

# Summer Housing

2017/2018

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## Why the need for Summer Housing



### **Simon and I had been married for 27 years when in 2014 he had a hang gliding accident, which resulted in a catastrophic brain injury.**

We have two daughters, one was 18 and the other 20. Our lives were turned upside down. I walked out the door at 6pm on 10 November 2014 and drove to Sydney. I did not return to Newcastle for 3 months.

Simon was in intensive care for 2 months.

I was told Simon would most likely be in the brain injury unit for 6-8 weeks as they were just waiting for him to emerge from his Post Traumatic Amnesia (PTA).

Unfortunately, Simon never emerged from PTA and remains in a state of confusion, unaware of time and place.

Simon retains a memory for around 2-5 minutes. He has not been able to create any new memories since the accident. Simon knows I am Tanya, his wife, but he cannot tell me one thing that we have done together in our lives. He knows that Sarah and Maggie are his children, but without prompting he won't ask about them.

In late 2015 we started to look at where we could bring Simon home to in Newcastle and that is when I first became aware of the National Disability Insurance Agency (NDIA). I called every housing option there was for Simon. I was told time and time again, he would not be suitable and that I should look for a locked dementia ward. We knew that Simon did not belong in a nursing home.

Simon had progressed – with constant prompting and re-orientation he was enjoying outings, he was cooking at the hospital and also attending wood working classes.

Around that time, I found Summer Housing's Belle Apartments and applied.

When searching for the correct place for Simon, I knew it needed to be a place where routine could be established and maintained and he could remain safe.

Simon would be reaching his National Disability Insurance Scheme plan's goal of living in the least restrictive environment that meets his safety needs. Our children would still be able to visit him in a warm, loving environment and Simon would have the safety of 1:1 support, with a 24/7 back up person on-site for emergencies. Increased security measures were introduced as part of the technology design in the apartments. This enabled Simon to reduce his supports that would not happen in any other environment.

Simon is building a bench seat at the moment, he assists in preparing his meals, goes out walking every day, rides his bike and enjoys visits from family.

The NDIA has enabled Simon to have a life, but this has only worked because of the specialist accommodation that he lives in.

There is such a need for this type of housing for people with disability. It creates independence, inclusion into the community and a sense of security for individuals and their families. People with a disability and their families have a right to a certain future.

“

**Simon lives moment to moment, but enough moments and you have a life!** ”

Tanya

“ The NDIA has enabled Simon to have a life, but this has only worked because of the specialist accommodation that he lives in. ”

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30 June 2018  
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# A bright beginning

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## A message from our CEO & Chair

### Summer Housing is working to expand the range and scale of housing options for people living in or at risk of admission to aged care.

It has been a pivotal year for Summer Housing; one that has set up the organisation to make a significant impact in the years to come. We are very proud of the significant inroads made in our first year of operation and are excited about the journey that lies ahead.

The National Disability Insurance Scheme (NDIS) aims to stimulate the development of at least 12,000 new accessible dwellings, or Specialist Disability Accommodation (SDA), over the next 20 years. We believe it is critical that a not-for-profit housing provider demonstrates leadership in this space.

Established in 2017, Summer Housing aims to not only provide better lives and promote choice and control for our tenants, but also role model best practice outcomes through providing an open source to all intellectual property.

Summer Housing was created by the Summer Foundation, a not-for-profit organisation with a mission to change human service policy and practice related to young people in aged care. Inheriting two accessible apartments in Abbotsford, Victoria, and 10 additional SDA apartments in the Hunter region of NSW, Summer Housing continues this legacy with the goal to commission at least 300 additional SDA dwellings for people with disability in the next 5 years.

Hopefully we will smash this goal - we have made great strides in our first year towards achieving this.

This year we have established two not-for-profit special purpose vehicles with the same purpose and objects as Summer Housing, to pursue the development of SDA

for people with disability. Working closely with leading developers and forming financial partnerships with well-credentialed financiers, we have commissioned 30 new dwellings, including our first Sydney SDA dwellings (in Ryde), which will complete in late 2019, and 10 dwellings in Lendlease's Melbourne Quarter project in the heart of the CBD. We are excited to confirm a progressed pipeline of a further 110 apartments in well-connected communities across the eastern seaboard. These projects' prime location and state-of-the-art amenities demonstrate our commitment to pursue innovation and inclusion.

This year also saw the launch of our first publication, *Designing for Inclusion and Independence*, together with engagement with a wide number of stakeholders through presentations and workshops.

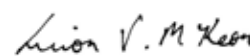
We want to help create an era where disability housing is a part of the landscape and the team is ready to embrace the challenges and opportunities presented in this emerging market to help realise this vision.

The new year promises significant gains including the rollout of our next project in Fairfield, Victoria in late 2018, along with further acquisitions, which will see significant ramping up of our activities over the short to medium term.

The past year would not have been possible without the hard work, dedication and support of all of our staff, our board and advisory group members, funders, partners and supporters. We sincerely thank you for your valued input, energy, and commitment to help solve the issue of younger people in residential aged care.



