



Get Going Support

DAILY LIVING | COMMUNITY ACCESS | SIE

CHURCHES  
of CHRIST 



Register  
your interest  
today.

# Little Mountain

## Specialist Disability Accommodation Apartments

211 Parklands Boulevard  
Little Mountain



# 10 new one and two-bedroom SDA Apartments coming to Little Mountain.

The 10 Specialist Disability Accommodation (SDA) approved apartments, are located in a 40-apartment community housing complex for seniors. Each apartment is designed under the National Disability Insurance Scheme (NDIS) Guidelines as fully accessible. In addition, the units can also be retrofitted to meet your specific requirements. Onsite overnight support is available, providing the services you need to live as independently as possible.

## Development overview

**10 SDA apartments designed to NDIS fully accessible support level:**

- 8 x one-bedroom apartments
- 2 x two-bedroom apartments with onsite overnight assistance (OOA) or carer's room

### Available

April/May 2023

### Apartment features

- Open-plan living area
- Accessible bedroom, bathroom and kitchen
- Adjustable benchtops in kitchen
- Fully air-conditioned
- Built-in wardrobes
- Wheelchair accessibility
- Pets considered
- Lift access
- Resident and visitor parking
- Private outdoor patio or balcony
- Platinum level certification is achieved for each apartment under the Livable Housing Design Guidelines
- Long-term leases

### Campus features

- CCTV cameras covering ground floor and car park
- Community room
- Onsite cafe—One Table Cafe
- Onsite Aquatic Centre
- Auditorium
- An embedded electrical network

### Local connections

- A short distance to Parkland Springs Shopping Centre, cafes and restaurants
- Central to the hinterland and beautiful beaches of the Sunshine Coast
- The nearest bus stop is just 400m to the east of the eastern property boundary on Parklands Boulevard
- Connected to Parklands Medical Centre, Little Mountain Medical Centre, Sunshine Coast University Hospital and other allied health services.





Artist's impression of the Community Centre at Little Mountain Apartments

## Frequently asked questions.

---

### **What parking will be available for residents?**

The development includes onsite car parking for residents. There will be a maximum of one car space per household. The development is not gated and parking is not secured but is well lit and has CCTV cameras.

### **Is there overnight assistance if I need it?**

Yes. The ground floor of the complex hosts two, two-bedroom apartments. The second bedroom has a separate entry and can be used as an OOA room.

### **Can residents have a pet?**

We understand the benefits of pet ownership. Approved pets may include small lap dogs, cats and birds. Each circumstance is unique and we suggest that residents discuss their pet with our housing team to ensure they understand the Pet Policy at Little Mountain Apartments.

### **Are the apartments air-conditioned?**

Yes. All SDA apartments are fully air-conditioned.

### **What fire safety measures will be in place?**

We take a proactive approach to fire safety and Little Mountain Apartments will include fire safety features, such as smoke and heat detectors, linked to a central fire panel. The building design also includes emergency evacuation routes and assembly areas. We conduct annual evacuation practices and staff participate in annual fire safety courses to make sure they are equipped to respond to emergencies.

### **What rent will I pay?**

We require a Maximum Reasonable Rent Contribution (MRRRC) from you, set by the NDIS.

The amount of 'reasonable rent contribution' you pay can be up to 25% of your fortnightly income (capped at the Disability Support Pension rate), plus all the Commonwealth Rent Assistance you receive.

### **What is the eligibility for an SDA apartment at Little Mountain?**

In order to be eligible for an SDA apartment you will need to have SDA funding approval in your NDIS plan.

### **What is an embedded electricity network?**

To ensure residents living at Little Mountain Apartments have the lowest possible household running costs, we use sustainable building products and implement an embedded network electricity arrangement. An embedded network is an innovative way for a community to purchase bulk electricity and enjoy savings through a direct network price and reduced network charges.

## 1 Bed Unit Floor Plan

One-bedroom Specialist Disability Accommodation apartment



Internal	65m <sup>2</sup>
External	13m <sup>2</sup>
<b>Total</b>	<b>78m<sup>2</sup></b>

## 2 Bed Unit Floor Plan

Two-bedroom Specialist Disability Accommodation apartment (second bedroom for an OOA or carer)



Internal	80m <sup>2</sup>
External	14.5m <sup>2</sup>
<b>Total</b>	<b>94.5m<sup>2</sup></b>

# Does this property suit your needs?

To find out more about this property or register your interest, contact us:

### Churches of Christ Housing Services Ltd

41 Brookfield Road  
Kenmore Qld 4069

P 1300 437 537

E [affordableliving@cofcqld.com.au](mailto:affordableliving@cofcqld.com.au)

[cofc.com.au/housing](http://cofc.com.au/housing)

Alternatively, you can contact our Supported Independent Living (SIL) partner on:



Get Going Support

DAILY LIVING | COMMUNITY ACCESS | SIL

P 0493 365 373

E [info@getgoingsupport.com.au](mailto:info@getgoingsupport.com.au)

[getgoingsupport.com.au](http://getgoingsupport.com.au)

### Churches of Christ Housing Services Ltd

Churches of Christ Housing Services (CCHS) are a wholly owned subsidiary of Churches of Christ and a leading provider of housing solutions, managing a portfolio of 1300+ properties in Queensland. CCHS is also a SDA approved provider of housing in Australia. Our homes are thoughtfully designed, affordable and in high amenity locations, enabling residents the opportunity to access employment, health and essential services and engage in community life.

Churches of Christ Housing Services Ltd ABN 25 604 517 026 is a not-for-profit company limited by guarantee and is a wholly owned subsidiary of Churches of Christ in Queensland ABRN 147481436 (incorporated in Queensland).

**CHURCHES**  
**of CHRIST**  
HOUSING SERVICES