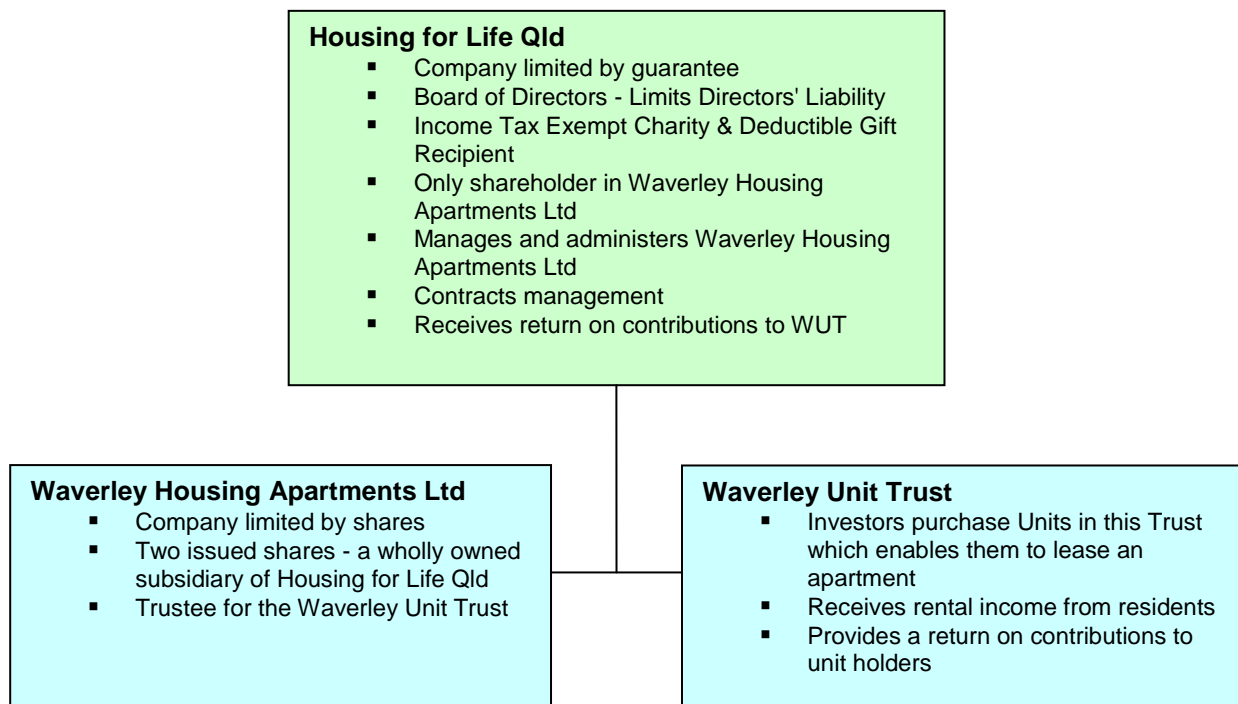
- Community meetings held;
- Resident focus groups held on a regular basis in readiness for moving in;
- Approaches for financial support have been made to the Queensland Treasurer, Disability Services Queensland and the National Rental Affordability Scheme. Local federal member for Ryan, Michael Johnson MHR, and local government councillor, Jane Prentice, have been made aware of the venture.

Next steps include, and are not limited to:

- Obtaining tenders for construction and appointing a builder;
- Maintaining close communication with family investors and residents, in order to time investment and installation;
- Securing capital funding from government and donors; and
 - Seeking socially conscious Independent Directors with the appropriate set of skills.

4. Governance structure

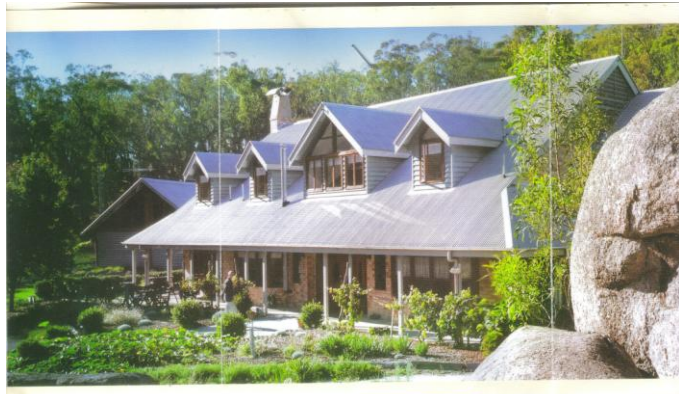
Appropriate legal advice has been obtained in designing the governance structure for the H4L to protect the interests of the residents, now, and in perpetuity. Although participants intended investing private capital in the venture, as construction costs escalated, they also recognised that external resources may also be required on an on-going basis - hence the structure enables tax-deductible donor contributions to be made. Key elements of which are outlined in the diagram below:



H4L Board

H4L Presently comprises four directors, who have been involved since foundation and have been instrumental in advancing the initiative to this stage. Directors demonstrate a strong commitment to people with mental disabilities, a wealth of experience in community and business organisation and management, as well as hands on experience in property development, suitable for achieving success with this initiative. They are:

