

# Your Years – My Disability:

## The converging provision of housing for the aged & the disabled.



Joseph  
Connellan  
[www.mctwo.com.au](http://www.mctwo.com.au)

# Some Trends



- People with a disability
  - Extra 109,200 in 5 yrs to 2008
  - People with a disability become more disabled
  - Aged acquiring disability
- Care
  - Aged Carers will exhaust
  - More home time
  - Home based not residential care
  - Limited resource
  - More user pays including capital

# Issues



- Housing
  - Policy focus home ownership & rental failure
  - Homelessness not connected to housing
  - NAHA = National realignment
- Disability
  - Moving to market based choice
  - Less passion for housing people with a mental illness
  - Identifying group houses as too expensive

# Three Possible Futures



1. Rely on Private Rental

2: Wait for Re-institutionalisation

3: Develop National Disability Housing Strategy



# Option 1. Private Rental



- People with a disability typically single and on DSP/Aged Pension
- More now on Newstart
- Cannot afford metro rental
- Private Rental becoming more competitive

# Option 2: Reinstitutionalisation



- Why Institutions are bad
  - People live badly,
  - Die young
- Large scale private accommodation
- Seeking lower cost solutions.
- Emerging models  
Rooming House plus

# Option 3: National Disability Housing Strategy



- Is possible but action required
- Requires cohesive action to:
  - Quarantine Housing Funds
  - National Disability Housing Plan
  - Government endorse models
    - Eg Mansion House

# Mansion House

## Single Roof - Multi unit Developments



- Practical Design Option
  - Accessible multi units
  - Under one roof line
  - Built by volume builders
- Advantages
  - Based on proven design
  - Is cost effective - \$100k per unit
  - Reduces support cost.
  - Close to shops and transport
  - Safe and efficient work space
  - Can be delivering in volume
  - Accommodate disability + aged



# The future



- Wave of demand coming
- Residential care not answer
- Non institutional future possible
- Requires 3 Strategies:
  - National Disability Housing Plan
  - Endorsed scaleable models
  - Capture Govt Funding
- Requires cohesive action