

Fact sheet

NSW Assisted Boarding Houses

28 April 2025

1. Background

Assisted Boarding Houses (ABHs) are regulated under the *Boarding Houses (BH) Act 2012* and the *Boarding Houses (BH) Regulation 2013*, by the Department of Communities and Justice (DCJ).

An ABH licence authorises the licensee to use the premises specified in the licence as an ABH in accordance with the BH legislation. Before a licence is issued, the licensee must undertake an extensive application process.

The authorisation of a licence under the *BH Act*, grants the licensee to privately operate an accommodation service that provides supported accommodation to a “person with additional needs”.

2. How does the BH Act define a “person with additional needs”?

A “person with additional needs” is defined as a person:

- with a permanent disability, mental illness or aged related frailty, and,
- who requires support with their daily care and living tasks, such as showering, preparing meals, or managing their medication.

These conditions are permanent or likely to be permanent.

3. General information

ABHs are staffed to provide the person with a specialised shared accommodation option, which is tailored to support each person’s needs. ABH premises are unique and individualised in their appearance and location, however they all provide meals, general cleaning, laundry, medication assistance (where required) and general personal assistance (where required).

4. Supporting the person

Licensees, managers and staff of an ABH work to ensure the person is well connected to support services and engaged with the community. This includes, however is not limited to personal care, domestic assistance, transport, social and community access, as well as access to primary and secondary health and medical care.

5. The *Boarding Houses Act 2012* and the *Boarding Houses Regulations 2013*

Provisions relating to ABHs under the *BH Act* and *BH Regulations* commenced on 1 July 2013. The *BH Regulations* sets out requirements for the authorisation of an ABH and standards for their operation. One of these is the requirement that all new intending residents to an ABH be assessed using the Screening Tool (Regulation 14).

6. The Screening Tool assessment

The Screening Tool assessment for entry to an ABH was introduced in 1999 to prevent inappropriate placement of residents with high and complex needs into an ABH, which do not have the capacity to provide for those needs.

Each Screening Tool assessment is conducted by an assessor from Life Without Barriers and is valid for a period of up to six months. This means that if a resident is assessed as eligible to reside in an ABH, the resident can enter the ABH six months from the date of screening.

Note: A person can move between ABHs without having to be re-screened, however, a further screening will be required if the resident is absent from an ABH for more than six months, or if there has been a significant deterioration in their functional needs, and they wish to return to the ABH or move to another ABH.

7. How the Screening Tool works

The Screening Tool asks a series of straightforward questions about whether a person's needs can be met in an ABH or not. Depending on the outcome of the Screening Tool assessment, two conclusions are possible:

- Yes, the person's needs can be met in an ABH setting and a referral to an ABH is an appropriate option or;
- No, the person's needs cannot be met in an ABH setting, and it would be inappropriate for them to reside in an ABH.

8. The role of Life Without Barriers

Life Without Barriers is funded by DCJ to conduct Screening Tool assessments using the Screening Tool for a person's entry into an ABH.

Life Without Barriers staff are not expected to fill vacancies in an ABH or to take on the responsibility of finding accommodation for a person who has been screened and found not eligible for entry into an ABH. Their role is to assess the person's needs and then make appropriate decisions.

9. How to arrange a Screening Tool assessment

Arrangements to have a Screening Tool assessment completed by Life Without Barriers, can be organised by phoning 1800 444 125 Monday to Friday 9:00am to 5:00pm.

Note: When phoning, callers will be given a few options, please select the appropriate number for the Assisted Boarding House Screening Tool assessment option.

Alternatively, an email to arrange a Screening Tool assessment, can be sent to abh@LWB.org.au

10. Initial Information required when requesting a Screening Tool assessment

When contacting Life Without Barriers to book a Screening Tool assessment, the referrer will be asked to provide the following information:

- Confirmation that consent has been given by the person being screened for the referral to be made.
- Referrer's information:
 - name
 - contact details (phone and email)
 - role/relationship to the person, and
 - organisation they work for (if applicable).
- Information of the person being screened:
 - name

- M (Male), F (Female) or X (Indeterminate/Intersex/Unspecified)
- DOB
- country of birth
- primary language spoken
- citizenship
- does the person identify as Aboriginal or Torres Strait Islander, or CALD?
- contact details of the person (email and phone)
- current residential location (full address) of the person and whether the location is a hospital, correctional facility or other facility
- the person's situation that results in the need for accommodation
- whether the person has additional needs (i.e. age related frailty, mental illness or disability) **List Primary Diagnosis**
- is the person an NDIS participant? If so, obtain Support Coordinators details
- is the person a My Age Care participant? If so obtain Service providers details
- does the person have a Disability Support Pension (DSP)? If not, how will they pay for their accommodation?
- Has the person engaged with an Assisted Boarding House already? If so;
- What is the name of the ABH?
- What was (or is) the engagement?
- Has the ABH indicated that their service can cater for the person's needs? Yes or No

11. Screening Tool assessment feedback or complaints

You may wish to provide comments, enquiries, complaints or feedback, regarding the Screening Tool assessment process. This can be done by contacting DCJ's **Assisted Boarding Houses team** at AssistedBoardingHouses@dcj.nsw.gov.au

12. National Disability Insurance Scheme (NDIS) eligibility

A resident living in an ABH will be eligible for the NDIS if they:

- are under 65 years of age when they make their application
- are an Australian Citizen or resident or permanent visa holder
- meet the disability requirements.

