



INFORMATION PACK • SPECIALIST DISABILITY ACCOMMODATION

The Shane

5 McGregor Street, Kippa-Ring QLD 4021

A purpose-built High Physical Support SDA home with two ensuite bedrooms, each with its own private patio, and a dedicated on-site support room for your own SIL provider.

DESIGN CATEGORY	ROOMS AVAILABLE	SUPPORT MODEL	CERTIFICATION
High Physical Support	2 of 2	Bring your own SIL	Pending

INSIDE THIS PACK

- 01 The home — inclusions and photographs
- 02 Accessibility & design, and the SDA detail
- 03 Support model, tenancy and how co-tenants are matched
- 04 Location — measured distances and walking times
- 05 What it costs, and the floor plan
- 06 How it works — five steps from enquiry to move-in
- 07 Questions, contact details and the fine print

01 • THE HOME

Two ensuite bedrooms, each with a private patio

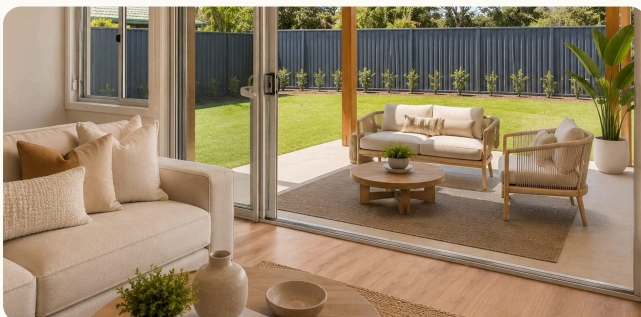
This SDA home offers safe, comfortable living for residents requiring High Physical Support. Each bedroom has its own ensuite bathroom, built-in robe and private patio, giving residents their own quiet outdoor space. A dedicated on-site support room, with its own ensuite, keeps your SIL support close at hand without compromising privacy.

What the home includes

- ✓ Two ensuite bedrooms, each with a private patio
- ✓ Dedicated on-site support room with ensuite for your SIL provider
- ✓ Battery backup system for essential equipment
- ✓ Open-plan kitchen, dining and living with built-in appliances
- ✓ Large communal patio
- ✓ Separate rumpus room
- ✓ Double garage and two storage areas
- ✓ Internal laundry

Fitted and finished

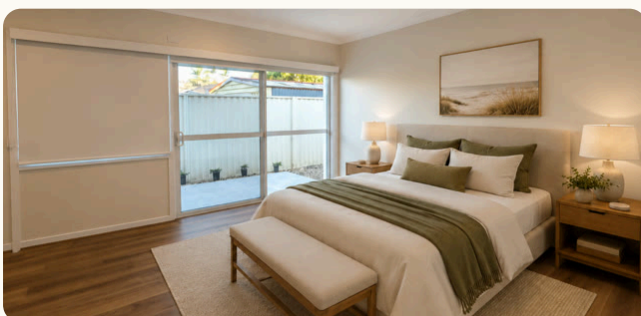
- ✓ Fully ducted climate control air conditioning
- ✓ Ceiling hoist provisions
- ✓ Fans throughout
- ✓ Built-in wardrobes
- ✓ Wheelchair accessible
- ✓ Emergency power backup
- ✓ Outdoor area
- ✓ Single-storey house



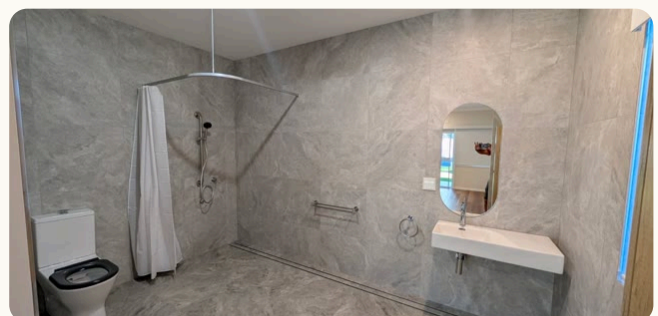
LIVING – OPENING TO THE COVERED PATIO



KITCHEN – HEIGHT-ADJUSTABLE BENCHTOPS



SDA BEDROOM 1 – OPENS TO A PRIVATE PATIO



ROLL-IN WET ROOM – LEVEL ENTRY

02 • ACCESSIBILITY & DESIGN

Accessible by design, not retrofit

The home is purpose-built Specialist Disability Accommodation, designed and certified to the High Physical Support standard.

