



NDIS Housing Options

# Housing Options

A guide to developing  
your housing needs  
and preferences

August 2024



## Housing Hub

Find the home that's right for you

## Acknowledgements

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In preparing this resource, the Housing Hub acknowledges the work of Queenslanders with Disability Network (QDN). This resource builds on QDN's January 2018 "My Housing Matters" resource and the 2020 version originally published by the Summer Foundation Ltd.

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# Introduction

The introduction of the NDIS means things are improving for people with disability. People can get the supports they need and do more things in their lives, including supports for a better life at home.

This workbook is designed to help you think about where you would like to live and who you would like to live with as well as how you will be best supported.

If you are unsure about the housing options that are available to you, you can look on the Housing Hub website and find information about lots of different options that might apply to you.

## How to use this workbook

**This workbook is made up of information and activities.**

You can do some of the activities or all of them. If you do all of them, you should have access to a computer or your phone, so you can look up information on the Housing Hub website.

**You can type into this workbook or you can print it.**

You may need to ask someone to support you to type or write answers down.



# What should a home be?

**Home is important for everyone. Before you start this workbook, you should consider what a home should be. Home is a place:**

- To be comfortable
- To be safe
- To keep your things
- To express yourself
- To do the things you want to do in your life
- To spend time with friends and family
- That fits with how you live



**Everyone should be able to live in a home like this.**

But a home has not always been like this for people with disability because:

- The right housing can be very hard to find, especially if you need support with everyday life
- Getting the support you need has often only been possible if you live in a certain home and with other people with disability, such as a group home
- You can't get around easily in your home if it's not the right home for your needs
- Your home might not be close to public transport
- You might have needed to live with your parents for a long time for support and security

**This workbook will help you work through what you want from your home. You can start working through the activities from here onwards.**





## Activity one

### What your home is like now



A good starting point for thinking about the home you want is to think about the housing you live in now.

**What type of housing do you live in?** (tick or select the right one for you)

**I live in a:**

- ☐ Family home
- ☐ Public housing house or unit
- ☐ Private rental home
- ☐ Group Home
- ☐ Specialist Disability Accommodation (SDA)
- ☐ My own home that I own
- ☐ Hospital
- ☐ Aged Care
- ☐ Correctoinal facility
- ☐ Somewhere else? Write below:



**Who do you live with now?** (tick or select the right one for you)

**I live with:**

- ☐ Parents or other family
- ☐ Friends or housemates
- ☐ Partner or spouse
- ☐ Co-residents who you share the house and supports with
- ☐ No one, I live on my own
- ☐ Other? Write below:

**Do you like where you live now?**

**What works well in the home you live in now?**

**What does not work well in the home you live in now?**



**What would you like to change?**



# About housing and support under the NDIS

**The NDIS will provide funding for reasonable and necessary support to people with disability to reach their goals and live an ordinary life.**

For most people, an ordinary life means leaving their parents' family home as a young adult and either living on their own, in a shared house with friends, or with a partner.

But without access to appropriate housing and support, many people with disability continue to live with their parents for a long time, in a group home or in residential aged care.

Under the NDIS, housing and support are considered and funded separately so you are able to change your support provider without having to move to a new house. This gives NDIS participants more choice and control over where they live and the services they use.

The NDIS does not own or operate any housing.

## **But the NDIS does fund:**

- Supports that build your capacity to live independently in the community
- Supports for personal care (e.g. showering and dressing)
- Supports to improve living skills, money and household management
- Supports to improve social and communication skills and behaviour management
- Home modifications to your own home, a private rental property or, in some cases, social housing
- Help around the home if you are unable to do these tasks due to your disability (e.g. help with cleaning and laundry)
- For people with very complex support and housing needs, the NDIS may fund Specialist Disability Accommodation (SDA), which pays the costs of living in a home with a specialised design and features



## Activity two

This activity involves going to the Housing Hub website and exploring the Housing Roadmap. The Housing Roadmap has been co-designed alongside people with disability.

The Housing Roadmap will support you with information about a range of housing options.