If a resident wants to become an NDIS participant and get supports through an NDIS plan, they will need to apply to the NDIS directly.

A resident living in an ABH will not be eligible for the NDIS if they are aged 65 years and over.

Support may be available through the Commonwealth My Aged Care system for residents aged 65 years and over who live in an ABH.

13. NSW Licenced Assisted Boarding Houses

Sydney Region	
Premises Name: Fairview Lodge Contact: Cathy Maxwell and John Costa Room Capacity: 25 Room Configuration: Single and double occupancy	Address: 89 Fairview Street, ARNCLIFFE NSW 2205 Phone: 02 9567 0271 or 0413 924 337 Email: fairviewlodge89@gmail.com Website: http://www.fairviewlodge.com.au/ Local Government Area: Bayside
Premises Name: Frank's Boarding House Contact: Elvire Said Room Capacity: 28 Room Configuration: Single and double occupancy	Address: 129 Brighton Ave, CAMPSIE NSW 2194 Phone: 0404 245 945 Email: franksboardinghouse@yahoo.com.au Website: www.a2zlodge.com.au Local Government Area: Inner West Sydney
Premises Name: Cavendish Lodge Contact: Monique Burns Room Capacity: 26 Room Configuration: Single & double occupancy	Address: 7 Dickinson Ave, CROYDON NSW 2132 Phone: 02 9744 2043 or 0415 233 884 Email: moniqueatcavendish@hotmail.com Website: No website Local Government Area: Inner West Sydney
Premises Name: Smith's Hall Contact: Mario Barbara Room Capacity: 30 Room Configuration: Single and double occupancy	Address: 56 Burt Street, ROZELLE NSW 2039 Phone: 9818 5646 (8am-4pm Mon-Fri) or 0407 100 967 Email: info@smithshall.com.au Website: www.smithshall.com.au Local Government Area: Inner West Sydney
Premises Name: Denroma Home Contact: Nader Tubaileh and Marina Varone Room Capacity: 26 Room Configuration: Single occupancy	Address: 34 & 36 England Ave, MARRICKVILLE NSW 2204 Phone: 0404 057 821 or 0402 162 434 Email: denromahome@hotmail.com Website: No website Local Government Area: Inner West Sydney
Premises Name: Lester Lodge Contact: Leon NG Room Capacity: 5 Room Configuration: Single occupancy	Address: 38 Good Street, WESTMEAD NSW 2145 Phone: 0427 240 850 Email: infolesterlodge@bigpond.com Website: No website Local Government Area: Parramatta

Premises Name: Fairfield Assisted Boarding House Contact: Ali Habib Room Capacity: 12 Room Configuration: Single	Address: 25 Brenan Street, FAIRFIELD NSW 2165 Phone: 0477 315 178 or 0498 363 637 Email: Ali@embracecommunitycare.com.au Website: www.embracecommunitycare.com.au Local Government Area: Fairfield
Premises Name: The River Road Assisted Boarding House Contact: Yorgo Germanos Room Capacity: 6 Room Configuration: Single	Address: 260 The River Road, REVESBY NSW 2212 Phone: 9336 7555 Email: yorgo.germanos@myguardian.com.au Website: www.myguardian.com.au Local Government Area: City of Canterbury
Premises Name: Selway Ave Assisted Boarding House Contact: Yorgo Germanos Room Capacity: 5 Room Configuration: Single occupancy	Address: 25 Selway Ave, MOOREBANK NSW 2170 Phone: (02) 9336 7555 Email: yorgo.germanos@myguardian.com.au Website: www.myguardian.com.au Local Government Area: City of Liverpool
Premises Name: Thompson Ave Assisted Boarding House Contact: Yorgo Germanos Room Capacity: 5 Room Configuration: Single occupancy	Address: 62 Thompson Ave, MOOREBANK NSW 2170 Phone: (02) 9336 7555 Email: yorgo.germanos@myguardian.com.au Website: www.myguardian.com.au Local Government Area: City of Liverpool
Premises Name: Royce Street Assisted Boarding House Contact: Yorgo Germanos Room Capacity: 5 Room Configuration: Single occupancy	Address: 33 Royce Street, GREYSTANES NSW 2145 Phone: (02) 9336 7555 Email: yorgo.germanos@myguardian.com.au Website: www.myguardian.com.au Local Government Area: Cumberland City Council
Southern NSW	
Premises Name: Rosnel Hostel Contact: Sarah Phillis Room Capacity: 30 Room Configuration: Single occupancy	Address: 164 – 172 Erith Street, BUNDANOON NSW 2578 Phone: (02) 4883 6032 Email: admin@rosnelhostel.com.au Website: No website Local Government Area: Wingecarribee

