



Home in Place

SPECIALIST DISABILITY ACCOMMODATION NEWSLETTER
NOVEMBER 2022

The Summer Foundation and Housing Hub has published the fifth edition of [SDA Supply in Australia Report](#).

The document gives a great insights and data on the SDA market including trends over the past five years. Here are some interesting facts that stood out to me:

- The pipeline of SDA places continues to grow but there was a slight decrease in development activity this year compared to last year.
- Victoria, NSW and Queensland account for 70% of new SDA development. Victoria is seeing a higher proportion of new development compared to 12 months ago (30%).
- Apartments were dominating the pipe line but it is now evenly split between apartments, houses, and villas/duplexes/townhouses (approx 30% each). There is a move away from group homes (now 8%); more than two-thirds of pipeline dwellings are single occupancy.
- The High Physical Support design category continues to dominate the market.
- SDA provider confidence is improving. 60% of providers are planning to build further SDA dwellings beyond their current pipeline.
- Increased land and construction costs are also a concern.



The report said the change in federal government has been a source of optimism for some SDA providers, but active NDIA stewardship is critical to protect the fragile confidence of developers and investors. The Review of the NDIS announced in the recent Federal Budget is a sign that the Government and NDIA are working proactively on improving the NDIA.

As well as rising construction costs, the other concern is securing tenants with the right SDA funding in their NDIS plans. Home in Place's model of matching investor and developer projects to its active list of participants helps to ensure there is not a supply and demand mismatch. If you are looking for SDA Housing or wanting to develop and invest, please talk to me or my team so everyone wins.

Larissa Bridge
Executive Manager SDA & Specialist Services

Kim and Peter love new veggie and bush tucker gardens

Residents at our two adjoining SDA group homes in the Newcastle are enjoying new community gardens we have built for them with support from the Royal Botanic Gardens.

The gardens give residents a fun, relaxing outlet and skills in gardening and cooking. These two gardens are also supporting sustainability and recognition of Indigenous culture.

One garden has artwork from a local indigenous artist on a message pole made from recycled plastic. After seeing didgeridoo artwork in the room of one resident, Kim, our SDA Relations Officer Sarah suggested a bush tucker garden could help support his connection to culture.



L-R: Royal Botanic Gardens' Community Greening Officer Brenden Moore, Home in Place sustainability manager Jandy McCandless, Home in Place SDA relations officer Sarah Maudsley, and SDA resident Kim.

Home in Place contacted its soft plastics recycling partner Plastic Police about an environmentally sustainable and attractive way to build the garden beds and display the art.

After the first garden was finished, the other garden and a path connecting the two were completed. Now, Kim and next door neighbour Peter are enjoying fresh home-grown lettuce, tomatoes, herbs and bush tucker such as lemon myrtle and lilly pilli.

[READ MORE >>](#)

SDA apartments in demand in Queensland vanity suburb



Residents are moving into their new forever homes in the beautiful canal estate of Sorrento – the vanity suburb of Bundell.

This sought-after area of the Gold Coast is lined with prestige homes.

The six one-resident apartments were built by an investor who came to us for advice and ongoing tenancy and property management support. In less than one month since we received the property to manage, all apartments are fully occupied.

If you are looking for idyllic SDA apartments or homes or are an investor looking for a tenant and property management partner that gets results, contact us today.

Maddey's new home helps her to rise

Meet Maddey, an SDA resident who lives in The Rise SDA apartments in Moonee Ponds, Victoria.

Our team were greeted so warmly by a very excited Maddey who proudly showed off her home.

Maddey loves unicorns and mermaids - she had quite the collection. She showed Emma and Sarah her craft area set up and some of the amazing artwork she has done while taking in the amazing view from her home.



Meet the Team – Daniel



Daniel, from Eastern Property Services, attends to maintenance in our Victorian fee for service properties. He ensures the properties we manage are working properly for residents.

Daniel came with us when we visited The Rise to install a rail for a resident. On our first day as the new property managers, we were already getting the job done by finding out what a resident needed before we met them.

Your new forever home? Fairfield, Sydney

Open Day – December 15

This [unique and newly renovated SDA development](#) is almost ready. It boasts multiple dwelling options to suit different needs and funding options. There's a three-bedroom home, a pair of two-bedroom units and a one-bedroom OOA villa, as well as a one-bedroom studio.

The flat-level entry homes have modern open plan kitchens and a beautifully landscaped garden with raised garden beds. The property is close to public transport, shops and other facilities.

Exclusive SIL provider: [Aruma](#)

At an **Open Day on December 15**, you can tour the property and meet the team from Aruma. [Book your spot](#) today.

Home in Place has a range of SDA properties in different SDA categories - from 5-bedroom group homes to custom-built individual homes. We have vacancies in NSW, Queensland and Victoria. View our walkthrough videos for some properties on our [YouTube channel](#) OR [View all our vacancies here](#).



Melbourne Disability Expo



Our team is looking forward to meeting visitors to the [Melbourne Disability Expo](#). We'll be at booth 25. Please come and say hello!

November 25 and 26
Melbourne Exhibition and Convention Centre

Where's Sarah?

Sarah, our NSW Tenancy Relations Officer, is always on the road meeting our residents and Supported Independent Living (SIL) providers. In October she travelled over 200 kilometres visiting 16 forever homes from the Port Stephens in the Hunter to Wyong on the Central Coast.

Sarah said the highlight for October was the amazing houses around Nelson Bay which she described as "just spectacular" and this resident family tree in Charmhaven. Thanks for all your hard work, Sarah!



First baby for Dyllan

Congratulations to one of our maintenance officers, Dyllan, who is taking some leave for the birth of her first baby from 16th November.

She will be a great mum and we wish her all the best!