**Dan McLennan**  
Chief Executive Officer



**Simon McKeon AO**  
Chairman



Sky Gardens, Ryde, NSW

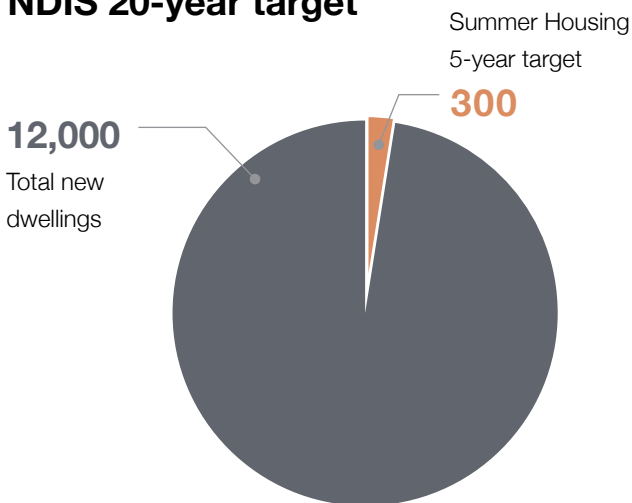


**Dan McLennan**  
Chief Executive Officer

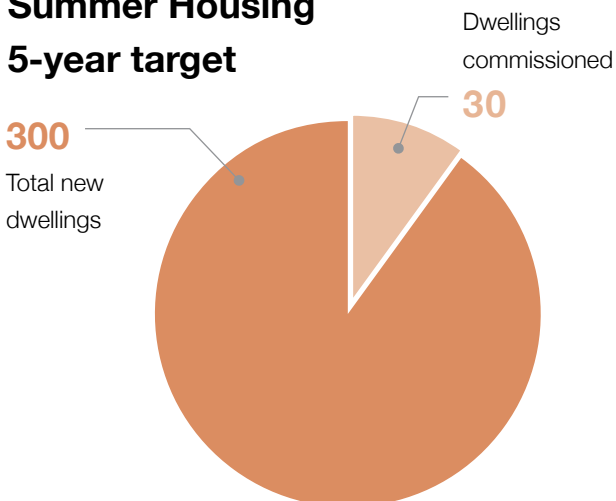
Before joining Summer Housing Dan McLennan gained more than 15 years' experience in property development, transactional and leadership roles, including leading the development division of one of Australia's best-known developers and as a senior associate at a top tier corporate law firm.

## New SDA dwelling targets

### NDIS 20-year target



### Summer Housing 5-year target



Ben and his support worker enter his apartment, using his smart home technology to control the lighting, blinds, and heating

# Specialist Disability Accommodation

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**One of the supports funded by the NDIS is housing for people with very high support needs, known as Specialist Disability Accommodation (SDA). It is expected that 28,000 people, or 6% of NDIS participants, will receive SDA payments, with a forecasted annual recurrent cost to the NDIS of \$700M.**

As a market-driven model, the NDIS is aiming to stimulate more than \$5B of new housing stock through payments to SDA providers. This funding will enable more than 12,000 people to live in new accessible dwellings for the first time.

The SDA payments scheme is creating unprecedented demand for accessible housing across the country, providing a significant opportunity for providers and investors of high-quality accessible housing.

To receive SDA payments:

- The housing provider must be registered as an SDA provider
- The dwelling must be enrolled with the National Disability Insurance Agency (NDIA) and meet the requirements of one of the approved SDA housing design categories
- The dwelling must be leased to a person who has SDA in their NDIS plan

Summer Housing is a registered provider of SDA. The organisation's current housing model is to acquire 10 apartments off the plan, 'peppered' throughout larger developments. The apartments are designed and built to meet SDA requirements (including Livable Housing Australia's Platinum level certification) and include provision for assistive and communication technology.

These dwellings are leased to tenants who have very high support needs. An additional apartment in each development is used as a working base for concierge support.

Over the past 12 months Summer Housing has successfully attracted large-scale capital investment for this housing model from financiers who support the methodology and ethos of the model.

Summer Housing and the managed trusts effectively acquire the 10+1 apartments and receive a financial return to service third party debt finance, comprising a modest rental (capped at 25% of the disability support pension, plus Commonwealth Rent Assistance) and SDA payments from the NDIS. These payments are further complemented by potential capital returns on the dwellings.

Summer Housing dwellings deliver not only high quality property stock, but also a great social inclusion outcome, that empowers tenants to live successfully within their community, while increasing their independence, and choice and control.

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**28,000**

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FORECASTED ANNUAL RECURRENT  
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**\$700M**

