



Summer Housing

2018/2019



Shanais' Story



My name is Shanais and I am 25 years old. I have a neuromuscular condition called Spinal Muscular Atrophy (Type 2) which leaves me in a wheelchair.

I have wanted to live independently and move out of my home since I was a teenager. I am from a small town in NSW and as I got older and saw a lot of my friends moving out and away from the small town I lived in, I knew it was what I wanted to do as well. I always dreamed of moving to the city, gaining employment and living independently or with friends.

For me, it wasn't only important to achieve my goal of living independently for myself, but it was also extremely important to have independence for my family. Having a physical disability, I need full time support with all daily tasks. As this would take its toll on my family, especially my mum as she was providing me with full time care, I wanted to move out of home and have other supports so that my mum wasn't straining her body as she gets older, and so that she can have her life back and do what she wants to do, rather than her having to dedicate all of her time and energy to me.

Before Summer Housing, independence to me was the idea of living in a home and having carers coming shift by shift, 24 hours a day. As someone who loves having time on their own, and spending quality time with friends and family, I knew this would be a big adjustment having to have support workers around 24/7. Summer Housing, and the support model that goes with the apartment, has been life changing for me. I finally have real independence! I can come home from work and know that I have my support workers there when I need them to assist me, but then also have the privacy and quiet time when I need it.

A big anxiety I have had in the past was when I was alone in a building that something would happen, such as a fire, and that I would be trapped. Now in my apartment I feel extremely safe and my anxiety has reduced tremendously. I know that I can exit my apartment when needed, and that the on-site emergency support is there to assist me when I need help. I no longer feel unsupported or at risk as I know I will always be safe and supported in my apartment.

Summer Housing has given me the independence that I want and need. At 25 years of age, it has given me the 'normal' lifestyle I have always desired.

I now live in Melbourne independently, work part time in a job that I love and have the social life that every other person my age has. I am so grateful for the housing support model that Summer Housing has provided for people with disabilities. I hope that in the future it becomes more available to more people with disabilities as I can honestly say it has been life changing for me, and I know it would be for other people with the desire to live independently.



... I can honestly say it has been life changing for me ...



Shanais



Summer Housing has given me the independence that I want and need.



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Annual Report for period ending
30 June 2019

Summer Housing Ltd.
ABN 61 617 404 789.

Level 18, 1 Nicholson Street,
East Melbourne Victoria 3002

Email: info@summerhousing.org.au
Website: www.summerhousing.org.au

The year in review

A message from our CEO and Chair

Summer Housing strives to expand the range and scale of housing options for people with disability living in or at risk of admission to aged care.

It has been a productive year for Summer Housing; rapidly expanding our future housing pipeline across Australia, growing our team, contributing to policy development and, most importantly, successfully delivering new homes for younger people with disability.

We are very proud of the significant inroads we have continued to make over the past 12 months and are excited about the journey ahead.

Since our establishment in 2017, Summer Housing has commissioned 160 new Specialist Disability Accommodation (SDA) dwellings, increasing from just 20 dwellings this last year. With new dwellings under construction in 5 capital cities across Australia and growing confidence in the SDA market, we are now well on the way to smashing our initial goal to commission 300 dwellings in our first 5 years of operation.

Summer Housing dwellings are peppered throughout well-located high-quality developments with 24/7 on-site assistance, promoting social inclusion and independence for our tenants.

We are proud to be a not-for-profit housing provider that demonstrates leadership in this space by actively contributing to the development and implementation of policy.

Summer Housing is one of the inaugural members of the National Disability Insurance Agency's SDA Reference Group and looks forward to working with the other members to promote its successful implementation.

The importance of this work was reinforced in recent hearings of the Aged Care Royal Commission. The moving testimony of current and prospective Summer Housing tenants shone a light not only on the plight of younger people with disability who are forced to live in aged care, but the positive impact that can be delivered through our housing and support model.

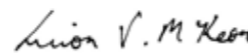
To this end we are pleased to confirm the completion of our first project in Fairfield, Victoria, which is delivering life changing outcomes for our residents. With more than 100 new dwellings to be delivered in the next 12 months we have significantly grown our team with particular focus on building our tenancy support officers to assist our tenants to successfully transition to their new homes.

We take this opportunity to extend our heartfelt thanks to Paul Conroy, one of our inaugural Directors who stepped down from the Board in September 2019. Paul has been instrumental in the successful establishment of Summer Housing both through his roles on the Summer Housing Board and Audit and Risk Committee and importantly, as Chair of the Summer Foundation.

The past year's achievements 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

Summer Housing 5-year target

2022

300

New dwellings
by end of financial
year 2022

2019

160

New dwellings
at end of financial
year 2019

2018

20

New dwellings
at end of financial
year 2018



Dan McLennan
Chief Executive Officer

Before joining Summer Housing, Dan McLennan had 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.

Our housing model

Summer Housing supports and promotes high quality housing that enables independence and community inclusion. This can only be achieved through a combination of well-designed and located housing, and the right support to increase a person's quality of life and independence.

Under the '10+1' model, we have successfully modelled the delivery of housing and support by separating the role of traditional bricks and mortar (housing providers) and providing choice and control to tenants in their supports. Ten apartments are leased to eligible NDIS participants who have SDA funding, with the '+1' apartment used by an on-site 24-hour shared support provider, who provides emergency or unplanned support to tenants when needed.

Typically, our projects include 10 Specialist Disability Accommodation (SDA) apartments peppered throughout a larger residential/mixed use development, consisting of no less than 60 apartments to allow greater integration into the community (i.e. not disability housing). The developments are close to accessible public transport and community services, have good amenity and enhanced features for tenants, are fire sprinklered and ideally, have 2 passenger lifts servicing all levels of the building.

Early involvement during the initial design phase is key, to ensure accessibility features are easily accommodated within the project. During this process we work closely with the developer to scope the design variations required for the apartments to meet the intended SDA Design Category, (for example, Fully Accessible or High Physical Support). The cost of variations to the base build design is paid for by Summer Housing, on top of the negotiated apartment purchase price.

Apartments are designed to have a "homelike" or "mainstream residential" feel, through the use of standard products and materials whenever these can fulfil functional requirements. Apartment features are designed to enable ready customisations in response to individual tenant's needs, without high costs upfront, or in making the customisations. For example, Summer Housing reinforces all the bathroom walls with ply to enable the cost-effective installation of grabrails at a later time, if required.

A number of features have been included to support the safety of tenants including emergency communication system, capacity for safety monitoring and alerts, and fire safety features.

Home automation is a key feature of our projects. While home automation can greatly improve the independence of people living with disability, our apartments ensure a high level of access to encourage physical activity and the development and maintenance of physical skills wherever possible. Low effort manual options, for example, manual light switches, are included as standard with the capacity to upgrade to automation or integration if required.

Evaluation of Summer Housing projects is critical to the iterative process of learning and continuous improvement. We continue to learn by doing. Intellectual property generated through the projects is open source and others are encouraged to replicate this work.








Queenie Tran
Chief Operating Officer

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



Core design values of Summer Housing apartments are:

-  **SOCIAL INCLUSION:** Location, mix, connections
-  **USABILITY:** Supporting safety, accessibility, flexible use, low-effort, and encouraging capability building
-  **HOMELIKE:** Privacy, dignity, non-institutional "homelike" aesthetics, personalisation
-  **AMENITY:** Outlook, connection with external environment, environmental comfort, sufficient storage
-  **COST-EFFICIENT:** Cost efficient specification, customisation and maintenance; smart investment

Our support model

Offering the chance for people with complex support needs to live independently and maximising choice means that a range of different organisations will be involved in providing supports. Tenants will need enough daily individual planned support, as well as access to the 24-hour on-site shared support, to live in their apartments safely.

The on-site support provider is funded under the NDIS' Supported Independent Living (SIL) category and operates as a concierge model. One staff member is on-site at all times to be shared by the 10 tenants. This staff member is located in the same building but in a separate apartment (the '+1' dwelling). Tenants are able to call for assistance from the concierge SIL provider as required, using communication devices, thereby allowing them to maintain independence and privacy.

The concierge SIL provider is selected by the tenants through an Expression of Interest (EOI) and due diligence process. Similarly, the option to change their concierge SIL provider is up to the tenants.

The concierge SIL provider funding is shown in the tenant's NDIS plan as a Stated Support and will reflect their contribution to the 24-hour on-site support service according to their predicted need over a week. This funding will go directly to the chosen concierge SIL provider.




In addition, each tenant will have their individual Core Supports funding for assistance with daily living for their known 1:1 (or 2:1 etc.) planned support needs. They can choose which support provider(s) they want to use for their planned support needs. This funding should remain flexible to be used as Core Supports. The support provider that each participant chooses will draw down funding on the participant's Core Supports funding.