Design and access

- ✓ Continuous, step-free level access from street to outdoor living
- ✓ Oversized roll-in wet-room bathrooms with reinforced grab rails and hoist provision
- ✓ 950 mm+ clear opening doorways and compliant wheelchair turning circles
- ✓ Custom accessible kitchen with height-adjustable benchtops and knee clearance
- ✓ Ceiling hoist provisions
- ✓ Assistive technology readiness
- ✓ Emergency power backup / battery backup for essential equipment

SDA details

SDA building type	House
Design category built to	High Physical Support
Design category funding accepted	High Physical Support
Number of SDA residents	2
On-site support room	Yes, a dedicated room with ensuite for your SIL provider (marked OOA on the floor plan)
Appendix H accepted / considered	No
SDA location	QLD — Moreton Bay — South
SDA provider	The Independent Living Company

Checking your funding. This home accepts High Physical Support SDA funding. If your plan specifies a different SDA design category, tell us in your enquiry and we'll confirm in writing whether the home is a match before you go any further.

03 • SUPPORT & TENANCY

Bring your own SIL provider, with a support room on site

Support model	Bring your own SIL provider
Can tenants bring their own core supports?	Yes
Who arranges overnight support?	You do, through your own SIL provider
On-site support room	A dedicated room with its own bathroom, for your SIL provider
Tenancy agreement	Independent of your support agreement
Number of tenants	2

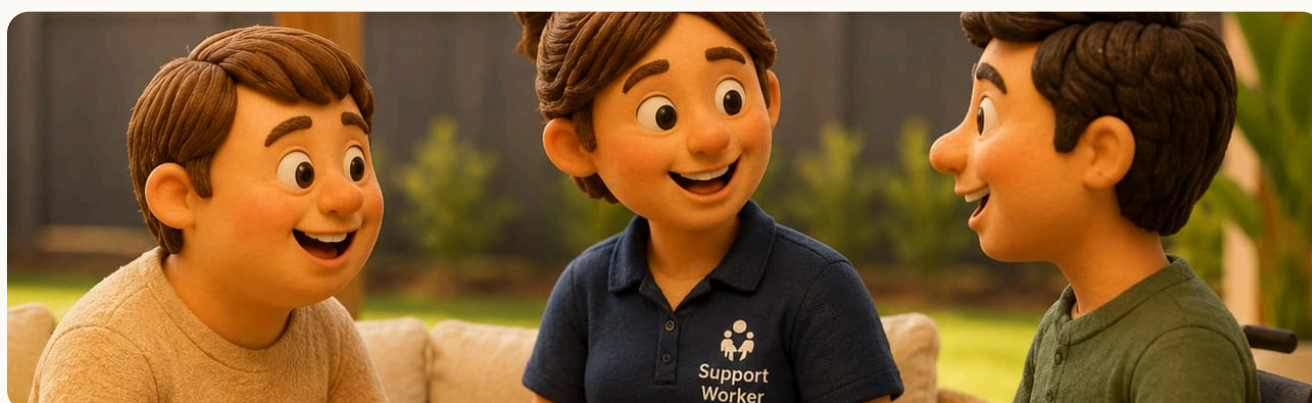
Tenancy and supports are separate agreements

You bring **your own SIL provider, including overnight support**, so provider choice is never bundled into the tenancy. The home has a dedicated on-site support room with its own bathroom for them. We walk through how the roster works on the suitability call.

How co-tenants are matched

Both bedrooms are currently vacant, so the household is still being formed — you would not be moving into an established share house.

Co-tenants are matched through a person-centred, transparent process that puts each participant's choice, safety and wellbeing first. Prospective tenants are supported to meet and learn about potential housemates where appropriate, with input from their support network and Support Coordinator, to help determine compatibility around routines, communication styles, support needs and shared living preferences. Final decisions are made collaboratively, so each participant has genuine choice and control over who they live with.