You can go to [www.housinghub.org.au](http://www.housinghub.org.au)

This activity might take a bit of time. It's a good idea to know what options there are though so it's worth taking your time to understand. You might get someone to support you and if you don't have any support but have questions, you can contact the Housing Hub's NDIS Housing Advice Line - 1300 61 64 63



## Activity three

### Where I would like to live

**Are there particular suburbs or towns you would like to live in?**

Different locations mean different types of housing might be available. For example, townhouses and apartments in bigger cities, and houses with larger yards in outer suburbs and towns.

**Why do you like those locations – what would be better for you if you lived there?**

Some locations have better public transport, but other locations may be closer to family you want to be near. (Of course, you may want to stay in the suburb or town where you live now.)

**Where would you like to live now?**

**I would like to live in:**

**I want to live there because:**



## Activity four

### What sort of home would you like to live in?

I would like to live in this type of housing: (tick or select the right one for you)

#### A house

☐

Yes

☐

No

☐

Maybe

#### A duplex/villa/townhouse

☐

Yes

☐

No

☐

Maybe

#### An apartment

☐

Yes

☐

No

☐

Maybe

#### A moveable unit or bungalow

☐

Yes

☐

No

☐

Maybe

**Other:** (please list)

Why do you want to live in this type of house? E.g. to have a garden, to have a pet.





## Who you live with is important. You should be able to choose who you live with. Think about who you would like to live with and why.

**I would like to live:** (tick or select the right one for you)

### By myself

☐ Yes

☐ No

☐ Maybe

### With my partner/children

☐ Yes

☐ No

☐ Maybe

### With a family member (i.e sibling or parent)

☐ Yes

☐ No

☐ Maybe

### With friend/s

☐ Yes

☐ No

☐ Maybe

### With a host family

☐ Yes

☐ No

☐ Maybe

### With other people without disability

☐ Yes

☐ No

☐ Maybe

### With other people with disability

☐ Yes

☐ No

☐ Maybe

### In a home sharing arrangement

☐ Yes

☐ No

☐ Maybe

**Other:** (please list)

**Why do you want to live with this person/s:**



## Activity five

Go back to the Housing Hub website and look at the types of support you might need or want in your home. You can research information about Supported Independent Living (SIL), or Drop-in Supports, or Individualised Living Options (ILO).

You can also find information on how to choose a good provider of supports.



## Activity six

### Your Supports

**What are the supports you need to live in your home?**

Do you need support with personal hygiene or toileting? Or bathing and dressing? Or meal preparation, eating and/or taking your medication? Do you need help with shopping, housework or home maintenance? Do you need support working out your money or paying your bills? Or with decisions, or planning your activities?

**Things I need help with everyday:**

**Things I need help with occasionally:**

**Things I would like to do more independently:**



## Think through the these options for support in your home

### Support staff working in my home (in-home support)

This support model would/would not be suitable for me because:

### Support staff working from an office in the housig development (on-site support)

This support model would/would not be suitable for me because:

### Support staff working coming to my home at agreed times (drop-in support)

This support model would/would not be suitable for me because:

**Other:** (please list)

**Other important information:**



## Activity seven

### What would the right home enable you to do?

**For example:**

- Get around the whole house and get my own meals
- Get out into the neighbourhood
- Catch public transport to the city to see a movie
- See my friends/family more often
- Live with my partner/family
- Make new friends
- Get to uni or work more easily
- Have control over when I do things and what I do

**My ideal home would allow me to:**

**Are there other things you also want to be able to do in the future?**

**How will a new home help you achieve these goals?**



## Activity eight

### What *other things* do you need in your home?

**Are there special features you need in your new home? Does it need to be wheelchair accessible and be located in a fairly flat area, or can you live in any sort of home?**

**What features do you want your new home to have?**

- ☐ Accessible features (e.g. wide door frames, wheelchair-height kitchen benches, ramps)
- ☐ Support providers in my home or nearby
- ☐ Room for my equipment
- ☐ Room for friends and family to stay over
- ☐ Room to study, and/r for hobbies
- ☐ A yard for pets and gardening
- ☐ A shed for hobbies

**Other:** (please list)

**You might like to look on the Housing Hub and find out about home modifications before filling out this section**



## Activity nine

### Specialist housing features to support independence

Some NDIS Participants will require specialist features in their home. If you need a lot of these features, you might be eligible for Specialist Disability Accommodation. If you think you might be eligible, there is an eligibility checker on the Housing Hub website.