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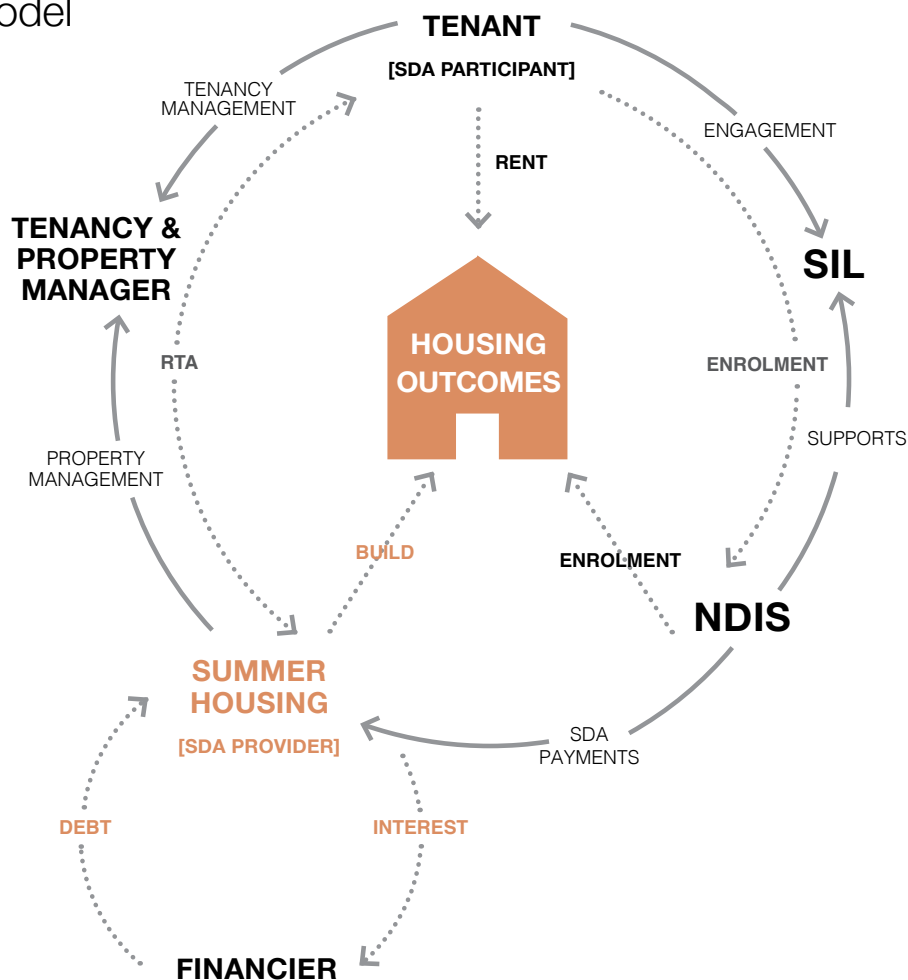
10+1 Housing Model demonstrated at the Belle Apartments, NSW



**Queenie Tran**  
Chief Operating Officer

Queenie Tran has more than 10 years' experience in architecture and access consulting, specialising in residential design and solutions for accessibility. Queenie works to scope pipeline acquisitions, develop housing and support models, and oversees the management of property portfolios of Summer Housing and its related entities.

## Funding model



# Apartment living



## More Australians than ever are making the move to apartment living.

According to the 2016 census, Australia has seen rapid growth of apartment developments in metropolitan areas. In Greater Sydney, for example, medium and high-density dwellings represented around 44% of all housing, with 80,585 new apartments built from 2011-16. In Greater Melbourne, medium and high-density dwellings represent 33% of all housing with 66,331 new apartments built from 2011-16.

Apartments are generally more affordable than freestanding dwellings and are typically developed in well-located metropolitan areas near established infrastructure. As such, apartments are a cost-effective and scalable SDA solution that provide secure, affordable and accessible housing for people with disability. In many metropolitan areas, it would not be economically feasible or practically viable to secure new larger freestanding dwellings or townhouses for people with disability with comparable amenity and access to services.

At the centre of Summer Housing's model is the desire to provide a platform for younger people with disability to live ordinary lives. The design of apartments is aimed at contemporary living, applying a modern aesthetic and meeting mainstream expectations for residential design. Functional apartment design and connectivity to local amenities and services are paramount.

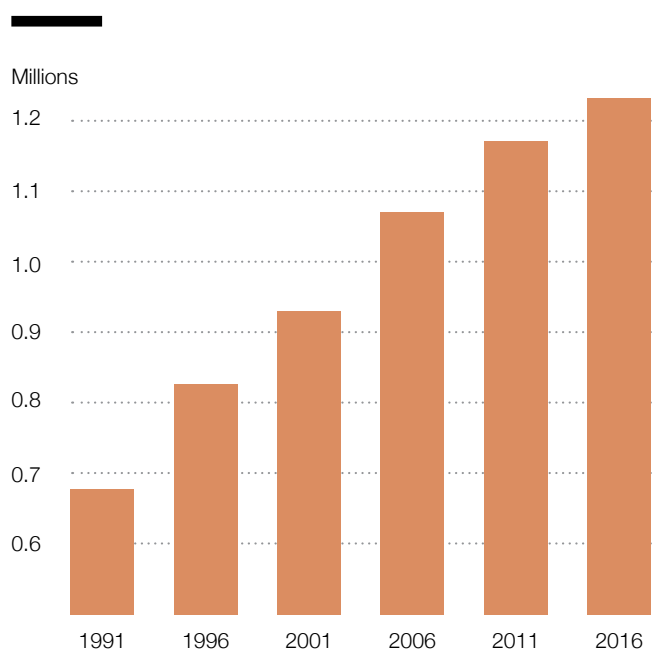
Through the provision of stable accommodation, customised to individual needs and 24/7 on-site concierge services, the housing model aims to provide privacy and a sense of normalcy, fostering independence and capacity building.

The shared support model allows tenants to select a trusted Supported Independent Living (SIL) service provider to deliver back-up assistance on site, if and when it is required.

This service gives tenants and loved ones peace of mind, while ensuring a cost-effective model that provides round-the-clock support for multiple tenants. Shared support also reduces reliance and costs associated with planned support services and provides flexibility to tenants in the choice and control of their own schedules and lifestyle.

