



Welcome to Good Housing:

About Us and Our Homes

We enable extraordinary
lives through Specialist
Disability Accommodation
that supports our tenants'
physical, mental, and
emotional wellbeing.

Partnering with Unisson Disability to deliver
comfort, independence and peace of mind.



www.goodhousing.com.au

Our Story

Founded in 2019 by Antony Anisse and his uncle Sam Graiche (pictured), Good Housing was born from a shared vision and lived family experience of what meaningful, person-centred housing should look like. In 2020, we welcomed our very first tenant, Kevin, into his own Good Home – a milestone that still shapes the way we do things today.

Since then, we've continued to grow steadily, with five years of operation across New South Wales and Victoria, and plans underway to expand into other states. Our approach is grounded in continuous improvement, driven by deep listening, strong partnerships, and a genuine commitment to providing better outcomes for our tenants.

It's our mission to deliver real and measured positive impact for our tenants in providing purpose built housing to meet individual needs.

▶ **This is how we empower extraordinary lives.**

Good Housing is a registered Specialist Disability Accommodation (SDA) provider that creates smart and healthy homes to support the physical, mental and emotional wellbeing of our tenants. Born out of a family need for SDA housing, our lived experience provides us with a unique understanding of the challenges people face in finding the right home.

We are committed to building homes that truly serve and empower individuals to live independently, with dignity and comfort.



Our People

Our tenants are at the heart of everything we do, and our commitment to personalised, compassionate service is reflected in every member of our team.

That means making sure every person has a safe, comfortable, and dignified place to call home. By managing projects in-house from start to finish, we keep things simple, consistent, and aligned with what really matters. Our team brings together decades of experience in the sector, with each member offering their own unique perspective and passion for providing homes that truly make a difference; a shared passion for empowering extraordinary lives, together.

Our Tenant Empowerment Managers (TEMs) work closely with tenants and their families, allied health professionals, support workers and Supported Independent Living (SIL) providers to create tailored housing solutions that keep residents connected to family, friends, support services, and essential amenities while fostering independence and wellbeing.



Left to Right: Good Housing Chief Operating Officer: Kristy Simmonds, Tenant Empowerment Manager, NSW: Rosie Leavey, and Head of Tenant Empowerment, NSW: Nicole Hadchiti



Kristy Simmonds, Chief Operating Officer

Kristy is a seasoned executive with over 20 years of experience spanning government, non-profit, and private equity sectors. Her greatest strength lies in her ability to build strong, collaborative relationships with both internal and external stakeholders. She has a deep understanding of the perspectives of people with disabilities and their families, enabling her to drive meaningful impact. This is coupled with extensive operational and executive expertise, as well as a comprehensive knowledge of the disability sector. Kristy's compassionate yet strategic approach to team management drives successful outcomes across all phases of operations at Good Housing, further fueled by a dedication to support a high-performance team that aligns to the service promises and objectives of Good Housing.



Nicole Hadchiti, Head of Tenant Empowerment, NSW

Nicole is a dedicated leader with over five years of experience in the disability sector, spanning frontline support, operational management, and strategic service delivery. Her strength lies in her ability to deeply connect with tenants, families, and support teams, bringing a warm, person-centred approach to every interaction. With fluency in both English and Arabic, she offers a culturally responsive lens that enriches her work and relationships across diverse communities. Nicole combines a strong understanding of NDIS frameworks with hands-on leadership experience, driving high-quality, empowering outcomes for tenants. At Good Housing, she leads with empathy, clarity and care. She ensures that every tenant feels seen, heard, and supported in their journey towards greater independence.



Rosie Leavey, Tenant Empowerment Manager, NSW

With a strong foundation in social work, counselling, and stakeholder engagement, supported by a double degree in Social Work (Honours) and Criminology and Criminal Justice, Rosie is passionate about trauma-informed, person-centred support that fosters independence and wellbeing. Her background spans diverse roles, including student placements in both mental health and education settings, medical administration, and long-term caregiving as a nanny. Rosie's strengths lie in her ability to build trust, communicate with empathy, and navigate complex multidisciplinary environments. She was named on the Undergraduate Dean's List of 2024 for academic excellence and holds multiple certifications in mental health and trauma-informed care. Rosie is focused on building strong connections with participants and stakeholders alike, empowering extraordinary lives one relationship at a time.

Our Homes

We work holistically to ensure each of our properties meet the needs and requirements of all our tenants, with a clean, modern aesthetic that adheres to NDIS SDA designs standards.

Our homes are designed to meet a range of design categories and building types including Robust, High Physical Support (HPS), Fully Accessible (FA) and Improved Liveability (IL) homes.

We offer both individual and shared living options, allowing participants to choose the housing arrangement that best aligns with their social and companionship needs.