From the lists below, please show the housing design features that would assist you to maximise your independence.

### Improved liveability

**Doorways and stairs that are easy to see, and good lighting to assist people with vision impairment to move safely around the home:** (tick or select the right one for you)

☐

I currently use

☐

I don't use but  
would benefit from

☐

Not sure

☐

I don't need

**Other information:**





## Fully accessible (tick or select the right one for you)

### Accessible external doors and outdoor areas - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Accessible bathroom and vanity - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Accessible kitchen sink - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Accessible cooktop - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Accessible meal preparation bench - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Accessible key appliances - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Power to doors and windows - for me this means:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

**Other:** (please list)

**Other important information:**



## **Robust** (tick or select the right one for you)

### **High impact walls:**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **High impact fittings and fixtures:**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **Secure windows:**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **Secure internal doors:**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **Sound proofing:**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **Laminated glass**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **Safe space for support workers**

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### **Other:** (please list)

### **Other important information:**



## High physical support (tick or select the right one for you)

### A ceiling hoist:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Assisitive technology - E.g. operating heating and cooling, opening doors, blinds by voice or a touch screen device:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Emergency communication system:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Wide door openings to all rooms (950mm):

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Emergency power back-up for 2 hours:

- ☐ I currently use      ☐ I don't use but would benefit from      ☐ Not sure      ☐ I don't need

### Other: (please list)

### Other important information:



## I want to find a new home - What next?

### Write an NDIS HOUSING GOAL

If you want to find a new home, you need to express this as a goal in your NDIS plan. This will mean that your goal should be taken into account by the NDIA when it considers what funding to approve for your supports.

#### Examples of goals about housing:

*“As a 24-year-old, it is time I got to do what everyone else does and move away from my family.”*

*“To live more independently in my own home so I can feel safe, and have the space to do my art, and have friends to visit.”*

*“I am 37 years old and it is my dream to finally live on my own.”*

**What are things you really like to do (or would like to do), whether at home or out in the community? How would a new home help you do those things?**

#### Example:

*What would you like to achieve in the future? What is your long-term goal?*

*You might need support coordination funding to explore housing options to help you work out where you could live.*

*You might need an occupational therapist’s assessment to confirm your current housing is unsuitable and to tell the NDIA what needs to be in your future home for you to live safely and more independently.*

**When developing housing goals, we need to use the right words for the NDIS.**

Include goals about:

- Moving out of where you currently are, you want to move to...
- Occupancy – how many people do you want to live with?
- Support model – in person’s own words – e.g. I want to live in a home by myself with supports I need available when I need them



## Activity ten

### Try writing your housing goals



Here are some ideas of how to put the words together. Use some form of the information you have thought about today.

I would like to live in  (place)

so that I can  (what you would be able to do)

I want to live in a  (type of housing)

That has  (features)

This would enable me to

I want to live with

My home needs to be near

so that I can

**Things I want to do in my home include:**

**Write your housing goal in the space below**



# Key Values when finding a home

Now you know what you're looking for in a new home it's time to start looking! There are 4 important things to remember when you are looking for a home:

## Rights:

You have the same rights and responsibilities regarding your home as others

## Choice:

You choose where, how, and who you live with

## Inclusion:

Your home helps you to participate socially and economically in community life

## Control:

You can keep your home separate from your support



Start searching for your new home on the Housing Hub website! Before you do, you can look at some resources on what makes a good provider.

Learn more about the Housing Hub searches and building a profile on the next page.





