



OZABILITY HOMES

BUSINESS OVERVIEW DOCUMENT

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Ozability Homes

AN NDIS PROVIDER

SDA CERTIFIED

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About Us

At Ozability Homes, we aim to provide greater ability and options to those in need. Our goal is to provide effective solutions for Providers and Participants within NDIS.

We aim to:

- Take **INITIATIVE** with the Provider for investment
- Bring **INNOVATION** with the new NDIS scheme
- And **INCORPORATE** the wider community into this plan

INITIATIVE

With so many uncertainties with the NDIS roll out, our goal is to take initiative with Providers by working with them in investments. We aim to build strong investments and partnerships by meeting each Providers need, and not only them but for individual Participants too. If we cannot provide direct investment, then we look at avenues of support to help meet those needs.

Ultimately our goal is to provide a stress-free approach for the Provider in investment, whether it be land acquisition and/or home construction to meet their clients' needs.

INNOVATE

We don't like to follow the norm. We want to build and create innovative systems and models through the NDIS SDA scheme, with homes that go beyond just functionality. Homes that are comfortable, empowering and freeing. A house that they can call their home!

We strive to be up-to-date with the newest technology, infrastructure and policies and always want to be moving forward.

INCORPORATE

Let us help you by utilising and collaborating with our team, from source(ing) to completion. We'll let you utilise our team for a smoother and simpler approach to all new future work. We have:

- o Architects
- o Builders

- Solicitors & Conveyancers
- Land sourcing & acquisition

To Help

PROVIDERS

Our goal is to create greater opportunities with Providers clients by providing and creating new and established housing options through:

LAND

Sourcing suitable land that the Provider needs at the best possible price for new builds.

DESIGN AND BUILD

From design through to build, we aim to build on behalf of Providers towards a hassle-free turn key product. Keeping in line with current market and technology trends.

REMODEL

Remodelling established homes to meet the needs of the Provider, organisation and/or individual participant, whilst also meeting the necessary SDA level build.

SYNERGY

Our goal is to come together, whether you be an investor, provider, participant or another invested party, working together towards maximising a client's home life.

COLLABORATION

We know finding land and building houses isn't an easy process. We match investors and land with Providers, building new homes that cater to and meet:

- Certified SDA levels
- Specific design requirements
- Individual client needs

CLIENTS

Creating long term living solutions for those in need. Homes that are practical, functional and sustainable.

PARTNERSHIP

Working with Providers or individual clients to help create a solution that fits a budget to build or remodel a home that allows them to live effectively.

OWNER OCCUPY

Providing options and looking at creative solutions, when and where possible, to help NDIS clients become owner occupiers. Our long-term vision is in helping create a model where clients or families own the home or investment.

INVESTORS

With such change to the disability sector, we have wanted to bring investors along, and allow them to take initiative, feel apart, take responsibility and be innovative in the market place.

CREATING

Our goal is to build and create new, up-to-date, innovative and suitable homes for NDIS clients, which in return build strong and stable rental yields for the investor.

TEAMWORK

Investing requires teamwork and planning. It is a step by step process that includes multiple stages. We help by creating a team throughout all these stages; finance, land acquisition, concept design, architecture, etc. Through this team, we take the project from an idea to reality.

CONNECTING

With connections in the disability sector, we pride ourselves in being able to provide avenues where investors, providers and clients are all able to connect.

DAY-TO-DAY

We look after the financial and functional processes of looking after assets. This includes rental income, compliance and fees, insurances and other

general costs. We also look after the practical needs of assets, which can include maintenance, modelling and other areas.

LAND & BUILD

LAND ACQUISITION

Confused about land zoning? Unsure of where to start? Let us help you by providing insight on land to buy. We help acquire the best possible land that offers the most flexibility and options for potential builds.

HOUSE BUILD

We can design a house for a Provider and/or Participant that meets and complies with the NDIS SDA (Specialist Disability Accommodation) levels for funding. Alternatively, we can custom build a home for Providers and/or Participants that may need to meet other required criteria or goals. Which may need to go beyond the standard SDA requirements.

ACCESS

We provide access to quality, experienced and competitive build prices to get the job done. Where possible we can even utilise previous designed **spec** homes to modify to the Providers and/or Participants need.

Conclusion

If you are interested in pursuing further down the avenue of accommodation and want to look at what options are available, we would be more than willing to help you achieve your goals. Our goal is to help shape the future for a more dynamic, affordable and passionate NDIS environment, and we do this through partnering with other organisations and/or individuals to accomplish this!

For further enquiries, please get in contact by either sending an email to enquiries@ozabilityhomes.com.au, or give us a call on (02) 4709 6733.

Looking forward to partnering together!