With NDIS funding and third-party investment, Summer Housing's model delivers better lives for tenants as well as long-term savings for the NDIS and broader community.

## Number of occupied apartments



Graphic adapted from: ABS Census of Population and Housing, 1991-2016. Note: Statistics include occupied flats, units and apartments.





## Sophie Ryan

Design Associate

Prior to joining Summer Housing Sophie gained experience in a number of architectural practices, as well as the not-for-profit sector. Sophie works to integrate design requirements into project plans and specifications for pipeline acquisitions, while capturing and disseminating learnings on design and technology.



## Making a Difference



**I was living in an aged care facility before moving to the Belle Apartments in Belmont. Let me just say that living here is so much better than living there.**

I have more freedom, more independence than ever before. In nursing homes you are restricted in what you can do. You have no independence, no freedom to come and go as you please.

You have no control over who looks after you and the time they spend on you. Nurses are restricted to helping residents as far as personal care goes. They have 'x' amount of patients requiring showers and bed washes. Here I get to choose my staff, I have one-on-one care and the freedom to take our time with personal care.

You also have no control over your finances living in aged care. You have to ask the office to have access to your money. Here I have control over my own money and how I choose to spend it. I love that.

Apartment living is the best. I live by myself and I am able to do what I want.

I go to uni and most of it is online so it is good that I don't have anyone to disturb me from my studies.

At the nursing home, I had to share a room with a lady who would scream when being attended to. I did my HSC in that environment. How I survived that and passed I will never know. It was hard. But here in my own apartment, I have peace and quiet and I am able to concentrate better. I love it.

I have learned so much living here. I have a dishwasher, a cooktop I can reach, and I help my support staff to cook meals. I have even baked cakes in my oven as the door opens outward. I love it.

I still need assistance with a lot of things but the dishwasher is my domain. I have learned how to rinse the dishes and put them in the dishwasher, which is tucked away in a drawer.

My garbage bins are tucked away also and are easy to get to. I have learned how to do my own laundry as the washing machine is at my height. It's great.

I go out once a week in a taxi with a support worker. I also go to the doctors when I need to.

I go to the shops sometimes but to be honest it isn't a lot, I get my groceries delivered from Coles. The post office is near the apartment block, which is very convenient as I use it quite a bit with my penpalling.

“

**I must say living here is the best decision I have ever made. I wouldn't live anywhere else and I would not want to go back to the nursing home at all.** ”

**Kim**

# Our properties

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# Greenwich, Fairfield

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Located opposite Fairfield railway station and close to cafes, shops, restaurants and Yarra River parklands, Greenwich apartments deliver stylish contemporary living in the bustling centre of Fairfield.

Flexible, open-plan living is a key feature of the Summer Housing apartments. Sliding partitions create zoned and multi-purpose living areas, providing scope to configure a private study, workout space or guest room, if and when desired. Cavity sliding doors are used to maximise space around the doorway while allowing for more private spaces, should the need arise.



## Project Profile

|                                    |   |
|------------------------------------|---|
| <b>Location:</b>                   | Fairfield, Victoria   |
| <b>Development size:</b>           | 77 apartments   |
| <b>Summer Housing (SH) tenure:</b> | Freehold ownership:<br>10 dwellings plus<br>1 on-site concierge hub |
| <b>Average SH apartment size:</b>  | 72.1 sqm<br>(internal)  |
| <b>Estimated completion:</b>       | December 2018   |



## Project Team

|   |                                     |
|---|-------------------------------------|
| <b>Developer:</b>                       | Grocon                              |
| <b>Architect &amp; Interior Design:</b> | Jackson Clements Burrows Architects |
| <b>Builder:</b>                         | Atelier Projects                    |
| <b>SH Quantity Surveyor:</b>            | Slattery Australia                  |





Summer Housing apartments are ‘peppered’ throughout the development’s two independent buildings across the ground, first and second floors.

The 10 apartments feature an open-plan kitchen, dining and living space with timber floorboards, quality appliances, built-in robes and carpets in the main bedroom, generously proportioned door openings and a shared or private courtyard/balcony for tenants to relax in the natural environment, or entertain guests.

## Multi-Purpose Zoning

The Summer Housing apartments allow for the flexible zoning of spaces through use of large sliding partition doors. A separate space for at-home rehabilitation (e.g. exercise or massage) or a home office can be created if needed. Most importantly however, this flexibility provides opportunity for short-term stays by formal or informal support persons. This relatively small design inclusion makes a big difference for a tenant, in making independent living within the community more sustainable long-term.

# Melbourne Quarter, Docklands

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Melbourne Quarter symbolises contemporary urban living celebrating the connectedness of a city lifestyle. Developed in the heart of the city, this project allows you to work, rest and play all within 100 metres from your doorstep.

The residential component of Melbourne Quarter comprises apartments within three towers. Summer Housing dwellings are 'peppered' throughout the first tower (East Tower), which delivers 719 meticulously designed modern apartments.