# Housing Hub

Find the home that's right for you

The Housing Hub is a website that advertises properties for people with disabilities. It's easy! Jump on the Housing Hub, choose a location and whether you want to rent or buy, then enter your support and accessibility needs and lifestyle preferences. Then search through the listings. If you find something you like, contact the housing provider directly through the Housing Hub.

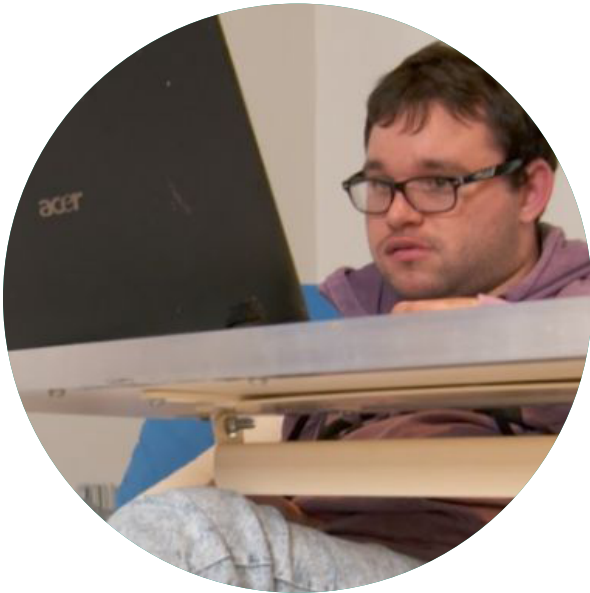
Or you can create a Housing Hub profile – just answer a few simple questions about where you want to live, and what you want and need in a place to live. Then let the Hub do the work for you!

If a housing provider lists a property that looks like a good match for your profile, the Housing Hub will let you know!

You can save listings you like and come back to them later.

Find the home that's right for you! Visit [housinghub.org.au](https://housinghub.org.au) to start your search.





# Make a Profile today!

## Why should you make a Housing Seeker Profile?

“We will do your housing search for you if you make a Housing Seeker profile. You tell us what you are looking for when you make a profile. We will look at all our listings and send you an email about any that meet your needs.”

### When you complete your Profile you get:

- A score out of 100 for each property showing how close it matches what you want (we call this a Suitability Score).
- An email when new properties have what you are looking for. Be one of the first to look at and apply for a home
- You can let your family, friends, or support coordinator help you look for and apply for a new home. You can tell Housing Hub to send them the same email about homes that match what you are looking for.
- Phone support from Housing Hub to answer all your housing questions
- Emails with the latest disability information and news



## How to get started

**Getting started is easy! Making the profile should take about 10 minutes**

- Go to the homepage of [housinghub.org.au](https://housinghub.org.au)
- In the top right corner, click on “Sign up”. Then press “Create Seeker Profile”.
- Enter your name, phone number, email address and a password
- Have a look at our privacy policy and terms of use. Tick if you agree to them
- You can also sign up for our newsletter
- Press “Continue” and fill in the profile with information about:
  - Who you are and where you currently live
  - What you are looking for in a new home
  - Whether you have an NDIS plan and if SDA is included
- After that, press “Save”. We will start searching for your home straight away!

**Alerts:** you can change how often you receive emails from the Housing Hub in the notifications tab

**We hope we can help you find your new home quickly.**

You can contact us any time you have questions.

**Phone:** 1300 61 64 63

**Email:** [housingoptions@housinghub.org.au](mailto:housingoptions@housinghub.org.au)



**Any Questions?**  
**Call us**  
**1300 61 64 63**





# NDIS Housing Advice line

The Housing Hub's Housing Advice line is run by a dedicated team who provide advice to Housing Seekers and their supports on how to navigate their housing journey.

**Our team can support people with disability and their families by:**

- Providing information about SDA funding
- Supporting you to navigate the Housing Hub
- Explaining funding NDIS funding streams such as SIL, ILO, MTA and STA

**Please call 1300 61 64 63**

**Hours are Monday – Friday 10am - 3pm (AEDT)**



# Housing Hub

Find the home that's right for you