- **Margaret Laing** has a Diploma of Business and was for many years a Member of the National Institute of Accountants (1985-2003) and a Registered Tax Agent (now retired). Margaret has been President of the Queensland Investors Club for the last 5 years, director of several successful businesses and has hands-on experience in developing, marketing and managing several properties in suburban Brisbane and on the Sunshine Coast.
 - **Judy Nicol** has years of experience in industry, legal and insurance sectors, prior to raising 5 children; successfully managed a large share portfolio, held directorship in private companies and executive positions in a private investment group and Bio Balance Health Association, in addition to extensive voluntary community roles.
- **Michael Freer** has qualifications Master of Laws (Tax) and Bachelor of Science and has been operating as a Barrister of the Supreme Court of Queensland and of the High Court and the Federal Court of Australia since November 1984.
- **Apolonia Behan** has Bachelor of Commerce and Administration qualifications, many years experience in setting up and operating new business ventures



and community organisations; was founding President of the Toowong Chamber of Commerce, author of H4L and team builder, construction experience in purpose build environmentally sustainable accommodation complex (see picture) and renovation and operation of a short-term rental accommodation complex.

It is proposed that a future Board will comprise 6 directors and an independent Chairman, to carry H4L forward.

Relationships and accountabilities

- **Board of H4L** has overarching responsibility for legal and administrative arrangements, accounting to investors and residents and for setting the strategic and management direction for all aspects of the business. Management Committee liaising with the Architect and Builder during construction, as well as financial accountabilities and fund raising.
- **H4L Qld** develops business plans and inclusion service models, liaises with government and has representation on Waverley Trust.
- **Waverley Unit Trust** has found a suitable property and plans to develop 11 1bedroom apartments for residents and 1 x 2 bedroom apartment for carer/manager and communal kitchen, various multi use common areas and outdoor space. The Waverley Unit Trust provides the legal vehicle for purchase of the units and leasing of the apartments with returns generated for unit holder that is envisaged will be donated to Housing for Life Qld to contribute to running costs.
- **House Manager** accounts to the Board for performance according to arrangements agreed at recruitment, has onsite self-contained apartment, facilitates residents' plans, communal activity, linkages with clinical and other supports and provides monitoring of resident well-being; oversees property and ground maintenance; reports to the Board on a regular basis.
- **Residents** who choose to be involved with H4L, will be required to sign an agreement to that effect according to tenancy protocols, develop individual life plans, support each other and participate in communal activity as appropriate.
- **Facilitators** for clinical and non-clinical services will be contracted as required.

Formal contractual arrangements will operate between relevant parties, where functionally appropriate.

Legal advisors

- **Cooper Grace Ward**, Central Plaza 2, 66 Queen Street Brisbane, Qld 4000.

Accounting /Auditor

- **Margaret Laing** - see Directors
- **March Tincknell**, Level 1, 1454 Logan Road, Mt Gravatt, Qld 4122 (external Auditor)

Architectural and building advisors

- **Helen Smith Architect**, has 20 years experience in designing and project managing multi-unit developments and over a decade working with key participants in HPL

Government advisors

In the event that government allocates funds to H4L, suitable liaison arrangements will be put in place to report regularly and receive updates on policies.

5. Operational summary

Support for residents of H4L

The bundle of support for residents includes:

- Self-contained housing
- Development of **life plan** and help with realisation
- Linkages to external, long-term health, mental health and allied professionals
- Monitoring of medication and well-being
- Coordination of activities - exercise, recreation, communal and community.

Resident Life Plan

A resident's life plan is likely to include:

- **Health goals** - how to manage, supports needed
- **Well-being goals** - diet and exercise
- **Communal goals** - gardening and meals
- **Community** involvement
- **Skills and employment**

Target audience

- Adults with diagnosed psychiatric condition (schizophrenia)
- Adult offspring of ageing parents
- Willing and able to invest in essential housing and care
- Aware of the need for ongoing support once parents no longer able to provide care

Market demand

- Present waiting list of 15 for 11 places
- Extensive latent demand following deinstitutionalisation over the last 20-30 years
- Estimated >30,000
- Limited supply - government and non-government

Capital and operational costs

- Working capital \$3.75 million
 - 12 unit holders @ estimate \$300K
 - H4L investment \$450K
- Rental revenue - est. \$150K/py
 - \$475/ per fortnight (1-br)
 - \$615/ per fortnight (2-br)

Estimate annual recurrent expenses \$285K

Risks

- Risk of proceeding
 - Inherent risks in pre-construction (planning and finance); Construction (quality, timeliness and cost containment); people (holding team and focus).
- Risk of not proceeding
 - Residents' future prospects poor and deteriorating.

If you have any questions or require further information please contact one of the directors listed below.

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Apolonia Behan	07 4683 7109	admin@giraweencountryinn.com.au
Michael Freer	0413623169	michael.freer@bigpond.com
Margaret Laing	0409135815	marg@laings.com.au

Website : www.mentalhealthaccommodation.com

Bendigo Bank Details for Direct Deposit.

Housing for Life Qld Gift Account.

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Account Number 135808103

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