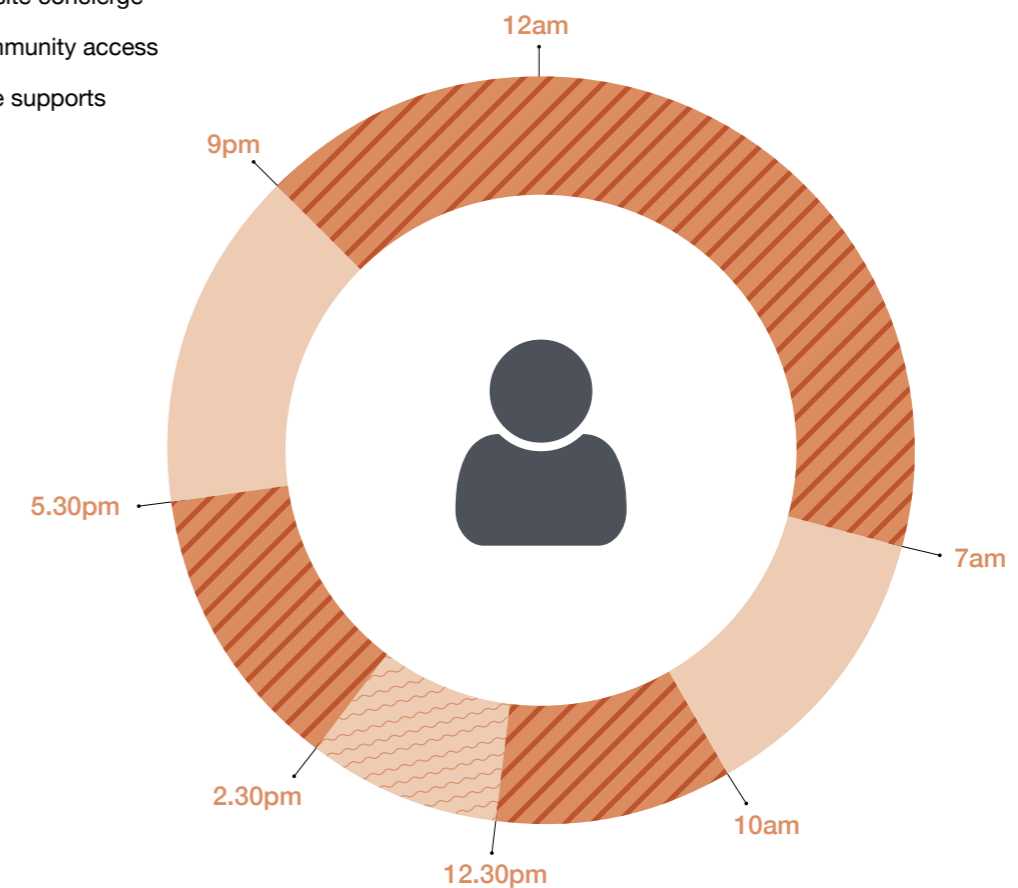
These supports are maintained with the assistance of a support coordinator. It is the role of the support coordinator to ensure the right mix of supports is available to increase the tenant's capacity to manage service delivery in line with their NDIS goals and plan.



Alison Carpenter
Tenancy Support Officer

Alison has more than 15 years' experience working in the community sector, with the past 12 years specialising in disability, specifically case management, NDIS services and funding. Alison works collaboratively alongside tenants and project stakeholders to achieve seamless transition from tenancy offer through to occupancy.

-  = On-site concierge
-  = Community access
-  = Core supports



Our tenancy support officers



Evee Perich
Tenancy Support Officer

The role of the Tenancy Support Officer (TSO) was created by Summer Housing to support tenants during their transition between their old address and their new home.

Moving house is considered one of the most stressful experiences in a person's life and when you also factor in someone's disability, this transition can seem unachievable. Moving in to SDA is a complex and daunting experience and the TSO is there to help the tenant navigate through this and coordinate the many stakeholders involved in making the transition a reality.

As soon as a person is offered a tenancy at one of our apartments our TSO is there to ensure the move is as smooth and stress-free as possible. Working closely with the tenant the TSO creates an individual transition plan by identifying the areas where support is needed and building capacity to enable the tenant to realise their housing goals. Whether they need support around budgeting, comparing utility providers or understanding what their supports will look like once they move, the TSO is there.

Behind the scenes, the TSO works with the tenant's Occupational Therapist to ensure the apartment is customised to their individual needs. The TSO assists the OTs to understand the design features of the apartments and possible modifications to ensure the physical space is accessible and set up to facilitate independence.

They also work closely with their support coordinator and formal support team to ensure the tenant is safe and fully supported once they move.

The other vital component of the TSO's role is facilitating the selection of an on-site concierge SIL provider by the tenants and ensuring the provider is supported during the SIL quoting process. This is an essential part of the success of Summer Housing's support model in which the TSO plays a pivotal role.



This position is unique to Summer Housing and we feel it is the difference between a successful and unsuccessful transition to independent living.



Working with people who are living in inappropriate or institutionalised housing presents unique challenges. Perhaps the most rewarding part of the TSO's role is the close relationship they develop with the tenant during the often traumatic transition towards independence. Moving out of institutionalised living is about so much more than buying new pots and pans and picking up the keys. Sometimes the most important job a TSO performs is sitting down with a person over many cups of tea and helping them realise that the transition is actually possible. Every conversation, every interaction builds the confidence of the tenants to make the leap towards living independently and fully participating in the community. Without this level of support, the task of moving can become overwhelming and cause the tenant to disengage from the opportunity altogether.

Once the tenants move to their new homes the TSO stays in contact to provide continuity to support long-term tenancy. Often this is the first time someone has had the opportunity to live in the community so it is important that they know they can turn to their TSO when faced with challenges. Summer Housing's goal is providing long-term tenancy, so the TSO is there to ensure tenants remain happy and supported in their new homes.



Moving out of institutionalised living is about so much more than buying new pots and pans and picking up the keys. Sometimes the most important job a Tenancy Support Officer performs is sitting down with a person over many cups of tea and helping them realise that the transition is actually possible.



Trevor's & Linda's SDA Journey



In 2013, at the age of 27, my son Trevor went into a group supported accommodation facility. When Trevor went into care, he was happy, outgoing and thrived socially.

The institutional setting resulted in Trevor losing all basic rights. He had no choice and control about how he lived: no personal belongings around him, everything done by a roster with rigid times. Even the times when visitors were able to access his home were restricted.

Over the next 5 years, Trevor slowly declined in health and motivation. He lost his zest for life. Trevor was stuck in a broken system.

In October 2017, I attended an SDA event where I learnt about Summer Housing's Greenwich apartments. I was impressed by the speakers on the day who were living independently, and knew that Trevor would thrive in this type of environment. We submitted an expression of interest for tenancy and Trevor was given a conditional offer subject to him getting SDA funding in his plan.

And so, the long and arduous process of having Trevor's SDA eligibility determined began.

I immediately submitted a change of circumstances to the NDIA. I was aware of the importance of having a thorough occupational therapist (OT) report and housing plan to support Trevor's SDA application and so engaged an experienced OT to provide this report, at our own cost.

Over the next 7 months I made relentless calls and sent numerous emails to the NDIA to follow up the progress of the application. With no response, I resorted to sitting in an NDIS office refusing to move until a planner was allocated and a review meeting scheduled.

When the plan came back the funding was not sufficient for Trevor, and the SDA determination not at the level corresponding with the Greenwich apartment design.

I wrote to the NDIA and two Ministers to no avail.

In 2018, Trevor was hospitalised with malnutrition having not received adequate care at the group home. The hospital wanted to send him back to the accommodation. There was no question that if Trevor went back he would have died. I could not let this happen.

My CEO got involved and contacted one of the same Ministers I had written to and people started to listen. Trevor's SDA for Greenwich apartments was approved and added to his plan, and interim accommodation was found for Trevor whilst waiting for the build to complete.

Although it took some 12 months to receive an outcome, it was a fight worth pursuing. The strain on me of having to watch his decline and having no control in being able to fix the situation took a toll on my mental and physical health. My relentless advocating and challenging the system made certain Trevor received adequate funding to move out of inappropriate housing, and into his own home.

Trevor is thriving in his new apartment. He has gained weight, and his zest for life is back. He is the happiest I have ever seen him. After being in the apartment for approximately 7 weeks, we visited Trevor's regular doctor (of 3 years) for new scripts. Trevor was laughing in the waiting room before seeing his doctor who was surprised with the turnaround in such a short time.

For the past 6 years I was attached to my phone 24/7 just waiting for the next call about what was wrong with Trevor this time! Six weeks after Trevor moved into his apartment, I was home from work when I suddenly realised my phone was still in my work bag and I hadn't even noticed!

I was overwhelmed by the idea that Trevor was again safe for the first time since he left home. I have been able to go on a holiday and for the first time turn my phone off, and trust those that are supporting him.

Linda

Our properties

Commissioned in the year ended 30 June 2019



View, Rockdale

The View apartments are located in the Sydney suburb of Rockdale, just 500 metres from Rockdale shopping precinct. The spacious apartments include 2 bedrooms with a large balcony area, perfect for family and friends to visit. Kitchens have ample storage with LED strip lighting over the counter, these modern apartments reinterpret apartment living. Summer Housing's apartments are peppered throughout the 91-unit private residential development.



