



INVESTING IN NDIS PROPERTY



NDIS PROPERTY AUSTRALIA
disability housing specialists

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NDIS & SDA

NDIS

- Supports the independence and social and economic participation of people with disability.
- Promotes the provision of high quality and innovative supports that enable people with disability to maximise independent lifestyles and full inclusion in the community.
- Enables people with disability to exercise choice and control in the pursuit of their goals and the planning and delivery of their supports.

SDA

- SDA Funding is for housing for NDIS participants with very complex support and housing needs who require specialist housing solutions.
- SDA is about the bricks and mortar housing and is separate to funding for support services.
- NDIA does not own or operate any of the housing and through SDA aims to encourage growth in housing.
- The next generation of NDIS funded SDA housing has growth in apartment options and a decline of large group homes. Housing can include apartments /villas /duplexes /townhouses / houses, notable for not looking like specialist housing.





FACTS & FIGURES

- The NDIS covers around 460,000 people with disability, and specialist housing will be funded for at least 28,000 out of that total number (estimated in 2011). As of 2020, this number has been revised to 50,000.
- Of the 28,000 people who are currently eligible for SDA funding, 16,000 are living in existing specialist disability accommodation, 6,200 (under 65) are in aged care and 5,800 are in inappropriate housing. That equates to 12,000 people who require new housing to be built for them as a priority.
- 1 in 5 (close to 4 million) Australians currently have a disability of some type – about 320,000 are children.
- Research indicates a 60 percent chance that a house will be occupied by a person with a disability at some point over its life. This person is likely to be someone you know – a parent, child, sibling, or friend.
- The number of Australians with disability will inevitably rise as the population grows and ages. The significant aging baby boomer demographic represents a growing market for age-friendly, livable designed housing.
- The cost to the homeowner of including key livable housing design features (in this case the silver level) in a new build is 22 times more efficient than retrofitting when an unplanned need arises.



WHO WE ARE

NDIS PROPERTY AUSTRALIA was created with the purposes of helping Service Providers across Australia meet their housing needs for their Participants, as well as helping investors enter the SDA property market by creating long term solutions for Participants in NDIS.

The new recent changes to the NDIS now means that Participants have 'Choice & Control' by way of a greater say in the care they receive and choice in their Providers. In order to meet the new requirements for Specialist Disability Accommodation (SDA) our team is working with various builders to build new, & fit-for-purpose homes for Service Providers and Participants who want the very best in disability accommodation.

We are passionate about the SDA property market and we hope to inspire as many people as possible to work towards the future where all disabled Australians have access to housing that meets their individual needs. Our team of consultants work hard behind the scenes, challenging the status quo and making a difference for disabled Australians allowing them the dignity of having appropriate housing for their needs.





SERVICES

Consulting

- Working with investors in sourcing appropriate locations and product providers, to acquire suitable SDA properties into their portfolio.
- Working with SIL and SDA providers in collaboration to deliver optimal solutions for Participants – whether to live in homes, apartments, villas or other suitable options.

Sales & Marketing

- Working in conjunction with agents and professional advisors with their clients in delivering SDA solutions for investment purposes
- Working with builders directly to advise on pricing, designs and inclusions which would be appropriate for different categories of Participants.

Acquisitions

- Working with developers and builders in sourcing appropriate sites for rollout of their SDA products to the investor market
- Working on the research and due diligence of locations that are in demand for Participants.

Project Management

- Working with developers on retro-fit designs of existing or new properties for SDA compliance for suitability for Participants.
- Working with town planners and design consultants on reconsideration of DA sites to be NDIS suitable.
- Managing and overseeing the successful the delivery of projects from initial feasibility through, design, approvals, construction and handover





SDA PROPERTIES

Whether we work with new homes, villas, townhouses or apartments, they are usually designed to allow easy access and mobility once inside whilst incorporating specific support needs. All dwellings are built in accordance with the Specialist Disability Accommodation (SDA) guidelines and meet the Livable Housing Australia (LHA) Platinum, Gold or Silver Standard as a minimum. Each dwelling is tailored to meet required levels of accessibility and support across the spectrum of High Physical Support, Fully Accessible, Improved Livability and Robust. Our paramount focus is to match Participants with accommodation that best supports their lifestyles.

Our benchmarks are:

- Convenient Locations
- Close to amenities – shops, transport etc
- Modern architectural designs
- Beautiful functional kitchens, with European appliances
- Heating & cooling to each bedroom
- Safe, functional accessible bathrooms and ensuites
- Open-plan living areas
- Alfresco dining
- The latest in Assistive Technology (HPS)
- Emergency back-up power systems (HPS)
- Certification to Livable Housing Australia's Platinum, Gold & Silver Standards
- TV points to each bedroom
- Wi-Fi Access Points
- Dishwasher
- Built-in Robes
- Separate OOA Rooms with private ensuite
- Custom kitchen cabinetry
- Secure fenced yard
- Automated doors, blinds, lights, and air-con, controlled by voice (HPS)



UNIQUE POINT OF DIFFERENCE

When designing a new home for a client, NDIS PROPERTY AUSTRALIA factors in the participants needs, functionality for carers, safety for all and aesthetics. We have found that to deliver the best result the following requirements are important:

- Modelling of the house to protect the safety of Participants and Carers. For example, double access points for rooms and no restrictive or low visual areas within the house
- Quality fittings and workmanship to ensure delivery of a home that is robust and sustainable.
- Carers rooms include private bathroom facilities for comfort and privacy.
- Housing plans include opportunities for both inside and outside privacy, with the use of secured bedroom courtyards or patios.
- Location of the property relative to Participant and Carers accessibility and noise requirements. For example, we consider the Participants physical and social needs (work, transport, shops etc) as well as their behavioral needs.