We also offer a range of tailored accessibility modifications, the latest in smart design and assistive technology, and ongoing social support for our tenants and their families.

Our portfolio spans both metropolitan and regional areas across New South Wales and Victoria. We currently operate 60 beds in NSW and 25 in Victoria, with plans to deliver an additional 85 beds before 2026 and a further 120 by the end of 2027*.

Our homes are thoughtfully situated in locations that provide easy access to essential services such as shops, transportation, hospitals, and job opportunities.

▶ **This ensures that our tenants have everything needed to live an independent, dignified and fulfilling life.**

*Forecasted based on projected build completion dates.



Design & Dimensions

Our SDA homes are designed to offer more than just functionality. They provide comfort, dignity, independence and a genuine sense of belonging.

As part of our ongoing collaboration with Unisson Disability, we're developing a series of single and shared-occupancy homes and villas, each thoughtfully created to empower participants who require high-quality support.

These dwellings will include the following configurations:

- 1 1-Bedroom Villa
- 2 2-Bedroom House
- 3 3-Bedroom House

Tenants can choose between single or shared occupancy, based on their eligibility, support needs and personal preferences, to best support independent living.



Introducing Willow Hamlyn Terrace

We're thrilled to introduce our newest Good home Willow; purpose-built to redefine accessible living on the Central Coast.



🏠 2 x 1-Bedroom Villas

📍 Hamlyn Terrace, NSW

🏠 2 x 2-Bedroom Houses

♿ HPS/FA Design

Experience a new standard of comfort and independence at Willow, our latest Good home coming soon to Hamlyn Terrace, in the heart of the NSW Central Coast.

Set for completion in December 2025, Willow has been thoughtfully designed under the NDIS High Physical Support (HPS) and Fully Accessible (FA) categories, ensuring every detail supports both ease and dignity in daily living.

Choose from a variety of living options – including two HPS two-bedroom houses and two HPS one-bedroom villas – each purpose-built to offer the perfect balance between shared community and independent living. From generous spaces to intuitive layouts, every residence has been created to feel like home.

Perfectly positioned within the Central Coast Council area, Hamlyn Terrace offers convenient access to nearby shops, healthcare, public transport, and community amenities – everything you need within easy reach.

With only six dwellings available, we invite prospective tenants, families, and support workers to get in touch today to learn more about this exciting new community.

Additional Information:

SDA Amount Required & RRC

- 100% of the participants' SDA funding from NDIS plan.
- Tenant contribution of 'Reasonable Rent Contribution' (25% of tenants' Disability Support Pension, 25% of participants' Pension Supplement, and 100% of Commonwealth Rent Assistance).

Safety & Security

The Hamlyn Terrace community enjoys a welcoming and family-friendly atmosphere, supported by a proactive local police presence and strong community connections. Regular patrols, safety initiatives, and local engagement programs help maintain a secure and inclusive environment for residents. The area features well-lit streets, nearby community facilities, and active neighbourhood networks that encourage a shared sense of care and vigilance.

Support

All tenants will have access to our nominated OSS provider, Unisson Disability.



Design Inclusions

Our HPS, FA and IL homes include:

- Supplied whitegoods
- Provision for ceiling hoists and adjustable bench-tops
- Fire detection and protection system (including fire extinguishers and fire blankets)
- Automatic, adjustable overhead cupboards
- Call buttons/communication technology in bedrooms (including nurse call buttons)
- Landscaping and outdoor common area
- Automatic doors throughout, except in bathrooms (unless shared)
all other doors are sliding/barn style
- Automatic blinds
- Automatic kitchen benchtops
- Pull-down hanger in wardrobe
- Sustainability features (i.e. solar panels, water tanks)
- Assistive technology (as required)

**We believe that everyone
deserves to have a place
that feels like home.**



Sample Design: 1-Bed Villa



Modern, functional kitchens with accessibility modifications available



Spacious living and dining areas



Large, private bedrooms with accessible ensuite bathrooms and built in robe



Private garden and/or patio decks



Fully accessible ensuite bathrooms



Provision for smart, assistive technology, nurse call button and intercom

Sample Design: 2-Bed House



Spacious bedrooms with high circulation space, inbuilt robe, and natural sunlight



Large communal living space and accessible kitchens



Fully Accessible Jack and Jill Bathrooms



Spacious bedrooms with high circulation space, inbuilt robe, and natural sunlight



Communal living/kitchen space



Communal laundry

Sample Design: 3-Bed House



Naturally lit private bedrooms with high circulation space and inbuilt robes



Large communal kitchens with accessibility modifications available



Spacious, communal outdoor areas



Naturally lit private bedrooms with high circulation space and inbuilt robes



Internal/external ramp access



Fully Accessible bathrooms



Contact

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