Project Profile

- Location:** Rockdale, NSW
- Development size:** 91 apartments
- Summer Housing tenure:** Freehold ownership: 10 dwellings plus 1 on-site concierge hub
- Average SH apartment size:** 76 sqm
- Completion:** September 2019

Project Team

- Developer:** Piety THP
- Architect & Interior Design:** Fuse Architecture
- Builder:** Piety THP Construction



Our Design Features

Considering legislated minimum design requirements for SDA can be daunting. In the following pages we unpack and breakdown general accessibility features incorporated in the design of our high-quality apartments.

Look out for this symbol:

The design feature details include:

- Level threshold
- Pull out pantry
- Kitchen Bench manual height adjustability
- Built in robe drawers
- Shower screen
- Laundry detail
- Graded bathroom floor
- Basin and Vanity – height adjustability

Highline, Westmead

Located in the new medical and educational hub of Sydney, next door to Sydney's second CBD Parramatta, and at the start of the new Lightrail, location doesn't get better than that at Highline, Westmead. Summer Housing's apartments are peppered throughout the 556-unit private development.



*Artist impression images

Our Safety Features

At Summer Housing, safety is of the utmost importance. We have carefully considered the design of our apartments to ensure suitable safety features are integrated for tenants' peace of mind.

Some of the safety design features are detailed in the following pages.

Look out for this symbol:

The safety design feature details include:

- Electric Strike Entry Doors
- Power Back-up
- Cladding
- 24/7 Support

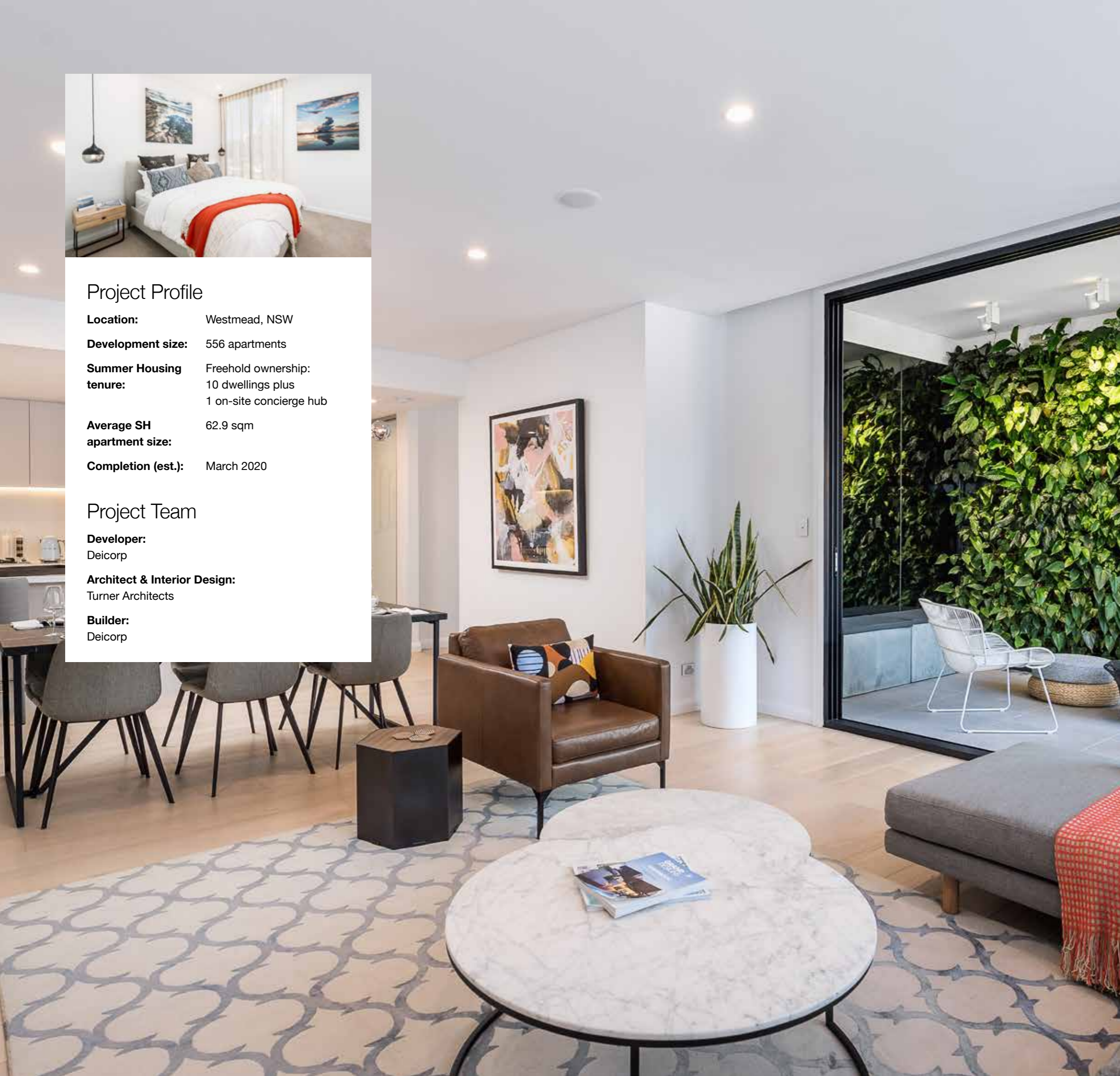


Project Profile

Location:	Westmead, NSW
Development size:	556 apartments
Summer Housing tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	62.9 sqm
Completion (est.):	March 2020

Project Team

Developer:	Deicorp
Architect & Interior Design:	Turner Architects
Builder:	Deicorp



Esplanade, Baulkham Hills

The Esplanade apartments are located in the lakeside precinct of Baulkham Hills in Sydney's west. Indulge in the luxury living offered at the Esplanade with outdoor cinemas, pool and lounges and wine cellar – and if that wasn't enough, being next to the new Sydney Metro means that residents can easily find what they're looking for a quick train ride away. Summer Housing's apartments are peppered throughout the 252-unit private development.



Project Profile

Location:	Baulkham Hills, NSW
Development size:	252 apartments
Summer Housing tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	79.7 sqm
Completion:	January 2020

Project Team

Developer:
Aoyuan International / Capital Corporation

Architect & Interior Design:
Turner Architects

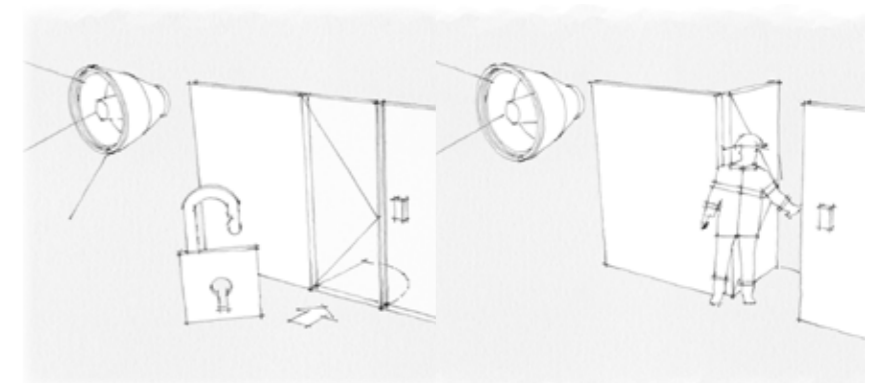
Builder:
Westbourne Constructions Pty Ltd



*Artist impression images

⚠ Electric Strike Entry Doors

The entry doors to each of our tenant apartments are automated. This ensures that, should the building's fire alarms trigger and tenants are unable to open the door for assisted evacuation, the doors are automatically unlocked, but remain closed. This will allow staff or the fire brigade to freely enter and help the tenant, if required.



Ed Square, Edmondson Park



The Ed Square apartments are located at the gateway to South-West Sydney in Edmondson Park. Ed Square sets a new benchmark for community living with access to over 120 shops including a supermarket, fresh food market place and entertainment precinct. These large apartments offer a private secondary space for storage, home office, guests or overnight supports. Summer Housing's apartments are peppered throughout the 920-unit private development.



*Artist impression images

Project Profile

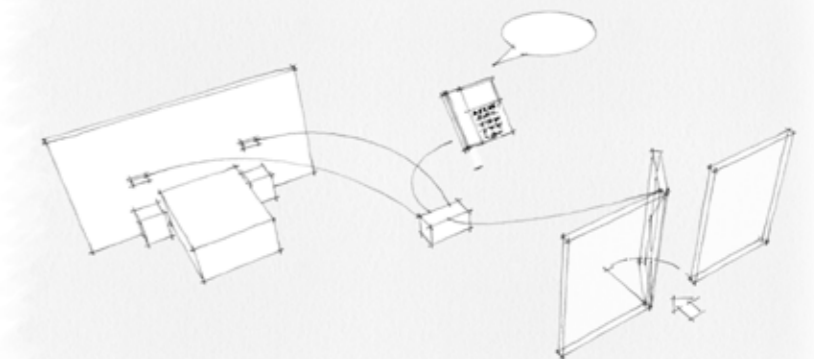
Location: Edmondson Park, NSW
Development size: 920 apartments
Summer Housing tenure: Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size: 80.9 sqm
Completion (est.): July 2019

Project Team

Developer: Frasers Property
Architect & Interior Design: HDR Architects
Builder: Probuild

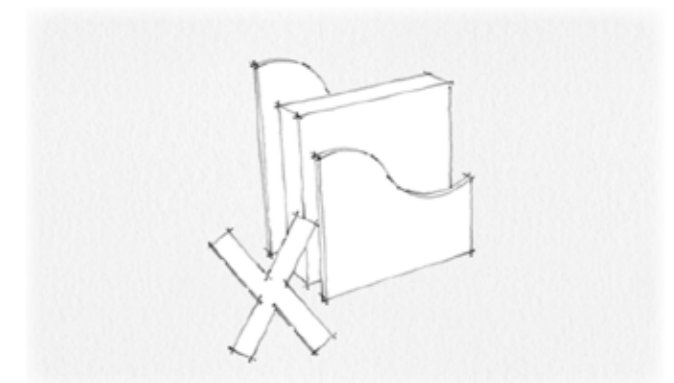
⚠ Power Back-up

All High Physical Support apartments require provision for 2 hours of power back-up for all necessary elements for life safety. For example, equipment such as ventilators and CPAP machines. In Summer Housing apartments, power back-up is also provided for all communication devices as well as power points near the bedhead and the front door.



