



Specialist Disability Accommodation (SDA)

Contact: **Grant Dixon**

Mobile: **0438 860 043**

Email: **grant.dixon@propertyadvance.com.au**

www.propertyadvance.com.au

What is SDA Housing?

Specialist Disability Accommodation (SDA) may be partially funded under the NDIS for participants who have an extreme functional impairment or very high support needs.

SDA refers to the accommodation, not the support services, but rather the homes in which these services are delivered. NDIS's intention is to improve the lives of participants by assisting them to live in their own home that meets their individual needs.

There are four different design standards of SDA:



Improved Liveability

Housing that has been designed to improve 'Liveability' by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.



Fully Accessible

Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.



Robust

Housing that has been designed to incorporate a reasonable level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.



High Physical Support

Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.

SDA Providers



NDIS funding for SDA is accessed via an SDA Provider. However, SDA Providers do not usually work with individual investors.

Property Advance has relationships with SDA Providers, based on our volumes, to deliver these benefits to our individual clients.

Some SDA Providers also provide Supported Independent Living (SIL) services, which may include an overnight carer, full-time care or other support.

Property Advance will match you with an appropriate SDA Provider based on your needs.

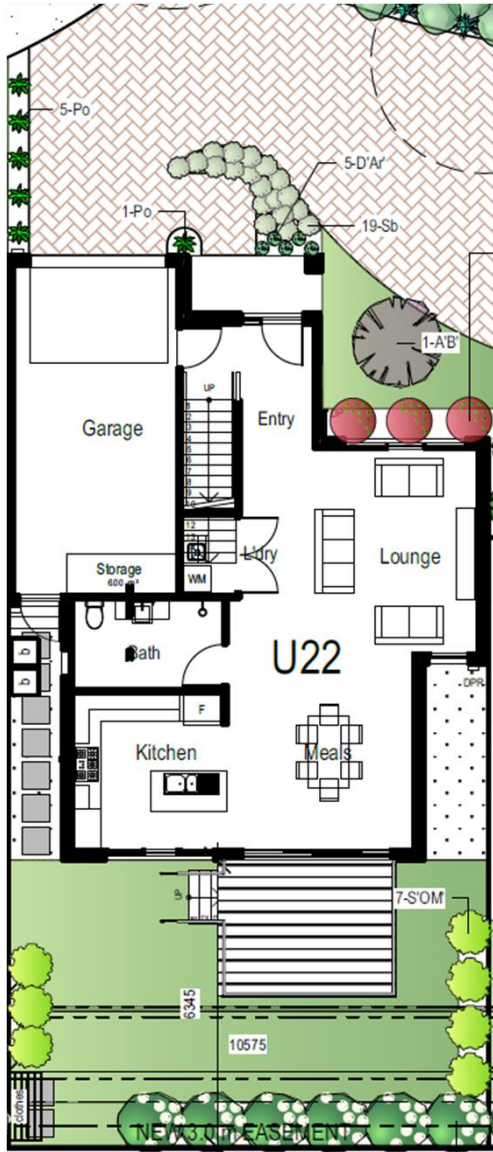
SDA Development

Property Advance brings together the many elements of an SDA development:

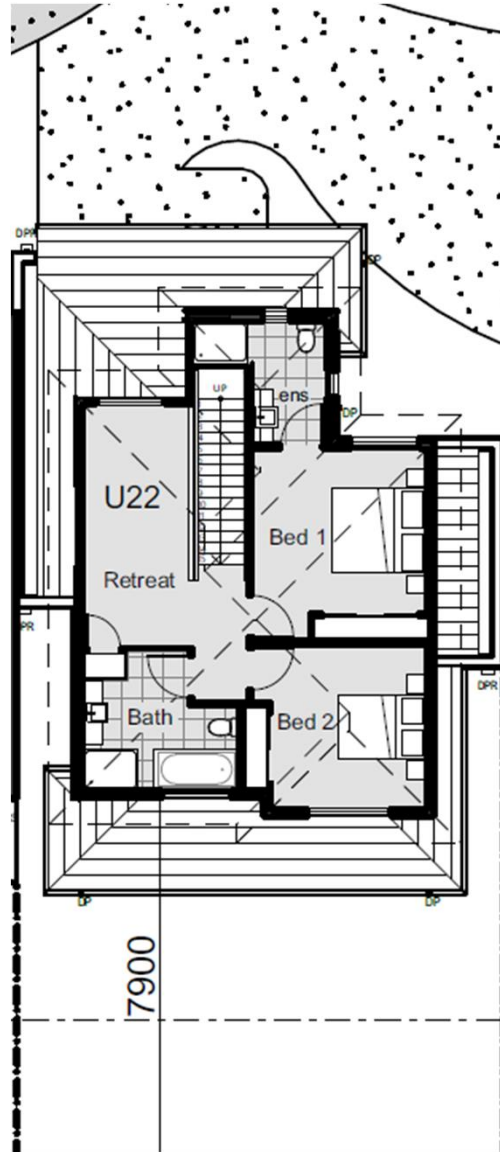
- “ **SDA Provider** . NDIS funding for SDA is accessed via an SDA Provider.
- “ **Land Acquisition** . We can identify a suitable site and assist with the purchase process.
- “ **SDA Design** . Specialist design services to meet the participants needs while complying with the SDA design standards.
- “ **Planning Regulations** . Council and authority permits and compliance.
- “ **Building Regulations** . Building permits and compliance.
- “ **Cost Control** . Quotes for your approval for design and construction, from multiple providers and builders.
- “ **Quality Control** . On time, on budget, to the required quality.
- “ **Sale/Lease** . If one or more of the SDA dwellings is to be sold or leased as an investment, then we can assist with that too.