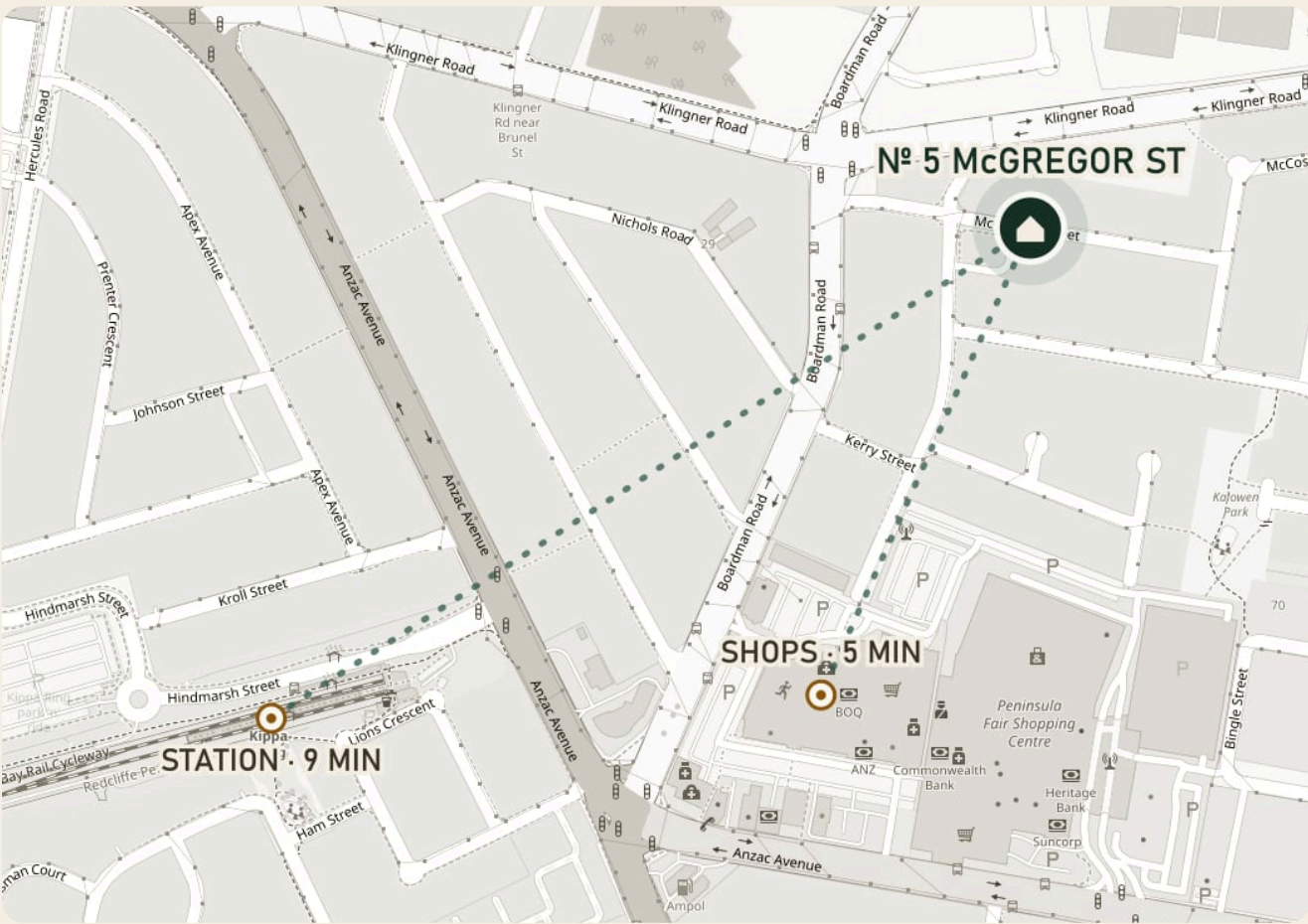


04 · LOCATION

Everything's within a short, flat walk

Kippa-Ring sits on the Redcliffe Peninsula — flat streets, sea air, and everything daily life needs inside about ten minutes on foot.