## Project Profile

|                                    |   |
|------------------------------------|---|
| <b>Location:</b>                   | Docklands, Victoria   |
| <b>Development size:</b>           | 719 apartments<br>(Tower 1 - East Tower)                            |
| <b>Summer Housing (SH) tenure:</b> | Freehold ownership:<br>10 dwellings plus<br>1 on-site concierge hub |
| <b>Average SH apartment size:</b>  | 73 sqm<br>(internal)  |
| <b>Estimated completion:</b>       | June 2020   |



## Project Team

|   |                    |
|---|--------------------|
| <b>Developer &amp; Builder:</b>         | Lendlease          |
| <b>Architect &amp; Interior Design:</b> | Fender Katsalidis  |
| <b>SH Quantity Surveyor:</b>            | Slattery Australia |





With Melbourne's first public Sky Park located within the precinct, Melbourne Quarter residents are afforded a unique viewing platform to relax and enjoy the precinct's surrounds, as well as a new neighbourhood park close by.

## Smart Home Technology

East Tower incorporates state-of-the-art technology and interconnectivity across the precinct to allow tenants easy access to information and amenities. Summer Housing's technology package delivers peace of mind with support staff available 24/7 on-site and home automation capabilities.

# Sky Gardens, Ryde

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Ingeniously designed to maximise use of space, the Sky Gardens apartments are highly functional with quality finishes and vista views either of the surrounding Sydney CBD skyline or scenic Parramatta River. The development also boasts a landscaped courtyard and communal rooftop sanctuary, both offering a place of retreat and recreation for tenants and their guests.

With a focus on maximising storage with luxurious bedroom and bathroom spaces, these apartments exemplify the advantages of apartment living.



## Project Profile

|                                    |                             |
|------------------------------------|-----------------------------|
| <b>Location:</b>                   | Ryde, New South Wales       |
| <b>Development size:</b>           | 105 apartments              |
| <b>Summer Housing (SH) tenure:</b> | Head Lease                  |
| <b>Average SH apartment size:</b>  | 68.9 sqm<br>(internal area) |
| <b>Estimated completion:</b>       | September 2019              |



## Project Team

**Developer & Builder:**  
Chanine Developments

**Head Lessor:**  
AccessAccom

**Architect & Interior Design:**  
CDArchitects

**SH Quantity Surveyor:**  
Slattery Australia







This project aims to provide low-maintenance and well-considered spaces, particularly enhancing lifestyle for people with higher support needs. Interior layouts maximise sunlight and cross-ventilation, rendering even the most compact apartment a place to relax and unwind.

Sky Gardens in Ryde is Summer Housing's first head lease opportunity with AccessAccom. This flexible approach has the capacity to enable Summer Housing to commission significantly more housing outcomes over the next 5 years than if all developments were directly owned by the organisation.

## Designing for Inclusion

Summer Housing's *Designing for Inclusion and Independence* was made available to CDArchitects during design and documentation of project apartments at Ryde.

As a firm focused on the tailored delivery of services, CDArchitects referred to the guide in order to gain a solid understanding of the design brief and to aid in the development of a tailored design response specific to Summer Housing's needs. See the guide at: [www.summerhousing.org.au/designing-for-inclusion](http://www.summerhousing.org.au/designing-for-inclusion)

# Partnership opportunities

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**Join us in the pioneering work of developing innovative housing for people with disability that will see younger people leave residential aged care and reintegrate back into society, improving their health, wellbeing and overall quality of life.**

At the core of Summer Housing's mission is the commitment to resolve the issue of younger people living in aged care. Relatively few younger people are able to leave aged care due to the lack of suitable housing options. Meeting this widespread need requires a joint effort across sectors. Summer Housing cannot do this work alone.

Summer Housing is partnering with governments, private developers, community housing providers and other critical stakeholders to grow the housing market through a multi-faceted approach – acting variously as owner, fund investor, head tenant or transaction facilitator.

Summer Housing can:

- Identify sites for development and partner with governments, private developers, community housing providers and other stakeholders on housing developments to increase housing stock for people with disability
- Demonstrate a concrete example to the sector of one 'good practice' social investment model, to encourage its replication and increase the supply of accessible and affordable housing
- Evaluate and capture learnings to improve the design and efficacy of this model of housing for future developments

## Freehold acquisition

Summer Housing is seeking to continue the off-the-plan '10+1' acquisition model, modifying 10 apartments to satisfy SDA requirements. Multiple acquisitions with major developers across Australia's eastern seaboard are currently in progress.

## Head leasing

Summer Housing is exploring head leasing opportunities to take long-term leases of SDA dwellings through either a market lease, pass-through lease or shared risk model. Negotiations with several multi-family/build to rent developers are currently underway.

## Transaction facilitator

Summer Housing is also focused on building industry capability and actively seeks opportunities to support governments, developers, community housing providers and other stakeholders with:

- Procurement of properties
- Design of basebuild modifications to meet SDA requirements
- Dwelling customisation project management
- Managing administrative services such as SDA enrolment
- Leasing and tenancy management services

Summer Housing has expertise in architecture, access consulting, project management and property development, allowing an end-to-end service identification of potential projects right through to design and project completion. Early involvement during initial design phases is ideal, to ensure accessibility features are easily accommodated within the project.



**Lauren Stark**

Executive Officer  
& Company Secretary

Lauren Stark has six years' experience in the not-for-profit housing sector with particular expertise in SDA administration and provider compliance. Before this role Lauren gained nine years' experience in legal administration.