TURN KEY HOMES

Our homes are turn-key solutions, meaning after we get a thorough understanding of needs of all stakeholders (investor, provider, participant), we do all the behind the scenes work between investor, builder, land developer, solicitors, lender, and provider, to ensure a streamlined process of communication and updates, before construction begins. This is our role as consultants in project managing the transaction. During construction, NDIS PROPERTY AUSTRALIA, will communicate all relevant updates to the Service Provider in planning for the Participants transition to their new home.





SMART TECHNOLOGY

WHAT IS SMART TECHNOLOGY?

People living with disabilities face unique challenges and one of the ways they are being met is through home automation or smart home technology. The objective of smart technology for disabled people is to cater to their needs and lifestyles, supporting independence, quality of life and improving the way they live in their home environment.

Every person living with a disability has different needs. Smart Technology may be included in a participant's plan if it is identified as a reasonable and necessary support that meets their needs and supports them to achieve better outcomes in life.

Smart Technology helps to make the lives of people with disabilities and those who care for them easier and more autonomous, maximising independence and privacy. It makes connecting with others simpler and completing everyday tasks easier. It is technology that is button or voice-operated via an individual's smartphone, tablet or computer and can be thoroughly tailored to suit individual requirements, as each person's requirements are unique.

Some examples of Smart Technology that can be installed in a SDA home are:

- Blinds/Curtains
- Doors
- Emergency Calling
- Heating/Cooling
- Intercom
- Lighting





INVESTING

WHY INVEST?

The NDIS approach to SDA funding has been to make investing in accommodation designed for NDIS participants both commercially viable and attractive for investors. The returns that SDA property investors are aiming to achieve are up to 8-14% p.a net yields. This figure may vary depending on the location factor, property type, number of participants per dwelling, and category of participants residing in the property.

OUR ROLE

Our role is to provide you with a choice of investment options based on properties that are being developed and built specifically to be SDA compliant, for instance, or connect you with relevant industry professionals to guide you through the process of applying for NDIS investment finance and completing a purchase.



FAQs

IS THE SDA FUNDING HERE TO STAY?

Yes. The SDA funding under the NDIS is a legislated commitment of Australia's Commonwealth, State and Territory governments, set out in the NDIS SDA Rules (2-18) under the NDIS Act 2013. This legislation provides the foundation for government's long-term and firm commitment to SDA funding under the NDIS. Beyond the legislative commitment, SDA funding enables eligible participants to achieve better outcomes while representing value for money for the NDIS saving the government and taxpayers a lot of money otherwise spent on accommodating the applicants themselves.

HOW DOES THE NDIS HELP PROPERTY INVESTORS?

The NDIS introduces a funding scheme to build new accessible housing for at least 28,000 Australians with a disability. Housing is delivered through an ongoing subsidy for people with a disability to access housing. The SDA payments drive the market-driven model where providers create and maintain housing for people with a disability across Australia with a budget of \$700 million for the SDA.

WHO FINDS SUITABLE TENANTS FOR EACH PROPERTY?

A SDA Provider, once engaged, will be the specialist property management firm that works with NDIS Service Providers in assisting their NDIS clients to apply for and be placed in suitable Specialist Disability Accommodation. This process starts as soon as the property has been registered with SDA and the commencement of the build, with the intention of having the property occupied as soon as possible after the property is completed.

WHAT MAKES A FOREVER HOME FOR NDIS TENANTS?

NDIS homes are built to a very high standard. They do not present as a hostel or over crowded old style disability housing. These homes are built and designed above a spec home, built to accommodate and last.





FAQs

HOW IS THE BUILD QUALITY?

There are different builders building NDIS SDA Homes and there is no official building standard. A good builder will provide a quality home which is compliant with current NDIS SDA built to Livable Housing Australia (LHA) standards. It takes around 6 months to build a NDIS SDA approved home (depending on in which State and weather). There are Builder's warranties provided on structure for 6 years and other build warranties and guarantees as per any other property.

WHERE IS THE LOCATION OF NDIS HOUSING?

Proximity to transport, shops, entertainment and other essential services is critical to enabling people with disability to easily leave their homes and live a meaningful life. When investing in a NDIS home, ensure they are within close proximity to essential services and also within other 'normal' communities.

WHY IS THERE A GOVERNMENT INITIATIVE?

The SDA policy is an ambitious initiative requiring \$5Bn to build housing. Government cannot achieve this and thus launched the \$700M a year NDIS Scheme to create an investor and user driven market. Empowering people with disability to decide where they live and who they live with. The package of support includes annual funding to pay for the cost of their housing where the participant has a separate amount in their package to pay for their attendant care support needs to live independently in our communities. It is anticipated that the SDA pricing and framework will continue for 20 years, after which your property will revert to the general market.

For more FAQs, please visit the website: www.ndis.property/faqs/





GET IN TOUCH

“With our expertise, industry networks and experience, our team would welcome the opportunity to work with you to ensure we achieve the best possible outcomes for everyone involved. Let us collaborate together to help tailor NDIS Participants’ requirements for Specialist Disability Accommodation.”

Debbie Kindness
Marketing Manager

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