South Village, Kirrawee

The South Village apartments are located in the Sydney suburb of Kirrawee. Sitting on top of a Mirvac operated shopping centre, this location offers both Coles and Aldi supermarkets, an array of cafés and restaurants and other speciality stores. Within a few minutes walk from Kirrawee train station, trains can take you directly to the CBD or airport within 30 minutes, or a short 12-minute train ride to Cronulla beach. Summer Housing's apartments are peppered throughout the 779-unit private development.



⚠ Cladding

We have ensured that our projects do not include any non-compliant combustible aluminium cladding.

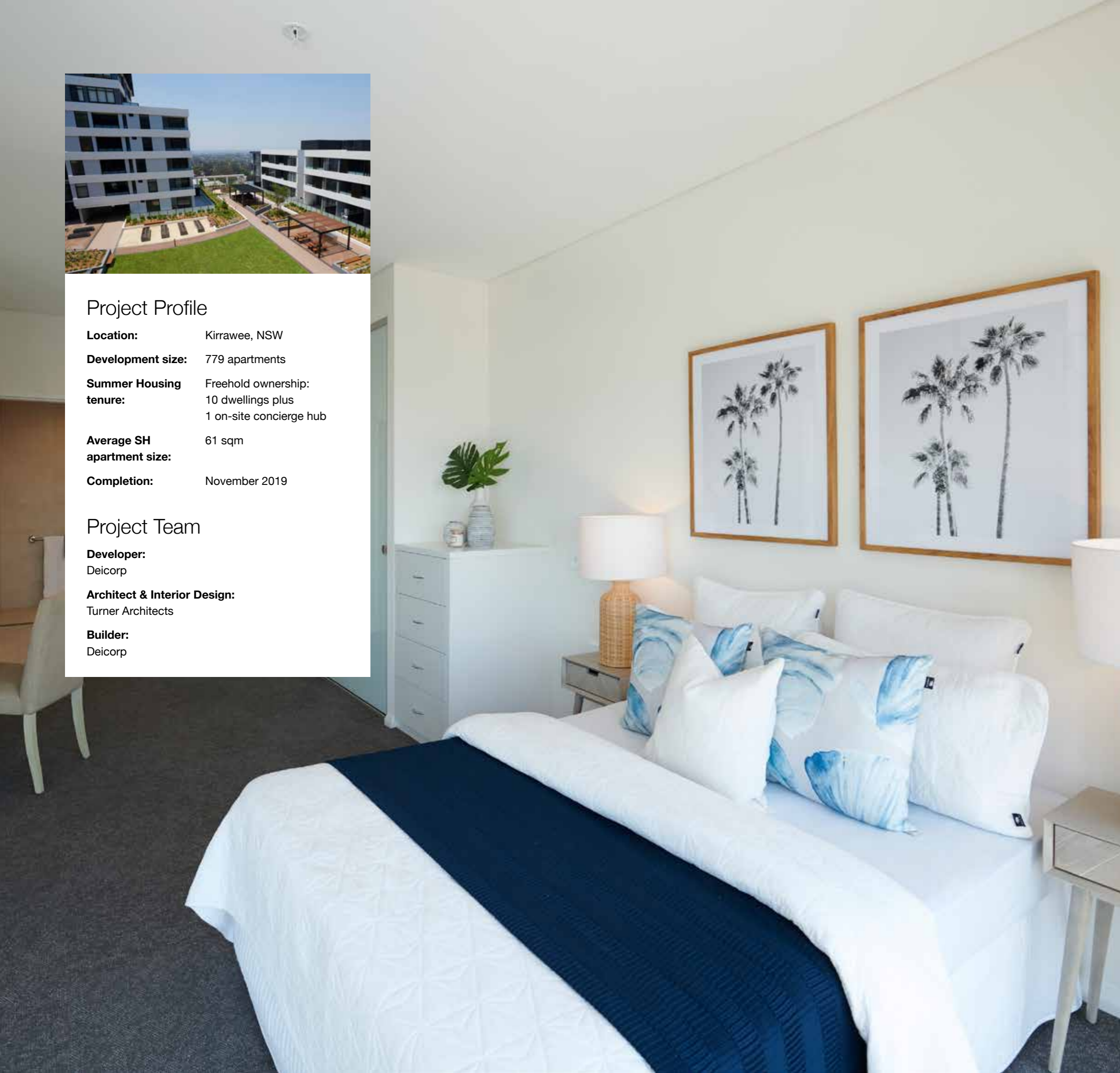


Project Profile

Location:	Kirrawee, NSW
Development size:	779 apartments
Summer Housing tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	61 sqm
Completion:	November 2019

Project Team

Developer:	Deicorp
Architect & Interior Design:	Turner Architects
Builder:	Deicorp



Pavilions, Sydney Olympic Park



The Pavilions apartments are located in Sydney Olympic Park. This Mirvac masterpiece integrates state-of-the-art technology to provide the greatest accessibility to tenants. Living here puts residents at the heart of Sydney's Olympic Park precinct with an abundance of sporting and entertainment options. Summer Housing's apartments are peppered throughout the 705-unit private development.



*Artist impression images

Project Profile

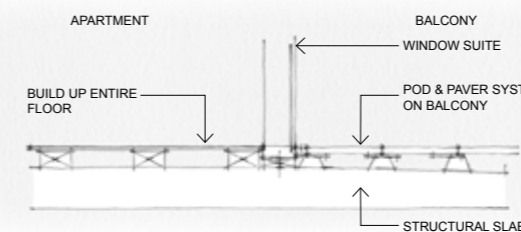
- Location:** Sydney Olympic Park, NSW
- Development size:** 705 apartments
- Summer Housing tenure:** Freehold ownership: 10 dwellings plus 1 on-site concierge hub
- Average SH apartment size:** 79.1 sqm
- Completion (est.):** June 2020

Project Team

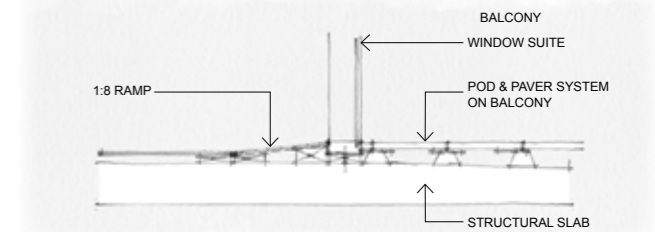
- Developer:** Mirvac
- Architect & Interior Design:** BVN Architects and Mirvac Design
- Builder:** Mirvac

Level Threshold

The pod paver system allows an easily retro fittable solution that does not impact the structure and waterproofing detail.



Localised ramp combined with an appropriate window suite profile can provide a step free threshold to external spaces.



Localised ramp at balcony for step free access.

Circa 3, Nundah Village

The Circa 3 apartments are located in the fashionable and bustling Nundah Village, just 8km from Brisbane's CBD. Recently declared Australia's best urban renewal project by the Urban Development Institute of Australia, the boutique apartments deliver quality homes with a sense of community. Summer Housing's apartments are peppered throughout the 118-unit private development.