An end-to-end service



**KEY** BUILD IDENTIFICATION BUILD COMPLETION OCCUPATION

# Our directors

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## Simon McKeon AO

### **Independent Non-Executive Chairman**

Simon is the Chancellor of Monash University and was also the 2011 Australian of the Year.

He has been with the Macquarie Group in a variety of senior roles for more than 30 years, including as Executive Chairman (Melbourne office). He is presently retained as a consultant.

Simon is also a member of the Advisory Boards of The Big Issue, Blackmagic Design and GFG Alliance Australia, owner of Liberty OneSteel. He is inaugural President of the banking industry's Review Panel for the Banking and Finance Oath and is an Australia Day Ambassador for the Victorian Government.

He is a Director (as well as the Senior Independent Director) of Spotless Group, previously served as Chairman of AMP and CSIRO and was Founding President of the Federal Government's Australian Takeovers Panel, as well as its Point Nepean Community Trust.

Simon is also Chairman of South East Melbourne, an alliance of seven councils and shires representing more than 1 million residents and 25% of Victoria's GDP.

He served as Founding Chairman of MS Research Australia and Business for Millennium Development. He is a member of the Advisory Panel to the Australian Republic Movement and was also Chairman of the Federal Government's Panel, which in 2013 completed a Strategic Review of Health and Medical Research.

Simon is the Co-Founder, Chairman and a proprietor of the Arthurs Seat Eagle, which was named as Victoria's Best New Tourism Business in 2017 and won the bronze medal at the Australian Tourism Awards.



## Dr Di Winkler

### **Independent Non-Executive Special Director**

Di is an occupational therapist who has worked with people with severe brain injury for more than 20 years. Di was the Chief Occupational Therapist at Ivanhoe Manor Private Rehabilitation Hospital prior to developing a private practice working with people with brain injury in the community.

Di completed a Masters by Research at La Trobe University entitled "Factors that lead to successful community integration following severe traumatic brain injury".

Di established the Summer Foundation in January 2006 and in 2012 completed a PhD at Monash University, which involved a series of studies that focused on young people in nursing homes.

Di also sits on the Board of the Summer Foundation, and Livable Housing Australia.

In November 2013 Di was awarded the 2014 Stanford Australia Foundation Dyson Bequest Scholarship. This scholarship enabled Di to complete the six-week Stanford Executive Program in 2014. Di was conferred with a Doctor of Laws honoris causa from Monash University in May 2018 for her distinguished service to the community through her leadership as a practicing Occupational Therapist and researcher with a particular focus on dealing with young people affected by acquired brain injury.



## John McLeod

### **Independent Non-Executive Director**

#### **Finance Advisory Committee Chair**

John joined JBWere's Philanthropic Services team on its establishment in 2001 after 16 years in resource equity markets. His primary responsibilities are researching and analysing trends in the philanthropic sector; interpreting the findings to provide valuable insights for clients; and forging relationships between clients with a philanthropic interest and the not-for-profit sector.

After retiring as a Principal and Executive Director of Goldman Sachs JBWere, John has been able to devote more time to both his family's interests in private philanthropy through a Private Ancillary Fund (PAF) established in 2004 and broader education through independent consultancy in the sector while still undertaking research and client advisory work for the Philanthropic Services team at JBWere. John serves on multiple Boards, including the Philanthropy Australia Council, in a fiduciary volunteer capacity, and is the co-author of IMPACT – Australia: Investment for social and economic benefit, and is the author of The Cause Report – 20 years of (r)evolution in the not-for-profit sector.



## Paul Conroy

### **Independent Non-Executive Special Director**

#### **Audit and Risk Committee Member**

Paul is an experienced corporate lawyer who was most recently the General Counsel and Company Secretary of Treasury Wine Estates Limited and, prior to that, the Chief Legal Officer and Company Secretary of Fosters Group Limited. Paul is currently the Group CEO of the TIC Group.

Before joining Foster's Group in 2005, Paul held a number of senior management roles with Southcorp Limited in Australia and the United States.

Previously, Paul was the Corporate Development Executive of MYOB Limited, was a corporate lawyer with Herbert Smith Freehills in Melbourne and Hanoi, and also worked in the London office of the international law firm, Mayer Brown, for three years.

Paul is a director and chairman of Summer Foundation Ltd and FareShare Inc, and a graduate of Leadership Victoria's Williamson Community Leadership Program.

## Our directors



### Robert Pradolin

#### **Independent Non-Executive Director**

#### **Property Advisory Committee Chair**

Robert is an engineer by background and has been active in the property industry for over 30 years most recently as General Manager of Frasers Property Australia (formally Australand).

Over his career, Robert has always had a keen interest in the development of all housing types and in particular, a focus on housing affordability. His experience extends from the development of land subdivisions through to medium density housing and apartments.

Over his time with Frasers Property Australia, Robert steered it into the social and affordable housing space with the redevelopment of two significant Victorian Government housing estates.

He is currently the founding chair of Housing All Australians, on the Board of Salvation Army Housing, the Board of Advisors for the Property Industry Foundation (Vic), and the HIA in Victoria. Robert is also a past board member of the Property Council of Australia, Residential Development Council, UDIA (Vic), Livable Housing Australia and the Heritage Council of Victoria.



