

# Capability Statement



# About



## **Our History**

Fitzroy Residences, established in 2020 by Ben Gorjy, builds upon his extensive background in property development. Ben previously worked in the property development sector as a senior project manager for over a decade. Recognizing the potential of the NDIS Specialist Disability Accommodation scheme, Ben strategically invested in two properties at Queens Park, marking them as pioneering SDA dwellings in Western Australia. Since then, Fitzroy Residences has evolved into a respected entity in Perth, offering comprehensive SDA management and project management consulting services.

## **Our Vision**

At Fitzroy Residences, we are dedicated to empower people with disabilities, by providing smart, secure, and accessible homes. As Specialist Disability Accommodation (SDA) we use innovative design solutions that foster independence, safety, and a sense of community through accessible housing.



# Prior Projects Experience

# Westralia Gardens Rockingham

7 Stages of Apartment Buildings, total 181  
Apartments

SOW: \$64.787m

Length: 6.5 years





# Macrae Road Applecross



**30 Apartments | 5 Storey Building | Basement  
Carpark**

**Development and Construction Value \$15m**





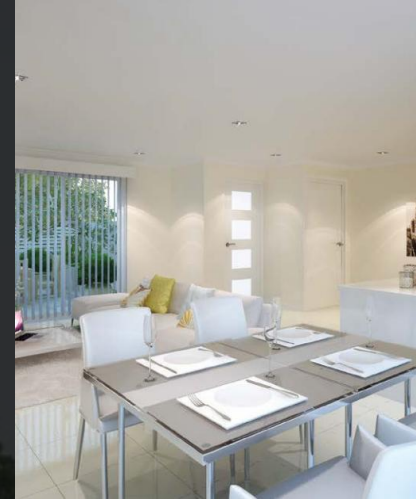
# Kishorn Road Applecross & Clydesdale Como

**5 Storey Apartment Buildings consisting  
of 42 apartments  
SOW: \$25.570m  
Length: 5.5 Years**





# Nicholson Road Canning Vale & West Churchill Munster



**53 Townhouse Development**

**SOW: \$22.018m**

**Length: 3.5 Years**





# Lavinia Crescent Coolbellup & Beelier Place Hamilton Hill

**54 Townhouse Development**  
**SOW: \$30.513m**  
**Length: 2.5 Year**







## Current Projects

- Wylam Road, Collie – SDA NDIS Development
- Hargreaves Street, Collie – SDA NDIS Development
- Verna Street, Gosnells – SDA NDIS Development



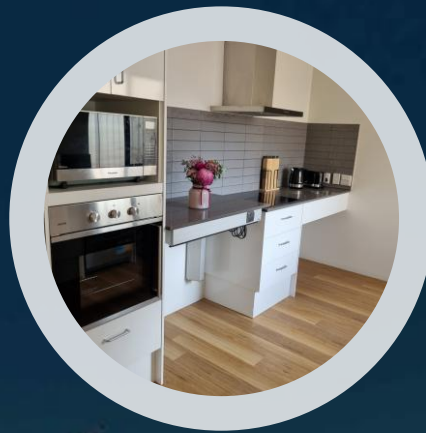
# SDA Management Portfolio





# Current Managed SDA Houses

- ✓ 2 Villas – Queens Park
- ✓ 2 Houses, 3 Villas – Bentley
- ✓ 1 House, 1 Villa - Bassendean





## ***Fitzroy Residences SDA Managements***

Address	Design Type	Number SDA Bedrooms	SDA Bedrooms Available	Construction Status	Anticipated Construction Completion
Fitzroy Street Queens Park	HPS Villa 1 + OOA	1	0	Complete & Enrolled	
Fitzroy Street Queens Park	HPS Villa 2 + OOA	2	0	Complete & Enrolled	
Grant Place Bentley	Robust House + OOA	2	0	Complete & Enrolled	
Grant Place Bentley	HPS House + OOA	2	0	Complete & Enrolled	
Grant Place Bentley	HPS Villa 1 + OOA	2	0	Complete & Enrolled	
Grant Place Bentley	HPS Villa 2 + OOA	2	1	Complete & Enrolled	
Grant Place Bentley	HPS Villa 3 + OOA	2	1	Complete & Enrolled	
Guildford Rd Bassendean	HPS Villa + OOA	2	1	Complete & Enrolled	
Guildford Rd Bassendean	HPS House + OOA	1	0	Complete & Enrolled	
Stanyford Place Hamilton Hill	HPS House + OOA	3	3	Complete & Enrolled	
Stanyford Place Hamilton Hill	Robust House + OOA	2	0	Complete & Enrolled	
Wylam Road Collie	HPS House + OOA	2	2	Under Construction	TBC
Wylam Road Collie	Granny Flat + OOA	1	1	Under Construction	TBC
Hargreaves Street Collie	HPS House + OOA	2	2	Under Construction	TBC
Hargreaves Street Collie	Granny Flat + OOA	1	1	Under Construction	TBC
	<b>Total</b>	<b>27</b>	<b>12</b>		



