Hello

There is some good news for people seeking Specialist Disability Accommodation (SDA) and those working in the NDIS and SDA sectors with the long-awaited SDA Price Review and annual NDIS Price Review announced by the National Disability Insurance Agency (NDIA) mid last month. With some significant increases in most SDA configurations this bodes well for continued investment and growth in SDA housing.

We have produced a brief guide to investing in SDA Housing. Read on for the summary and link. You can find it and other useful information about SDA on our website.

It has been a busy and successful year for our team as we continue to expand the SDA housing we manage. The most rewarding aspect of our work is always handing the keys over to residents and their support providers and catching up with them on our property inspections.

We’ve been enjoying connecting with people interested in SDA housing or working in the sector at disability expos around the country. If you are heading to next month’s expo in Sydney do visit our stand and say hello.

Until next month,

Larissa Bridge
Executive Manager Specialist Services
Residents celebrate move into new home

Our team members Dinah and Tash helped move four residents into their new high physical support villas in Western Sydney last month.

They joined the residents, family members and staff from Supported Independent Living Provider (SIL) Bare Care for lunch to celebrate the successful move. On the way, our team stopped at Bunnings to get some pretty plants for the new accessible garden.

There is one villa left if you or someone you care for would like to join this small community of social butterflies. Get in touch for a private viewing.

Our 2022/23 SDA Report Card

It was a big year for our SDA team as we helped people to move into and enjoy living more independently with choice and control in appropriate homes. Here are some highlights.

Residents transitioned into SDA homes: 228
SDA homes listed: 197; totalling 300 newly available vacancies
Person-centred customisations of SDA homes: 300
Number of inspections: 1154

Looking for a new SDA home?

Our new homes in Lavington NSW are proof that SDA housing these days is modern and beautiful.

These stunning architecturally designed homes have been purpose built with the needs of residents requiring high physical support in mind. The raked ceilings epitomise the contemporary and stylish feel of the homes.

The two-resident home, featuring oversized private ensuites and a large spacious open plan living area, is already occupied.

There are two vacancies in the three-resident home at the rear of the property.

It features private ensuites, plus an office with ensuite. An open carport provides a large flexible-use space that can double as an undercover entertainment area.

Home in Place has a range of SDA properties in different SDA categories - from group homes to custom-built individual homes and apartments. We have vacancies in NSW, Queensland, and Victoria. View our walkthrough videos for some properties on our YouTube channel.
See you at the Sydney Disability Expo

We’re looking forward to seeing everyone at the Sydney Disability Expo on August 4 and 5. You’ll find us at Booth 87. Please come and say hello.

Our expert team can help people looking for disability housing and their families or carers, support co-ordinators, Supported Independent Living providers and property developers and investors with any questions they have about in Specialist Disability Accommodation.

We’ll also be at the Melbourne Disability Expo in November.

The joys of rural SDA living

People eligible for SDA funding don’t always want to live in cities.

Our tenancy relations officers Emma and Amy were on the road last month travelling almost 3000kms and visiting 22 homes in the NSW North Coast and New England North West towns of Armidale, Gunnedah, Quirindi, Tamworth, Moree, Clarenza, Clunes, Mullumbimby, Alstonville and Ballina.

If you are looking for a rural SDA home, check our current vacancies at https://homeinplace.org/sda-vacancies/
Guide to investing in SDA Housing

There are many things to know before investing in specialist disability accommodation (SDA) housing. It is important to educate yourself about the NDIS and SDA before buying land or building. Otherwise, you can find yourself with a vacant property and not making the returns you expected.

SDA housing investment offers great potential rewards but is different to mainstream residential and commercial property investment. Our guide takes you through the types of SDA housing investments, the pros and cons of SDA housing investment, regulations and rules, as well as tips for maximising investment returns.

Read the guide at https://homeinplace.org/investing-in-ndis-housing/

SDA sector news

- The Australian Government is establishing the National Disability Data Asset (NDDA) to improve research, policy development, service delivery and ensure Government funding achieves outcomes for people with disability and the sector. The NDDA will combine Commonwealth, State and Territory data on people with disability into a single source of information to help users access services, generate participant outcomes and streamline reporting for providers, support coordinators, and allied health professionals.

- Looking to invest or work in SDA? The NDIS has added new data to the NDIA Data and Insights website. It has new figures to the end of March 2023, found under "Participant Data Downloads" and "Specialist Disability Accommodation". There is new data on the number of SDA dwellings, new builds and existing property stock that is not in the latest Quarterly Report.

- The much anticipated and long-awaited final reports of the SDA Pricing Review have been made public. This is the most comprehensive review and analysis of SDA pricing since SDA was created in 2016. Most configurations have seen significant increases in pricing but there is great variability in individual price changes dependent on factors such as design category, build type, location factor, fire sprinkler status and GST status.

- The NDIS Annual Pricing Review was also announced last month. The price limits for supports delivered by disability support workers will be adjusted on 1 July 2023 by 5.3% largely to account for increases to award wages by the Fair Work Commission and Super Guarantee Charge changes. There will be no adjustment to the pricing arrangements and price limits for therapy, plan management and support coordination levels 2 and 3.