### Professor Rosemary Calder AM

#### **Independent Non-Executive Director**

#### **Board Audit and Risk Committee Member**

Rosemary is a leading health and social policy expert. She is the inaugural director of the Australian Health Policy Collaboration, an independent national health policy 'think tank' established by Victoria University in 2015, and has held positions as a senior executive in health policy and administration in both State and Commonwealth Departments of Health. Rosemary was head of the Office for the Status of Women in the Commonwealth Department of Prime Minister and Cabinet from 2000 to 2003 and has extensive experience in policy and organisational management in the not-for-profit sector.



## Trevor Danos AM

### **Independent Non-Executive Director**

#### **Board Audit and Risk Committee Chair**

Trevor is chair of Northern Sydney Local Health District and sits on the boards of Endeavour Energy and the privatised NSW Land Registry Office. He is chair of the NSW Treasury Social Investment Expert Advisory Group and is a member of the Australia-New Zealand SKA Coordination Committee for the Square Kilometre Array telescope. He chairs the Dean of Science's Advisory Council at UNSW where he is an Adjunct Professor. He was previously a director of the Civil Aviation Safety Authority and TransGrid and a member of the Cooperative Research Centres (CRC) Committee. He is the author of *The Pursuit of Excellence: A History of the Professor Harry Messel International Science School*. He was made a Member of the Order of Australia on Australia Day 2014.



## Wendy Brooks

### **Independent Non-Executive Director**

Wendy is passionate about social justice, equity and human rights. Her career has spanned law, music (professional violist), marketing, business development and fundraising for the tertiary education, environment and conservation, arts, health and medical research and social welfare sectors.

Wendy's voluntary leadership positions include: Co-Chair, Human Rights Watch (HRW) Australia; Board Chair of InLife Independent Living Ltd; Chair and Trustee of the National Trust of Australia Victoria Foundation; Trustee of National Trust of Australia Victoria; Member of the Council of MiVote; and Board Director of Kokoda Track Foundation and Flying Arts Alliance. Wendy serves on the HRW International Disability Rights Advisory Council and is a founding member of the Australian Charity Law Association and the Melbourne Women's Fund.

Through Wendy Brooks & Partners, Wendy provides strategic fundraising services and a range of administrative services to the community sector.







# Financial report

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The financial report for Summer Housing Ltd (Summer Housing) provides an overview of the organisation's activities from its incorporation as at 15 February 2017 to 30 June 2018. BDO audited Summer Housing's Financial Statements.

For a complete set of Financial Statements please contact Summer Housing at [admin@summerhousing.org.au](mailto:admin@summerhousing.org.au) or download these from the Australian Charities and Not-for-profits Commission portal.

# Financial report

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## Establishment

Summer Housing was created in 2017 by the Summer Foundation, in order for the foundation to continue its mission to change human service policy and practice related to young people in residential aged care. The newly created entity, Summer Housing, would focus on the bricks and mortar to expand housing options for younger people with disability, through replicating and scaling the initial demonstration projects carried out by Summer Foundation.

Summer Housing commissions, supports and promotes high quality housing design providing an opportunity for people with disability living in, or at risk of admission to aged care, to live with greater independence in their community.

The Financial Statements are from the date of incorporation to 30 June 2018.

## Financial Performance

As at 30 June 2018, Summer Housing remains in a start up phase. That period has been longer than expected due to uncertainty associated with the implementation of the framework for Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme (NDIS). This uncertainty led to delays in acquisition and financing transactions involving SDA dwellings and in turn associated acquisition and management revenue streams for Summer Housing. Further, revenues for Summer Housing were impacted by the tenants of its Belmont apartments not receiving initial determinations of eligibility for SDA payments consistent with Summer Housing's forecast.

Post 30 June 2018, increased certainty has developed in the implementation of the SDA framework, highlighted by the positive determinations received for tenants of the Greenwich development in Fairfield, Victoria where Summer Housing is providing tenancy and leasing services for SH SDA Ltd, a company limited by guarantee of which Summer Housing is the sole member. Positive determinations have been received for prospective tenants of other SDA providers leading to improvement in confidence among existing and prospective financiers of SDA. Material transactions which have been advanced by Summer Housing post 30 June 2018, together with a review of the initial SDA determinations of the tenants of the company's Belmont property, are expected to deliver sufficient and stabilised cash flows for Summer Housing in the next financial year.

## Financial Position

In late 2017, the Summer Foundation transferred its property assets in Abbotsford, Victoria and Belmont, New South Wales totalling \$7.26M to Summer Housing.

Revenue from continuing activities for the period was \$467,694 excluding the \$7.26M transfer of property assets from the Summer Foundation. Summer Housing had an operating profit after tax of \$6.43M, negative cash flows from operating activities of \$40K, positive cash flows from financing activities of \$200K and an excess of net assets of \$6.43M. Although this resulted in a shortfall for the period, Summer Housing directors are satisfied that the company has access to sufficient cash flow to meet its commitments over the next 12 months.