DESTINATION	DISTANCE	ON FOOT
Nearest bus stop — Klingner Rd at McPherson St	233 m	3 min
Talobilla Park	294 m	4 min
Kippa-Ring Shopping Centre	408 m	5 min
Redcliffe Peninsula 7 Day Medical Centre — GP, open 7 days	463 m	6 min
Kippa-Ring train station — Redcliffe Peninsula line	730 m	9 min
Dolphins NRL & community club	~1 km	12 min
Moreton Bay foreshore — Redcliffe & Scarborough	—	Short drive



MAP DATA © OPENSTREETMAP CONTRIBUTORS. WALKING TIMES ESTIMATED AT ~80 M/MIN; DISTANCES AS PUBLISHED ON THE PROPERTY LISTING.

05 • WHAT IT COSTS, AND THE FLOOR PLAN

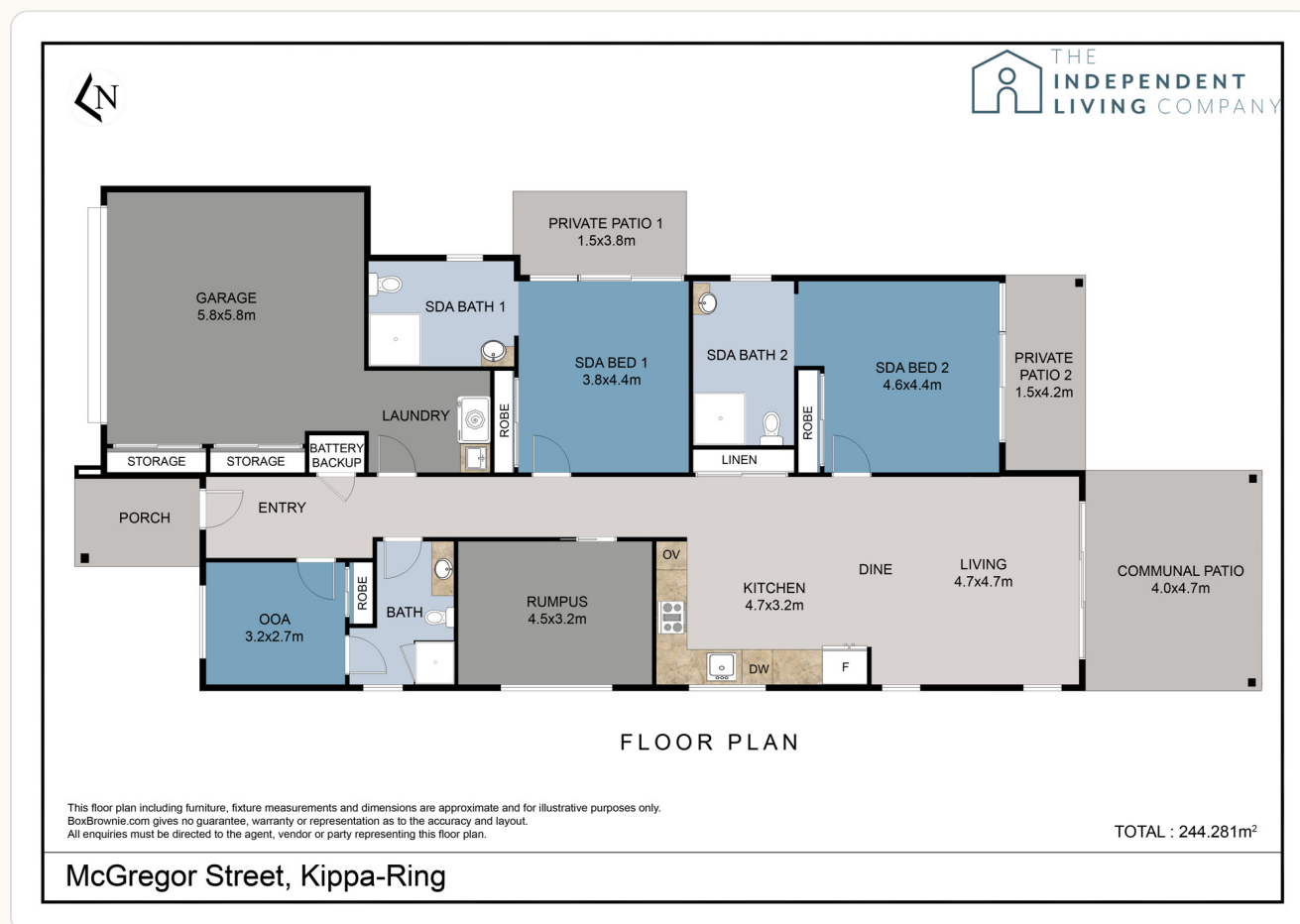
Rent is set as a share of the pension

The rent you pay

The rent you will pay is equivalent to **25% of the Disability Support Pension**, plus the **SDA funding in your NDIS plan**. There is no separate fee to enquire, and no obligation at any stage.

Your written details pack includes the full cost breakdown alongside the tenancy and support agreements, so you and your Support Coordinator can compare it properly against other options.

Floor plan



244 M² TOTAL • THE ON-SITE SUPPORT ROOM IS MARKED OOA • MEASUREMENTS APPROXIMATE

06 • FROM ENQUIRY TO MOVE-IN

Five steps, at your own pace

01

Submit an enquiry

SAME DAY

Tell us who you are and what good support looks like for you. Two minutes, no documents needed yet.

02

Suitability call

WITHIN 2 DAYS

Fifteen minutes by phone. We walk through the home, the supports and timing, and answer anything you want to dig into.

03

Written details pack

IN WRITING

Floor plan, costs, agreements and the roster model — in writing, so you and your coordinator can compare properly.

04

Visit the home

BRING ANYONE

Bring family or your coordinator. Meet the household, measure the room, take photos — it's your decision to inform.

05

Decide together

YOUR PACE

A trial stay if helpful, then move-in planned around you. Agreements are signed only when everything stacks up.

“Not right for me” is a perfectly good outcome. We'd rather the right home than a fast yes.



07 · FREQUENTLY ASKED

Questions, answered straight

Is this an SDA property?