Premises Name: Magpie Cottage Contact: Sarah Phillis Room Capacity: 5 Room Configuration: Single Occupancy	Address: 3 Grice Drive, BUNDANOON NSW 2578 Phone: (02) 4883 6032 Email: admin@rosnelhostel.com.au Website: No website Local Government Area: Wingecarribee
Premises Name: Jim da Silva Farm Contact: Diana Smith Room Capacity: 10 Room Configuration: Single occupancy	Address: 38A Old Bamarang Road, MUNDAMIA NSW 2540 Phone: (02) 4423 0640 Email: diana.smith@vinnies.org.au jim.dasilvafarm@vinnies.org.au Website: No website Local Government Area: Shoalhaven
Premises Name: HOME in Queanbeyan Contact: Anne Pratt Room Capacity: 20 Room Configuration: Single occupancy	Address: 284 Crawford Street, QUEANBEYAN NSW 2620 Phone: 0412 460 308 Email: manager@homeinqueanbeyan.org Website: www.homeinqueanbeyan.org Local Government Area: Queanbeyan
Premises Name: Currawarna Assisted Living Contact: Rosemary Gillespie-Jones Room Capacity: 30 Room Configuration: Single occupancy	Address: 1 Joseph Street, BOMBALA NSW 2362 Phone: 0421 951 691 Email: coordinator@currawarna.org Website: https://currawarna.org/ Local Government Area: Snowy Monaro Regional Council
Newcastle	
Premises Name: Waratah Contact: Lisa Henshaw Room Capacity: 15 Room Configuration: Single occupancy	Address: 10 Tinonee Road, WARATAH NSW 2298 Phone: 0400 911 909 Email: lisa.henshaw@soteria-il.com.au Website: www.homecaring.com.au Local Government Area: Newcastle
Premises Name: Sunderland Contact: Paige Carter Room Capacity: 8 Room Configuration: Single occupancy	Address: 16 Sunderland Street, MAYFIELD, NSW 2304 Phone: 0498 809 212 Email: pcarter@allarasupportservices.com.au Website: https://allarasupportservices.com.au Local Government Area: Newcastle

Lithgow	
Premises Name: SAIS Community Homes - Melrose Contact: Karina McLoughlan Room Capacity: 6 Room Configuration: Single occupancy	Address: 1-3 Commens Street, WALLERAWANG NSW 2845 Phone: 0428 990 520 Email: manager@wangaccommodation.com.au Website: No website Local Government Area: Lithgow
Premises Name: SAIS Community Homes - Kookaburra Contact: Karina McLoughlan Room Capacity: 4 Room Configuration: Single occupancy	Address: 61 Commens Street, WALLERAWANG NSW 2845 Phone: 0428 990 520 Email: manager@wangaccommodation.com.au Website: No website Local Government Area: Lithgow
Premises Name: SAIS Community Homes - The Units Contact: Karina McLoughlan Room Capacity: 4 Room Configuration: Single occupancy	Address: 61b & 61c Commens Street, WALLERAWANG NSW 2845 Phone: 0428 990 520 Email: manager@wangaccommodation.com.au Website: No website Local Government Area: Lithgow
Premises Name: SAIS Community Homes – 3 Lane Street Contact: Karina McLoughlan Room Capacity: 4 Room Configuration: Single and double occupancy	Address: 3 Lane Street, WALLERAWANG NSW 2845 Phone: 0428 990 520 Email: manager@wangaccommodation.com.au Website: No website Local Government Area: Lithgow
Premises Name: SAIS Community Homes – 5 Lane Street Contact: Karina McLoughlan Room Capacity: 3 Room Configuration: Single occupancy	Address: 5 Lane Street, WALLERAWANG NSW 2845 Phone: 0428 990 520 Email: manager@wangaccommodation.com.au Website: No website Local Government Area: Lithgow
Premises Name: SAIS Community Homes - 21 Lane Street Contact: Karina McLoughlan Room Capacity: 3 Room Configuration: Single occupancy	Address: 21 Lane Street, WALLERAWANG NSW 2845 Phone: 0428 990 520 Email: manager@wangaccommodation.com.au Website: No website Local Government Area: Lithgow