Example – Improved Liveability

Ground Floor

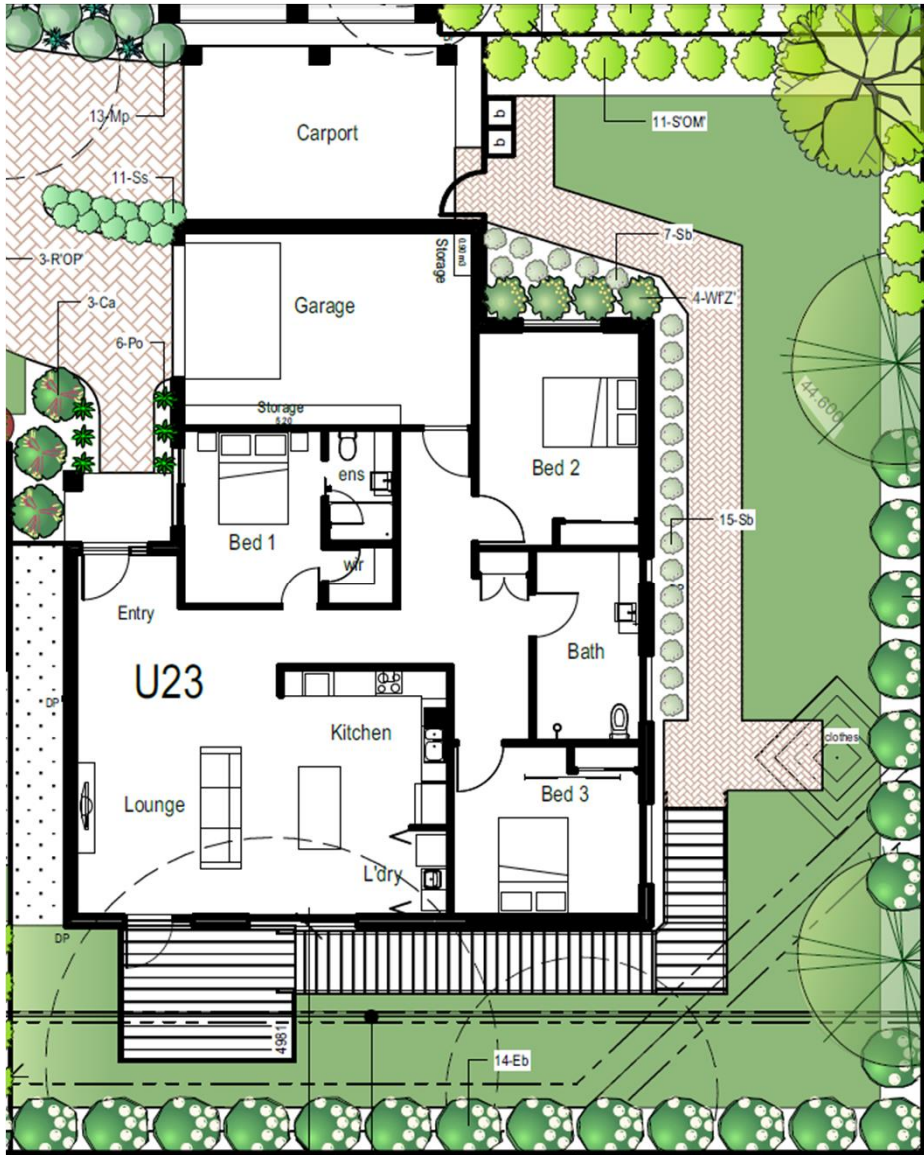


First Floor



- “ Double storey.
- “ Multiple bedrooms (2-bed shown).
- “ Custom designed to your requirements.
- “ SDA Standard compliance including:
 - “ Step free entrance doorway.
 - “ Compliant access ways and stairs.
 - “ Min doorway and passageway widths.
 - “ WC and bathroom on ground floor.
 - “ Wet area slip resistance of P3 or R10.
 - “ Luminance contrast requirements.
 - “ Required compliance with AS1428.1.

Example – High Physical Support



- “ Single storey.
- “ Multiple bedrooms (3-bed shown).
- “ Custom designed to your requirements.
- “ SDA Standard compliance including:
 - “ All Improved Liveability compliance (previous page).
 - “ Designed for one or more participants and one overnight carer.
 - “ Hoist ceiling beams.
 - “ Intercom system.
 - “ Battery backup.
 - “ Wheelchair access internal/external.
 - “ Full compliance with AS1428.1.

Combinations

Developments may utilise any combination of the four levels of SDA standards:

- “ Improved Liveability.
- “ Fully Accessible.
- “ Robust.
- “ High Physical Support.

For example:



SDA Feasibility

Property Advance will produce a customised SDA Feasibility Report which identifies all of the expected development costs. Considerations include:

- “ SDA provider contribution to costs or fees charged (depending on the situation).
- “ The needs of the participants.
- “ Whether one or more dwellings will be sold.
- “ The ideal location based on community and social services.
- “ Cost of acquiring the land.
- “ Planning, legislative and Council construction restrictions and compliance.
- “ Development costs including: surveyor, building designer, town planner, the many different council fees, authority fees (for services including power, water, sewer, NBN), demolition, subdivision, owners corporation, etc.
- “ Construction costs.
- “ Finance costs.
- “ The participants ongoing living costs (or if built for investment, the Return on Investment).

Contact us today to discuss your SDA Development . Contact Details are on page one