Project Profile

- Location:** Nundah, QLD
- Development size:** 118 apartments
- Summer Housing tenure:** Freehold ownership: 10 dwellings plus 1 on-site concierge hub
- Average SH apartment size:** 71.4 sqm
- Completion (est.):** November 2019



Project Team

- Developer:** Property Solutions
- Architect & Interior Design:** WG Architects
- Builder:** Tomkins

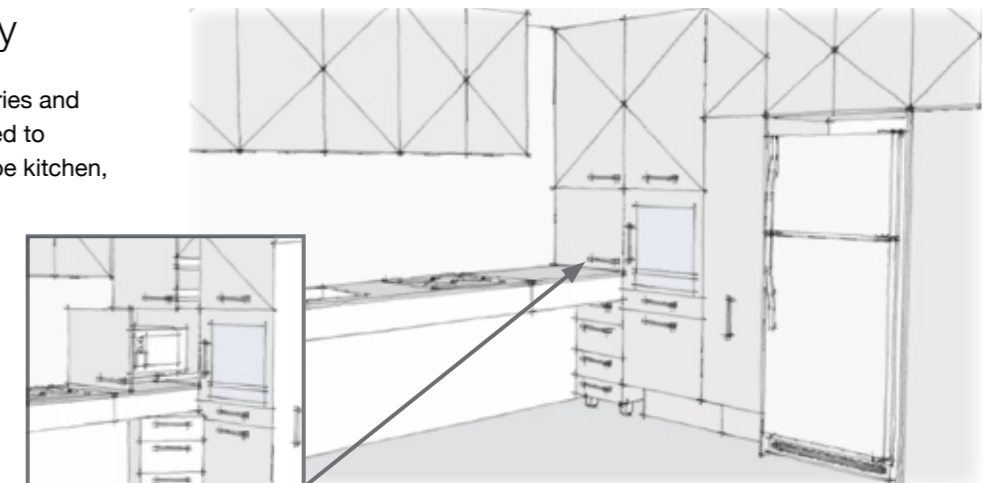


*Artist impression images

Pull out pantry

We already utilise pull out pantries and similar joinery items can be used to maximise storage. In an L-shape kitchen, this can be used to locate the microwave at bench height instead of below the oven which can be hard to reach.

When pull outs are stowed away, bench space can be used by tenants.



The Mews, Woolloongabba



The Mews apartments are located in the Brisbane suburb of Woolloongabba. With a building manager located on site, the intercom not only provides a means to contact your on-site support staff, but also alerts tenants if a parcel is ready for pick up, and other notifications. These extra services compliment the luxurious living including a rooftop with multiple BBQ and dining spaces, areas to have a quiet moment alone, or well-designed and furnished group gathering spaces; not to mention the outdoor rooftop cinema. Summer Housing's apartments are peppered throughout the 139-unit private development.



Project Profile

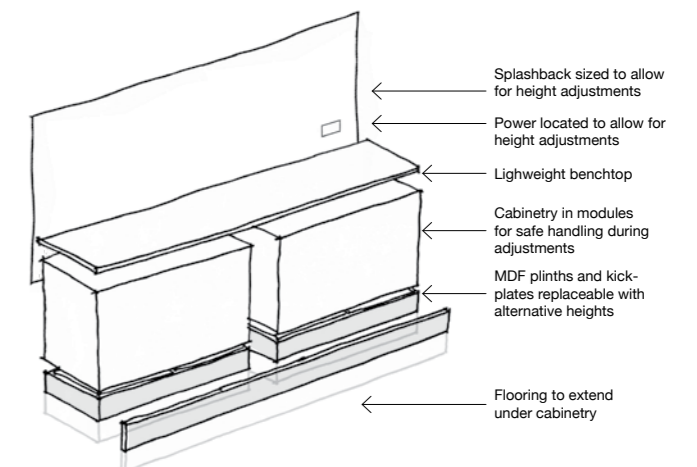
Location: Woolloongabba, QLD
Development size: 139 apartments
Summer Housing tenure: Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size: 65.8 sqm
Completion: September 2019

Project Team

Developer: Pellicano Group & Perri Projects
Architect & Interior Design: DBI Design Architects
Builder: South City Square Construct

Kitchen Bench Manual Height Adjustability

In Summer Housing apartments, kitchen bench height adjustments can reasonably be expected to be infrequent, as it can be installed or adjusted at a height generally appropriate for the tenant at the time of moving into the apartment. Manual height adjustments can be achieved via altering the base plinth and kickplate height.



Chester & Ella, Newstead



Project Profile

Location:	Newstead, QLD
Development size:	320 apartments
Summer Housing tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	70 sqm
Completion (est.):	November 2019

Project Team

Developer:	Kokoda Property
Architect & Interior Design:	Hayball Architects
Builder:	Hutchinson Builders



The Chester & Ella apartments are located in the inner-city suburb of Newstead, Brisbane. These lavish apartments champion open plan living with high 2.7m ceilings throughout with additional storage or study areas in each apartment and access to the hotel style amenities located across multiple levels. Summer Housing's apartments are peppered throughout the 320-unit private development.



⚠️ 24/7 Support

All our tenants have access to the 24/7 on-site concierge SIL provider for any emergencies or unplanned support.

On moving in, the concierge SIL provider will do a risk assessment with all tenants to ensure that supports and building safety is considered.

The concierge SIL provider will be aware of any issues in the building and provide immediate response and help where required. For example, should tenants set off the smoke alarms in their apartment, the concierge SIL provider can help disperse the smoke so that it does not activate a full building alarm.

They are also an important on-site contact should the fire brigade need to know where tenants are located for evacuation.

*Artist impression images

Alke, Oakleigh



The Alke apartments are located in the heart of Oakleigh, just 13km from Melbourne's CBD. Adaptable and easy going, the Alke project celebrates flexible living options with cleverly designed flexi-spaces; all this while being close to wonderful restaurants and cafés in Oakleigh's town centre. Summer Housing's apartments are peppered throughout the 89-unit private development.



*Artist impression images

Project Profile

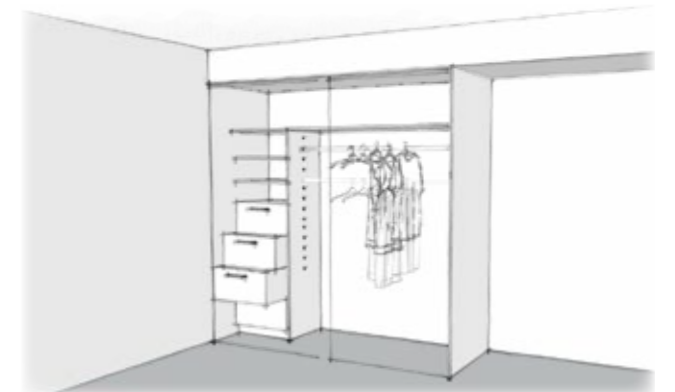
- Location:** Oakleigh, VIC
- Development size:** 89 apartments
- Summer Housing tenure:** Freehold ownership: 10 dwellings plus 1 on-site concierge hub
- Average SH apartment size:** 66.6 sqm
- Completion (est.):** March 2019

Project Team

- Developer:** Pellicano
- Architect & Interior Design:** SJB Architects & RPC Architects
- Builder:** Pellicano

Built in robe drawers

- Telescopic drawers at lower level allow easy access for tenants.
- Hanging rail with adjustable height allows tenants to make adjustments to suit individual needs.
- Deep wardrobes (800mm) provides additional space for storage of equipment
- Any door track should be recessed to provide flush threshold.



Botanic Melbourne, Southbank

Located in the heart of Melbourne's Art District in Southbank, the Botanic apartments take inspiration from the environment. Capturing natural light in the efficient floor plan, these apartments are perfect for inner-city living. Summer Housing's apartments are peppered throughout the 288-unit private development.

Project Profile

Location:	Southbank, VIC
Development size:	288 apartments
Summer Housing (SH) tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	63.3 sqm
Estimated completion:	February 2020



Project Team

Developer:	Evolve Development
Architect & Interior Design:	SJB Architects
Builder:	Icon Co

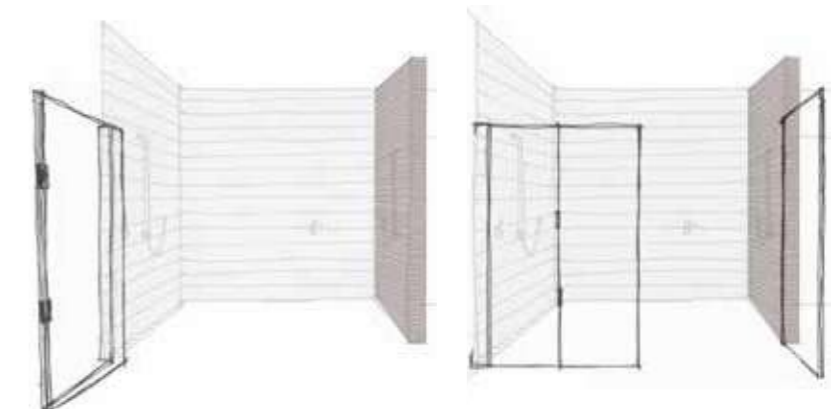


*Artist impression images

Shower Screen

Hinged glass showerscreens are included in all accessible bathrooms, providing more circulation space if needed in the shower, when entering or exiting. Achieved through top track if full length panel, or hinged at wall.

Note: non-compliant with SDA Design Standard



Martin & Powlett, Heidelberg



The Martin & Powlett apartments are located in the leafy hills of historic Heidelberg. Beautifully proportioned, open plan apartments with fixtures and fittings that emulate the serene and lush environment in which it sits, this project takes full advantage of some of the most picturesque scenery Melbourne has to offer. Summer Housing's apartments are peppered throughout the 84-unit private development.