# Our Services



At Fitzroy Residences, we specialize in providing **Specialist Disability Accommodation (SDA)** tailored to the unique needs of NDIS Participants. Our offerings include both single-resident and two-resident options, strategically located in prime areas of Perth.

## Our Commitment to You:

- **Personalized Support:** We work closely with individuals aiming to live more independently, guiding them through every step of the process.
- **Eligibility Assistance:** Our team is dedicated to helping participants explore their eligibility for our homes, ensuring they receive the support they need.
- **Flexible Accommodation Options:** We offer both medium-term and long-term accommodation solutions to suit various needs and preferences.
- **Ongoing Support:** From our first meeting to the approval of NDIS funding, moving day, and beyond, we are here to support you every step of the way.

# Our Team & Experience



At Fitzroy Residences, our team of experienced professionals is dedicated to supporting our clients every step of the way. From finding the perfect property to managing the rental process, we create bespoke solutions tailored to each client's unique requirements.

## Our Expertise:

- **Innovative Design:** We specialize in the innovative design of properties under the NDIS Specialist Disability Accommodation (SDA) scheme, ensuring they meet the highest standards of accessibility and comfort.
- **Meticulous Management:** Our meticulous management ensures that every aspect of the property is handled with care and precision, providing peace of mind to our clients.
- **Personalized Support:** We are committed to providing exceptional service, offering personalized support to help clients navigate the complexities of the NDIS SDA scheme.





Key Personnel	Role & Experience
<b>Ben Gorjy</b>	<p><b>Managing Director</b></p> <p>Ben is the Founder of Fitzroy Residences. With over 14 years of experience in the residential and commercial property development sector, he holds a Post Graduate Qualification in Project Management, making him a highly qualified and seasoned professional in his field.</p> <p>Throughout his career, Ben has successfully managed projects from conception to completion, overseeing residential, commercial, and land subdivision initiatives with a combined Gross Realization Value (GRV) exceeding \$245 million. Notable among his achievements is the delivery of a significant 181-apartment complex in Rockingham.</p> <p>In addition to his project management expertise, Ben has been appointed to the Department of Communities Medium Density Development Panel, where he plays a vital role in shaping community development. He has also been entrusted with managing a large site in Canning Vale as part of the new Metro Net State Government Vision.</p> <p>Furthermore, Ben has obtained approval from the State Government to serve as a registered Special Disability Accommodation (SDA) Provider, currently managing 12 SDA dwellings under his registration, demonstrating his commitment to inclusive and sustainable development.</p>
<b>Camila Gorjy</b>	<p><b>Accounts   Marketing</b></p> <p>Camila joined Fitzroy Residences in 2024 as a Bookkeeper. Following this, she transitioned into a new role in Accounts and Marketing. She brings over 9 years of diverse experience, combining expertise in the health sector with marketing and customer service in a multinational company. Camila has developed a strong interest in analytics and data. She holds a Certificate in Business Bookkeeping and a Bachelor's degree in Biology, making her a qualified and seasoned professional in her field.</p>

# Why Fitzroy Residences?



- **Competitive Rates:** Our competitive rates ensure you get the best value without compromising quality
- **Prime Locations:** Our residences are situated in well-located areas of Perth, providing easy access to essential services and community amenities.
- **Expert Guidance:** Our experienced team is committed to making the transition to independent living as smooth and stress-free as possible.
- **Holistic Approach:** We believe in a holistic approach to support, ensuring that all aspects of our participants' needs are met.
- **Tailored Solutions:** We understand that each client has unique needs, and we are dedicated to creating solutions that are perfectly tailored to those needs.
- **Comprehensive Assistance:** From the initial property search to ongoing management, we are here to assist at every stage.
- **Commitment to Excellence:** Our commitment to excellence ensures that our clients receive the highest level of service and support.





[www.fitzroyresidences.com.au](http://www.fitzroyresidences.com.au)