Yes. The Shane, at 5 McGregor Street, is a purpose-built Specialist Disability Accommodation (SDA) home, certified to the High Physical Support (HPS) standard. It also suits Fully Accessible and Improved Liveability participants.

Can I keep my current support provider?

Yes. The tenancy and your supports are separate agreements, so you bring your own SIL provider, including overnight support, and the home has a dedicated on-site support room with its own bathroom for them. We walk through how the roster works on the suitability call.

Who else lives in the home?

Both bedrooms are vacant, so the household is still being formed — you're not moving into an established share house. Co-tenants are matched through a person-centred process: you're supported to meet a prospective housemate where that's appropriate, with input from your support network and coordinator, looking at routines, communication styles and support needs. A trial stay is available if it helps. Nobody is matched on paperwork alone.

I'm a Support Coordinator — what do you need from me?

A snapshot of your participant's goals, support needs and funding context is plenty to start. We reply within two business days with the full pack — inclusions list, floor plan, costs and agreements — so you can assess fit without a site visit first.

GET THE FULL DETAILS PACK

0431 562 719

Any time during business hours

jettbrutnell@gmail.com

We reply within two business days

About this document

Property owner: Brut Investments Pty Ltd (ACN 685 404 433). **SDA provider:** The Independent Living Company, a registered NDIS provider.

Information in this pack is general in nature and current at 24 September 2026. It is drawn from the property's published listing and the provider's own documentation. Full documentation — the complete inclusions list, cost breakdown, household profile and the tenancy and support agreements — is available on request.

Nothing in this document is financial, legal or NDIS planning advice. Please involve your Support Coordinator or plan manager before making a decision. Walking times are estimates based on published distances and an average walking pace; they will vary with mobility and route. Photographs are indicative of the home. The home is not furnished throughout. Availability is subject to change.