

SHIFT is a Rocky Bay company, so you can be assured every aspect of your new home has been carefully considered, drawing on over 85 years of experience supporting people with disability. While Rocky Bay and SHIFT work in close partnership, when it comes time to move in, there are some clear distinctions between which company is responsible for each part of the process.

Let's take a look at how it all works.

How it works

The simplest way to explain who does what in a SHIFT home managed by Rocky Bay: SHIFT is responsible for the provision and maintenance of the building and the gardens, plus the major items of furniture, like the fridge and laundry equipment.

Rocky Bay is responsible for the day-to-day operations and the items that are used and replaced, like food and cleaning materials, plus the household bills, for water, gas and electricity.

A more detailed breakdown follows.

SHIFT

The following are paid for using SDA funding and a customer contribution known as 'Reasonable Rent Contribution' (RRC).

- Property insurance
- Water rates (not usage)
- Council rates
- Rubbish disposal
- Security
- Repairs
- Maintenance of the surrounding gardens and outdoor spaces.
- Smart Home and Assistive Technology features that tenants can then customise

- Whitegoods to the kitchen (e.g. Fridge and freezer)
- Washing machines and dryers
- A furniture package for the common areas**
- Repair of necessary built-in disability equipment (e.g. hoists,) that are not otherwise owned and funded by individuals' plans, as agreed with SHIFT.
- Use of a vehicle for customer's needs such as banking, shopping, medical appointments and similar activities.*
- Customers also have access to SHIFT's Property Team to provide handy-home tasks such as putting up shelving or hanging pictures. A tenant may request these services at their own expense. The SHIFT Property Team can provide a quote and undertake the task for you.

* This fee does not cover the cost of community transport which is separately funded under the NDIS.

** Furniture package only applies to the original tenants of the property. Replacement pieces at the expense of tenants.

Rocky Bay

The following are paid for using funding from Supported Independent Living (SIL) via the NDIS.

- Food and groceries*
- Gas, electricity and water usages
- Kitchen and laundry consumables
- Cleaning products and hardware
- Crockery and cutlery
- Small appliances - purchase and maintenance
- Communications and internet/Wi-Fi**
Access to Rocky Bay wifi, options to arrange your own connection

* Subject to the conditions of your Service Agreement with Rocky Bay.

** Subject to user terms and conditions.

What's included in your new home

SHIFT SDA and Rocky Bay SIL Support



Kitchen

- Fridge and freezer
- Dishwasher
- Microwave
- Crockery and cutlery
- Kettle, toaster, appliances
- Automatic lighting



Dining/Living

- Dining table (height adjustable if required)
- Dining chairs
- Lounge furniture as appropriate for the space
- Automated motorised roller blinds to windows
- Smart TV, wall mounted
- Automatic lighting



Alfresco

- Outdoor table and chairs



Bedroom

- Built-in wardrobe with hanging rail
- Automated motorised roller blinds to windows
- Smart TV ready – point on the wall
- Wall mounted air conditioner, controlled to your own temperature requirements - Smart home ready
- Automated lighting
- *Provision for future bedroom door automation



Ensuite

- Own dedicated drawer and cabinet
- Mirror
- Coat/towel hooks
- Ceiling heat lamp
- Grabrails installed to your requirements (OT recommendation)
- Automated sensor lighting
- Height adjustable basin



Laundry

- Washing Machine and Dryer
- Clothesline
- Mops, brooms, cleaning products



Assistive Technology

Fully integrated home automation system providing the following Smart Home features:

- Operation of Smart Home via hard wired in-house devices or Customer's own portable devices
- Control of automated lighting
- Control of automated window blinds
- Intercom from front of property to carer's office and main living area
- Control of front door & main courtyard door with home automation system or door fob

Tenants can expand the system to include voice control, customised switches and other accessories as part of the NDIS Assistive Technology funding.



SHIFT

ACCESSIBLE HOMES

A Rocky Bay company



Rocky Bay

HEALTH + COMMUNITY



SDA Provider SHIFT
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SIL Provider Rocky Bay
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