*Artist impression images

Project Profile

Location: Heidelberg, VIC
Development size: 84 apartments
Summer Housing tenure: Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size: 75.2 sqm
Completion (est.): December 2020

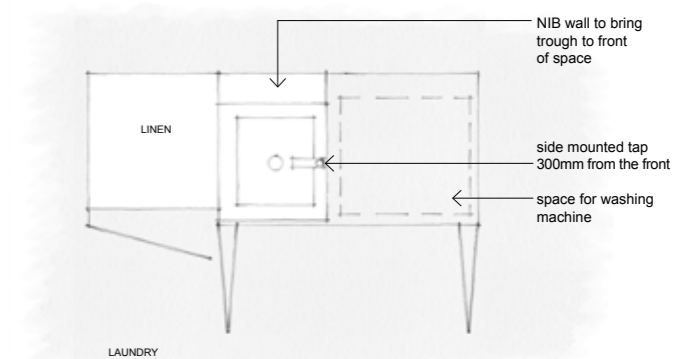
Project Team

Developer: Blue Earth Group
Architect & Interior Design: CHT Architects Pty Ltd
Builder: Orange Building Solutions

Laundry

Laundry tap and trough placed at the front of the space allow for approach by tenants from both sides.

Linen cupboards adjacent to laundry space create distinct task zones.



Dusk, Belconnen

Project Profile

Location:	Belconnen, ACT
Development size:	192 apartments
Summer Housing tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	73.2 sqm
Completion (est.):	March 2020

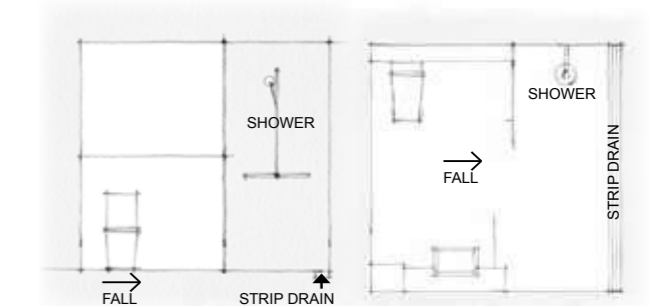
Project Team

Developer:	Geocon
Architect & Interior Design:	Fender Katsalidis Architects
Builder:	Geocon

The Dusk apartments are located in Belconnen, which is considered to be Canberra's largest and fast growing town centre's. Light and space unite in the cleverly designed apartments which offer stone bench tops, tiled splashback and abundance of storage options. These spacious 1 bedroom apartments have a minimum internal area of 73sqm, maximising lifestyle options for residents. Summer Housing's apartments are peppered throughout the 192-unit private development.



*Artist impression images



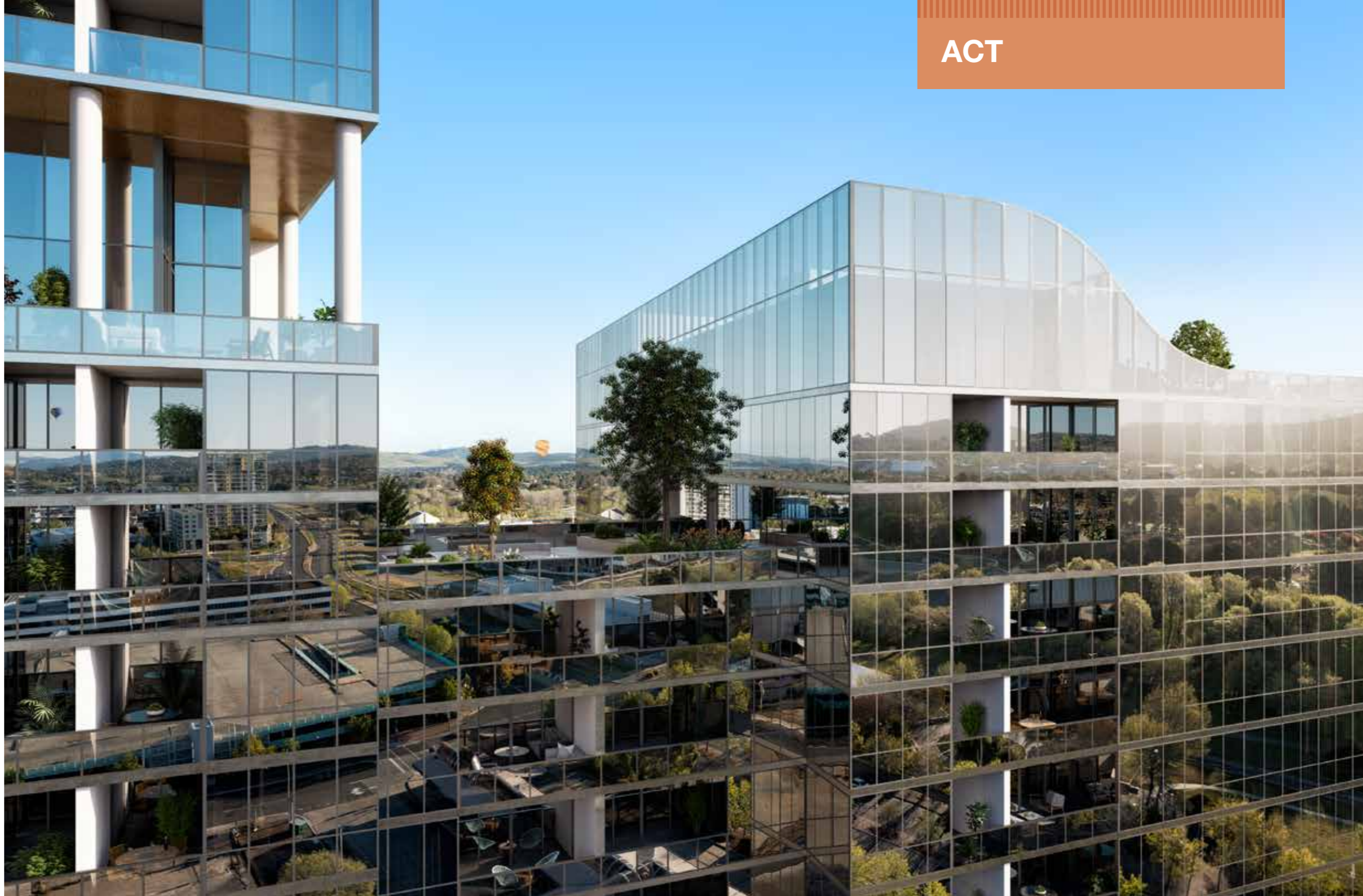
Graded bathroom floor

One consistent slope throughout the entire accessible bathroom/ensuite (e.g. 1:80) will simplify ease of movement for a person using wheeled equipment. Draining to a single perimeter strip drain provides a minimalist look and feel commonly expected within contemporary dwellings.

Note: non-compliant with SDA Design Standard

Grand Central Towers, Woden

The Grand Central Towers apartments are located in the heart of Canberra's revitalised Woden Town Centre. The striking Grand Central Towers features floor to ceiling double glazed walls that look out to one of the ACT's most social and commercial neighbourhoods. This is offset by the tranquil rooftop retreat and residents' lounge. Summer Housing's apartments are peppered throughout the 430-units across two towers.



Project Profile

Location:	Woden, ACT
Development size:	430 apartments
Summer Housing tenure:	Freehold ownership: 10 dwellings plus 1 on-site concierge hub
Average SH apartment size:	71.5 sqm
Completion (est.):	March 2021

Project Team

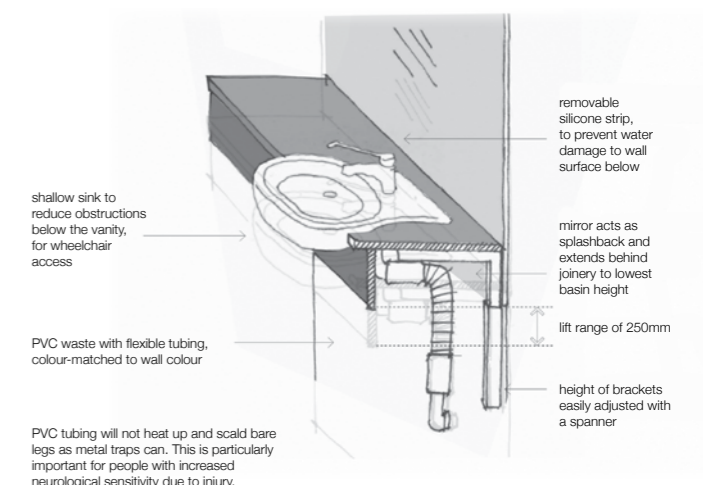
Developer:	Geocon & Zapari
Architect & Interior Design:	COX Architects
Builder:	Geocon



*Artist impression images

Basin & vanity height adjustability

Manual adjustment of the basin and vanity is incorporated as infrequent adjustments are needed. Achievable via the use of wall brackets and PVC waste pipes (relatively cost-effective adjustment to suit the new height required by the individual tenant).



Partner with Summer Housing



Lauren Stark
Commercial Manager
& Company Secretary

Lauren Stark has 7 years' experience in the not-for-profit housing sector with particular expertise in SDA administration, enrolment and provider compliance. Before this role Lauren had 9 years' experience in legal and court administration functions. Lauren is responsible for overseeing governance, risk and compliance functions for Summer Housing.

Summer Housing is looking to partner 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 has expertise in architecture, access consulting, project management and property development, allowing an end-to-end service from identification of potential projects through to design and project completion.

