

A New Australian Model of Housing and Care: Apartments for Life at Ocean Street

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About The Benevolent Society



- Australia's oldest charity - 1813
- ***Our purpose:*** to create caring and inclusive communities and a just society
- We provide services to & work with over 17,000 people p.a.
 - Children, families, women, older people, carers and communities, in NSW and SE Qld

The need for new models



- Increasing numbers of older people, with varying needs – very diverse
- Strong consumer preference and Government support for people to stay in their own homes, with support of informal (family) support and formal care services
- *But* this is only possible if they have suitable and secure housing

Other factors driving need for new models



- Projected shortages of workers & informal carers
- Demand for community care outstrips supply
- Poor integration between health and care systems
- Limitations of residential aged care – highly regulated, difficult to avoid institutional feel



Apartments for Life at Ocean Street

- A contribution to development of new models for Australia of housing, care and support for older people
- Based on concept originally from Humanitas, in Rotterdam, Holland
- Pioneering AFL at a site in Bondi, Waverley LGA, in Sydney's eastern suburbs
- A purpose built complex of multi-storey apartments and community facilities

Key aims



- Residents able to live as independently as possible, living fulfilling and socially connected lives
- Residents able to stay in the same apartment for the rest of their lives, with the support of formal community care when needed
- Socio-economic and other diversity among residents, reflecting the local population
- An impact on the directions of housing and ageing policy and models in Australia

Key features :

Appropriate design



- High standards of accessibility and adaptability
- Smallest apartments (1 BR plus study) large enough for a family member or friend to stay overnight
- Environmental sustainability
- Good use of technology to support independence and connections



Connections with the local community

- Shared community facilities at ground level (incl. café, meeting rooms, men's shed, community gardens)
- Active community development strategy involving local community (especially in walking distance)



- Open site, local community encouraged to walk through and to use it

Support and care for residents who need it



- Aim is for 95% residents to stay in the same apartment to end of life
- Monitoring function, service coordination and referral to formal services
- Promotion of informal and volunteer support
- On-site facilities – e.g. café, dementia day care centre, convenience store, consulting rooms

Affordability

- Aim is to keep local older people in the area
- 10% of apartments to be rented to low income older people who do *not* own a home
- 30% of apartments for those with a low value property
- 60% at ‘market’ prices (but apartment sizes and finish are not ‘luxury’)

- Ongoing strategies to ensure diversity of residents reflects local community
- Evaluation, research and dissemination
- And, mostly importantly, a clear philosophy
 - Autonomy and independence
 - Active ageing (no matter what state of health)
 - Respect and inclusion

The aim is happiness!

Contact



More about this Project:

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