

If a loan is approved, you will be required to obtain independent financial and legal advice. The Department will partly reimburse you for the cost of these services.

While there are no deposit or application fees for the loan, there will be the cost for registering a mortgage over your home (\$105.60 as at July 2004). Some additional costs you may incur include council fees (for major modifications) and building insurance (if not already insured). If you already have a mortgage over your home, you may also have to pay for your lender to produce documents and enter into an agreement with the Department.

Depending on your circumstances, it may be possible to include some of these costs as part of the total loan amount, although not all costs can be borrowed.

How much will I repay?

You will have to pay the full amount borrowed, plus interest. The interest rate is fixed for the term of the loan.

How long will it take to repay my loan?

The amount of time it takes to repay your loan depends on the amount you borrow and your monthly repayments. The term of your loan cannot exceed 30 years.

Can I make extra repayments?

You can make extra or larger payments at any time and you will not have to pay any additional fees or charges if you do. In fact, any extra or larger repayments you make will actually reduce the total amount of interest you will pay on the loan and it will also mean that you pay off your loan sooner.

To find out more about the Queensland Home Adapt Loan, including estimates of how much you may borrow, what your repayments may be and the fixed interest rate, contact Housing Loans and ask for the Queensland Home Adapt Loan Questions and Answers booklet.

Alternative formats

This booklet is available in different formats. If you would prefer the booklet in large print, audio tape or audio CD, contact Housing Loans.

This brochure gives general information about the Queensland Home Adapt Loan and is current as at the date of printing, June 2004. The general information contained in this publication does not take into account your specific circumstances. All applications for credit are subject to eligibility criteria and lending guidelines for both you and the home modifications you need.

Housing Loans

Housing Loans
Queensland Department of Housing
Level 6, 133 Mary Street
GPO Box 690
BRISBANE QLD 4001

Call the Department's Loan Information hotline on **1300 654 322**, Monday to Friday, 8.30 am to 5.00 pm (toll free).

Email loaninformation@housing.qld.gov.au

Visit www.housing.qld.gov.au/homeaccess

Home Access

For more information about the Home Access initiative contact:

The Coordinator
Home Access
Queensland Department of Housing
Telephone 07 3238 3996
Email homeaccess@housing.qld.gov.au

If calling the **National Relay Service** 133677 (telephone and modem callers) or **Speech to Speech Relay** 1300 555 727, please ask for 1300 654 322 for the Queensland Home Adapt Loan or 07 3238 3996 for the Home Access initiative.



Queensland Home Adapt Loan

What is Home Access?

Home Access is an initiative of the Queensland Department of Housing 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.

About the Queensland Home Adapt Loan

The Queensland Home Adapt Loan is a low-interest loan available through the 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 modify their property to enable the person with a disability to remain living in their home.

Applicants who are eligible for this loan can borrow between \$5,000 and \$30,000 at a low fixed interest rate.

The loan is to be used to modify a home so the person with a disability can undertake usual day-to-day activities around their home with increased health, safety and/or independence.

Modifications can be small or large, however they must be authorised by a qualified occupational therapist. Modifications may include access ramps, widening hallways or doorways, and modifying a kitchen, toilet or bathroom.



However, the Queensland Home Adapt Loan is not available for home maintenance, home repairs or minor handyman programs, or medical aids/devices (such as bed and chair raisers, kitchen implements or commodes) which assist people with self care and homemaker routines. Nor is it available for home modifications/adaptations which can be used to treat a medical condition (such as a swimming pool for hydrotherapy).

Am I eligible?

To be eligible for a Queensland Home Adapt Loan you must:

- be a permanent resident of Australia when you apply;
- own or be purchasing a home in Queensland where the modifications are needed. This home must be where you are living;
- allow the Department of Housing to take a mortgage over your home (this is a document you will need to sign that

allows the Department to secure the loan against your home);

- not own or part-own another property;
- be a person with a disability or have a household member with a disability, and require modifications to the home in order to allow the person with the disability to undertake usual day-to-day activities in and around the home to increase health, safety and/or independence;
- have a good history of managing loans and be agreeable to a credit check being conducted;
- have a gross annual income (before tax) not exceeding \$55,000 per year;
- be able to afford repayments without hardship; and
- be willing to provide details of your assets for asset test purposes.

The Department will assess your individual circumstances before an offer of finance is made.

Other requirements

If you appear to be eligible for a loan, the Department will arrange for an occupational therapist to visit your home to assess what modifications are required.

This service is provided free through the Department. If you wish to use a private occupational therapist you will be responsible for paying the fee, although the cost for this may be included as part of the loan amount.

You will then have to obtain two written quotations from suitably licensed contractors for the modifications recommended by the occupational therapist.

The Department will also arrange for a property valuation for your home. This valuation will be paid for by the Department.