Freehold Acquisition Opportunities

Summer Housing is seeking to continue the off-the-plan '10+1' acquisition model, modifying 10 apartments to satisfy SDA requirements.

Head Leasing Opportunities

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.




Transaction Facilitator

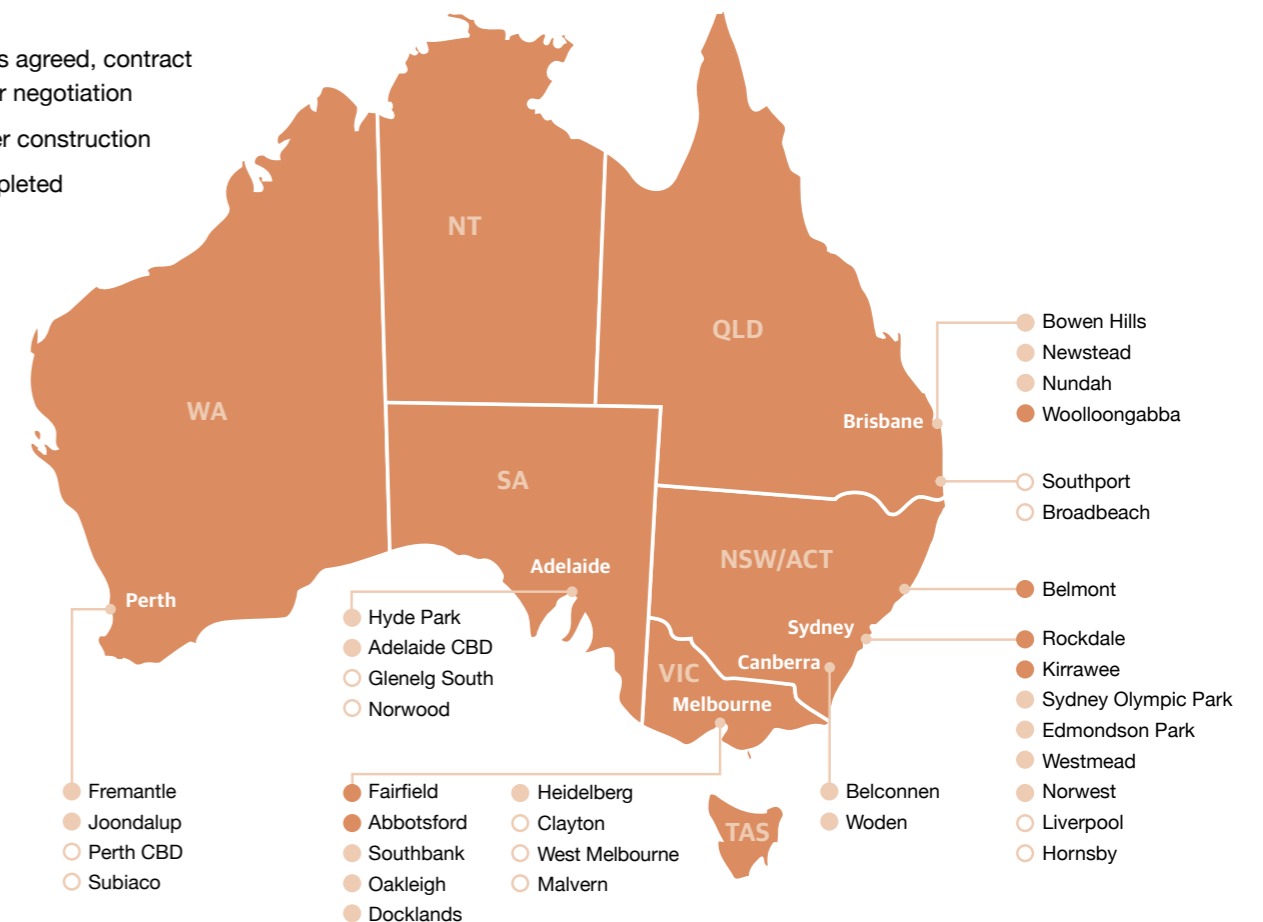
Summer Housing is also focused on building industry capability and actively seeks opportunities to support governments, developers, community housing providers and other stakeholders with:

-  **PROCUREMENT OF ACQUISITIONS**
-  **BASE BUILD DESIGN MODIFICATION TO MEET SDA REQUIREMENTS**
-  **DWELLING CUSTOMISATION PROJECT MANAGEMENT**
-  **MANAGING ADMINISTRATIVE SERVICES SUCH AS SDA ENROLMENT**
-  **LEASING AND TENANCY MANAGEMENT SERVICES**

National portfolio and pipeline as at 1 December 2019:

Key:

-  Terms agreed, contract under negotiation
-  Under construction
-  Completed



Our directors



Simon McKeon AO

Independent Non-Executive Chairman

Simon McKeon 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 a member of the Advisory Boards of The Big Issue and Blackmagic Design. He is also an Australia Day Ambassador for the Victorian Government.

He is on the Boards of Rio Tinto and Spotless Group. He 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 also 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.



Dr Di Winkler AM

Independent Non-Executive Special Director

Di Winkler 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 and subsequently developed a private practice working with people with brain injury in the community.

Di began her PhD in 2005, after becoming frustrated by the lack of appropriate housing and support for young people with disability who were being admitted to nursing homes for the aged. Her goal was to provide an evidence base to change policy and practice related to the issue of young people in nursing homes. After realising that research alone would not solve the issue of young people in nursing homes, in January 2006, Di founded the Summer Foundation.

In 2018, Di was conferred with a Doctor of Laws honoris causa from Monash University for her distinguished service to the community through her leadership as a practicing occupational therapist and researcher. In 2019, Di was appointed as a member (AM) of the Order of Australia (General Division) for significant service to people with disability. Di sits on the Board of Summer Foundation. She is also an Adjunct Associate Professor at the Living with Disability Research Centre at La Trobe University.



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 and the Support Report – The changing shape of giving and the significant implications for recipients.



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.

(Retired 4 September 2019)



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.

Robert believes that “housing for all – rich and poor” is not only a fundamental human need but it is also in the long-term interest of the economy as it will reduce social service costs. Consequently he believes that social and affordable Housing is economic Infrastructure.

He is currently the founding chair of Housing All Australians, on the Board of the Property Industry Foundation and the HIA in Victoria. Robert is also a past Board member of the Property Council of Australia, Residential Development Council, UDIA, 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 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 Impact 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 Internal Science School”. He was made a Member of the Order of Australia on Australia Day 2014.



Wendy Brooks

Independent Non-Executive Director

Wendy Brooks 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; 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



Noel Phillips

Chief Finance Officer

Noel has over 30 years' experience in finance, operations and management in the retail and hospitality sectors. He has worked in leading organisations such as Ray's Outdoors, National Leisure and Gaming Limited and Australian Leisure and Hospitality Group.



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

Summer Housing Financials

The financial report for Summer Housing Ltd (Summer Housing) provides an overview of the organisation's activities for the year ended 30 June 2019. BDO East Coast Partnership audited the financial report. For a complete set of financial statements please contact Lauren Stark, Company Secretary, at admin@summerhousing.org.au or download these from the Australian Charities and Not-for-profits Commission portal.

Establishment

Established in 2017, Summer Housing is focussed on bricks and mortar, expanding housing options for younger people with disability through replicating and scaling the initial demonstration projects carried out by the Summer Foundation.

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

Financial Performance

Revenue from continuing activities for the period was \$2,572,960 (2018: \$467,694, excluding the \$7,260,000 transfer of property assets from Summer Foundation, classified as income). Summer Housing had an operating profit after tax of \$890,635 (2018: \$6,438,227 discounting the assets transfer, the result is a shortfall of \$821,773 in 2018) and positive cash flow from operating activities of \$402,459 (2018: negative cash flow of \$40,677).

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.

As at 30 June 2019, Summer Housing had an excess in net assets of \$7,328,862 (2018: \$6,438,227).

