



# Queensland Home Adapt Loan

## FACT SHEET FOR LEGAL AND FINANCIAL ADVISERS

This fact sheet is designed to provide legal and financial advisers with background information about the Department of Housing's Queensland Home Adapt Loan.

### What is the Queensland Home Adapt Loan?

This is a low-interest loan available through the Queensland Department of Housing. It provides financial assistance to home owners with a disability, or those who have a household member with a disability, so they can make modifications to their property to enable the person with the disability to remain living in their home.

Clients can borrow from \$5,000 to a maximum of \$30,000 (depending on their eligibility) over a term of up to 30 years and can also contribute to the total cost of modifications through their own means if they choose. The loan is secured by a mortgage over the client's home.

Information on the loan eligibility criteria can be found in the Queensland Home Adapt Loan Questions and Answers booklet.

The Queensland Home Adapt Loan may not be the most suitable option for the client's needs and financial circumstances, so it is important that the client receives independent legal and financial advice about the options available to them. For clients who proceed with an application, it is important that they understand the nature and the implications of the agreement they are entering into.

### What is the application process?

Once the Department is satisfied that the applicant is eligible for assistance, an occupational therapist will be requested to provide the Department with an assessment of the client's needs. A copy of this report will be provided to the client.

The Department will only provide finance for modifications recommended by the occupational therapist and costs related to modifications and/or the loan.

If the loan application is approved, the client will then be required to obtain independent legal and financial advice as a condition of loan approval. The client must provide the Department with certificates from their advisers to confirm the advice has been received.

The Department will provide the client with reimbursement towards the cost of this advice. It may not cover the entire cost.

### What is the purpose of the advice?

#### *Financial advice*

The primary purpose of the financial advice is for the client to understand the financial implications of the loan agreement they are entering into. The advice is to include the effect of loan repayments on their monthly budget and how this additional commitment will reduce their available disposable income.

#### *Legal advice*

Legal advisers need to explain to the client the legal implications of entering into a loan agreement and providing their home as security for the loan. The advice should also cover the client's responsibilities under the agreement, the remedies available to the lender in the event of default by the client and the effect on the client's estate in the event of the client's death prior to the loan being repaid.

#### *A Home Access initiative*

The Queensland Home Adapt Loan is part of the Department's Home Access initiative which aims to address the need for accessible housing in the private housing system, and to enhance housing options for people with a disability and older people.

Home Access aims to assist and empower individuals whose home environment places restrictions upon their ability to undertake usual day-to-day activities. Home Access will assist in overcoming some of the barriers which many people with a disability face in accessing appropriate housing.

The conditions of the Queensland Home Adapt Loan may change from time to time. For up-to-date information, contact the Department's **Loan Information hotline** on **1300 654 322**, **email** [loaninformation@housing.qld.gov.au](mailto:loaninformation@housing.qld.gov.au) or **visit** [www.housing.qld.gov.au/homeaccess](http://www.housing.qld.gov.au/homeaccess).