# Statement of Profit or Loss and Other Comprehensive Income

For the period from 15 February 2017 to 30 June 2018

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|  | \$                    |
|--|-----------------------|
| <b>REVENUE</b>                                   |                       |
| Donations & Philanthropic Grants                 | 50,000                |
| Rental Income                                    | 168,821               |
| Interest Income                                  | 3                     |
| Service Income                                   | 248,870               |
| Contribution of Assets                           | 7,260,000             |
|  | <hr/> 7,727,694       |
| <b>EXPENSES</b>                                  |                       |
| Employee-Related Costs                           | (492,816)             |
| Property Costs                                   | (184,193)             |
| Depreciation & Amortisation                      | (83,955)              |
| Professional & Consultant Fees                   | (338,332)             |
| Other Costs                                      | (190,171)             |
| <b>Surplus before Income Tax</b>                 | <hr/> 6,438,227       |
| Income Tax                                       | -                     |
| <b>Surplus after Income Tax</b>                  | <hr/> 6,438,227       |
| <b>OTHER COMPREHENSIVE INCOME</b>                | -                     |
| <b>Total Comprehensive Income for the period</b> | <hr/> 6,438,227 <hr/> |

# Statement of Financial Position

As at 30 June 2018

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\$

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|                                      |                  |
|--------------------------------------|------------------|
| <b>Assets</b>                        |                  |
| <b>Current Assets</b>                |                  |
| Cash And Cash Equivalents            | 159,323          |
| Receivables                          | 54,706           |
| Other Assets                         | 16,156           |
| <b>Total Current Assets</b>          | <b>230,185</b>   |
| <b>Non-Current Assets</b>            |                  |
| Property, Plant & Equipment          | 7,176,045        |
| <b>Total Non-Current Assets</b>      | <b>7,176,045</b> |
| <b>Total Assets</b>                  | <b>7,406,230</b> |
| <b>Liabilities</b>                   |                  |
| <b>Current Liabilities</b>           |                  |
| Payables                             | 752,126          |
| Employee Provisions                  | 12,377           |
| Borrowings                           | 200,000          |
| <b>Total Current Liabilities</b>     | <b>964,503</b>   |
| <b>Non-Current Liabilities</b>       |                  |
| Employee Provisions                  | 3,500            |
| <b>Total Non-Current Liabilities</b> | <b>3,500</b>     |
| <b>Total Liabilities</b>             | <b>968,003</b>   |
| <b>Net Assets</b>                    | <b>6,438,227</b> |
| <b>Equity</b>                        |                  |
| Accumulated Funds                    | 6,438,227        |
| <b>Total Equity</b>                  | <b>6,438,227</b> |

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# Statement of Cash Flows

For the period from 15 February 2017 to 30 June 2018

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|   | \$              |
|---|-----------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                         |                 |
| <b>Receipts</b>   |                 |
| Receipts from Operations  | 421,715         |
| <b>Payments</b>   |                 |
| Suppliers & Employees   | (462,392)       |
| <b>Net Cash Outflow from Operating Activities</b>                   | <b>(40,677)</b> |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                         |                 |
| Payments for Property, Plant and Equipment                          | -               |
| <b>Net Cash Inflow from Investing Activities</b>                    | <b>-</b>        |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                         |                 |
| Proceeds from Borrowings  | 200,000         |
| <b>Net Cash Inflow from Financing Activities</b>                    | <b>200,000</b>  |
| <b>Net increase in Cash and Cash equivalents</b>                    | <b>159,323</b>  |
| Cash and Cash Equivalents at the beginning of the financial period  | -               |
| <b>Cash and Cash Equivalents at the end of the financial period</b> | <b>159,323</b>  |

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# Sharing our knowledge

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## Conferences and Presentations

Tran, Q. (August 2017). Transformational Housing: Home Modifications for Housing Choices. Home Modifications Australia National Conference, Sydney, New South Wales.

Tran, Q. (August 2017). Summer Housing: Building Change, Changing Lives. Driving Growth in Disability Housing, Sydney, New South Wales.

McLennan, D. (September 2017). Panel Discussion: Investing in Housing and Infrastructure. Responsible Investment Association Australia Impact Investment Forum, Collingwood, Victoria.

McLennan, D. (November 2017). Panel Discussion: Affordable and social housing: What role is there for finance in addressing our housing crisis and what solutions we are seeing from responsible investors. RI Australia 2017 - Shape the Future, Sydney, New South Wales.

Tran, Q. (November 2017). Innovating for Choice and Control: Flexible housing design demonstration projects. National Housing Conference 2017, Sydney, New South Wales.

McLennan, D. (March 2018). Designing and finding SDA Housing. SDA Roundtable for Housing Providers, Melbourne, Victoria.

McLennan, D. (April 2018) Summer Housing Ltd: Operating Model and Viability Analysis. Community Housing Industry Association Vic Conference, Melbourne, Victoria.

Tran, Q. (April 2018). Universal Design of Bathrooms in Residential Accommodation. Interior Technics, The University of New South Wales, Sydney, New South Wales.

McLennan, D. (May 2018). Best practice design and implementation of SDA. Shaping the future of disability housing, Criterion Conference, Sydney, New South Wales.

Tran, Q. (June 2018). Specialist Disability Accommodation Overview. The Association of Consultants in Access Australia, SDA Network Meeting, New South Wales.

## Publications

Ryan, S. (November 2017). Designing for Inclusion and Independence - An Explanatory guide to support the briefing and design of accessible housing. Melbourne: Summer Housing Ltd

Tran, Q. (March 2018). A Guide to Accessible Housing Toolkit. Access Insight



# With thanks

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## Thank you to our supporters and collaborators:

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BDO  
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Point 2 Point  
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