The Directors of Summer Housing 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 year ended 30 June 2019

	For the year ended 30 Jun 2019	For the period from 15 Feb 2017 to 30 Jun 2018
	\$	\$
REVENUE		
Donations & Philanthropic Grants	130,000	50,000
Rental Income	887,401	168,821
Interest Income	121	3
Service Income	1,555,438	248,870
Contribution of Assets	-	7,260,000
	2,572,960	7,727,694
EXPENSES		
Employee-Related Costs	(738,821)	(492,816)
Property Costs	(509,851)	(184,193)
Depreciation & Amortisation	(172,641)	(83,955)
Depreciation – Right of Use Asset	(14,083)	-
Professional & Consultant Fees	(112,338)	(338,332)
Other Costs	(132,122)	(190,171)
Interest on Right of use Asset	(2,469)	-
Surplus before Income Tax	890,635	6,438,227
Income Tax	-	-
Surplus after Income Tax	890,635	6,438,227
OTHER COMPREHENSIVE INCOME		
	-	-
Total Comprehensive Income for the period	890,635	6,438,227

Statement of Financial Position

As at 30 June 2019

	2019	2018
	\$	\$
ASSETS		
Current Assets		
Cash and Cash Equivalents	331,524	159,323
Receivables	360,351	54,706
Other Assets	15,950	16,156
Total Current Assets	707,825	230,185
Non-Current Assets		
Property, Plant & Equipment	7,048,000	7,176,045
Right of Use Asset	126,745	-
Total Non-Current Assets	7,174,745	7,176,045
Total Assets	7,882,570	7,406,230
LIABILITIES		
Current Liabilities		
Trade & Other Payables	368,854	752,126
Employee Provisions	34,086	12,377
Deferred Revenue	16,066	-
Borrowings	-	200,000
Lease Liability	28,680	-
Total Current Liabilities	447,686	964,503
Non-Current Liabilities		
Employee Provisions	8,563	3,500
Lease Liability	97,459	-
Total Non-Current Liabilities	106,022	3,500
Total Liabilities	553,708	968,003
Net Assets	7,328,862	6,438,227
EQUITY		
Accumulated Funds	7,328,862	6,438,227
Total Equity	7,328,862	6,438,227

Statement of Changes in Equity

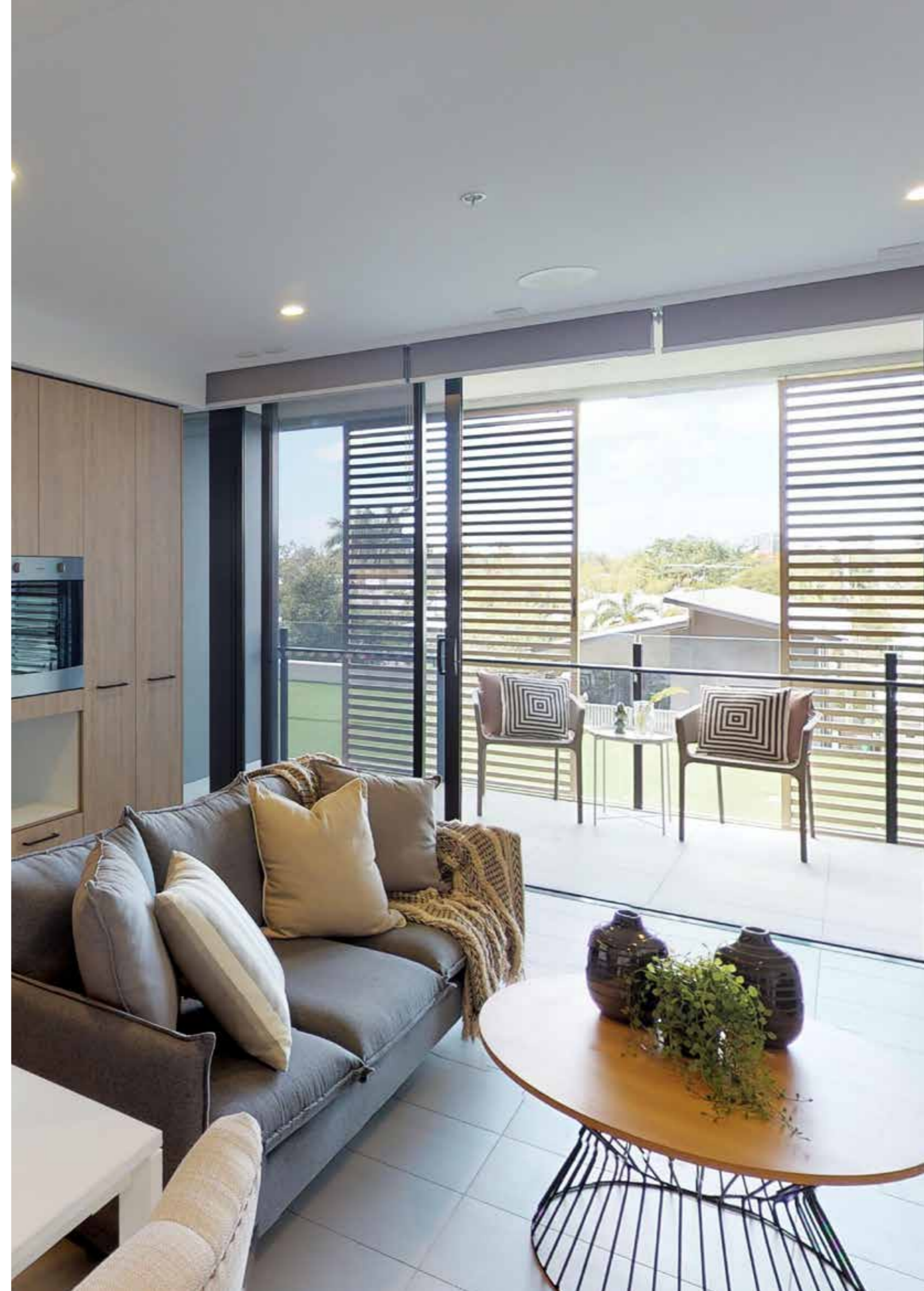
For the year ended 30 June 2019

	Accumulated Funds	Total
	\$	\$
Balance as at 15 February 2017	-	-
Surplus for the period	6,438,227	6,438,227
Balance as at 30 June 2018	6,438,227	6,438,227
Balance as at 1 July 2018	6,438,227	6,438,227
Surplus for the period	890,635	890,635
Balance as at 30 June 2019	7,328,862	7,328,862

Statement of Cash Flows

For the year ended 30 June 2019

	For the year ended 30 Jun 2019	For the period from 15 Feb 2017 to 30 Jun 2018
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
<i>Receipts</i>		
Receipts from Operations	2,334,792	421,715
<i>Payments</i>		
Suppliers & Employees	(1,932,335)	(462,392)
Net Cash Flow (used in) Operating Activities	402,457	(40,677)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for Property, Plant and Equipment	(30,256)	-
Net Cash Flow (used in) from Investing Activities	(30,256)	-
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayment)/Proceeds from Borrowings	(200,000)	200,000
Net Cash Flow (used in) from Financing Activities	(200,000)	200,000
NET INCREASE IN CASH AND CASH EQUIVALENTS	172,201	159,323
Cash and Cash Equivalents at the beginning of the financial period	159,323	-
Cash and Cash Equivalents at the end of the financial period	331,524	159,323



Presentations/ Memberships

Presentations

McLennan, D. (4 July 2018) Evidence given at a public hearing, *Joint Standing Commission on the National Disability Insurance Scheme – Inquiry into market readiness for provision of services under the NDIS*. Sydney, New South Wales.

Tran, Q. (10 July 2018) Building Change. Changing Lives. *About Summer Housing Knowledge Series Event, Urban Development Institute of Australia – South Australia*. Adelaide, South Australia.

Ryan, S. (20 August 2018) 10+1' One model for Accessible Housing. *University of Melbourne, Faculty of Architecture, Building & Planning*. Melbourne, Victoria.

Tran, Q. (5 September 2018) Flexibility and Technology in Universal Design – Specialist Disability Accommodation, *Australian Universal Design Conference 2018*. Brisbane, Queensland.

Tran, Q. (14 November 2018) Housing Panel: Using technology in housing: Current opportunities and considerations in Australia, *Australian Assistive Technology Conference*. Melbourne, Victoria.

McLennan, D. (16 November 2018) *What we have learnt about SDA, Having a Home, Forum on Housing Options for People with Disability, ACT Government Office for Disability*. Phillip, ACT.

McLennan, D. (22 March 2019) *What we've learnt about SDA, Get Building SDA*. Melbourne, Victoria.

Memberships

McLennan, D. (Ongoing) Inaugural member of the National Disability Insurance Agency's Specialist Disability Reference Group. National, Australia.

Tran, Q. (December 2018 - July 2019) Participant of the National Disability Insurance Agency's SDA Design Guidelines Steering Committee. National, Australia.



With thanks

Thank you to our supporters and collaborators for the year ended 30 June 2019:

Ability Options	Kokoda Property
Active Community Housing	Lendlease
Aoyuan International	Lighthouse Infrastructure
Araluen	Lorraine Calder
Automated Innovation	Machmechancis / Point 2 Point
Bank Australia	Macquarie Group
BDO East Coast Partnership	Mills Oakley
Bendigo Bank	Minter Ellison
Blue Earth Group	Mirvac
Christine Phillips	Northcote Rental Housing Co-Operative
Christopher Thorn AM	Paul Conroy
Clare Tayt	Pellicano
Colliers International	Piety THP
Commonwealth Bank of Australia	Professional Risk Managers
Compass Housing Services	Property Solutions
CORE Engineering Group	Raine & Horne Commercial Canberra
Corrs Chambers Westgarth	Robert Papaleo
CSquared Automation	Robert Pradolin
Deicorp	Rosemary Calder AM
Di Winkler Phd AM	Ross Barnes
Evolve Development	Saward Dawson Chartered Accountants
Flagship Property Holdings	Simon McKeon AO
Foxwood Property	Slattery Australia
Frasers Property	Sophie Ryan
Fred Khoh	Stanton Hillier Parker
GenU	Static Blue
Geocon	Summer Foundation
Grocon	Three Sixty Property Group
Haven; Home, Safe	Tony Venier
Hub Australia	Trevor Danos AM
James Waddell	Wendy Brooks
JBWere	Wendy Brooks & Partners
John McLeod	Yolk Property Group





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