



Home *in* Place

WELCOME HOME TO LIVING MORE INDEPENDENTLY IN A HIGHLY SUPPORTED WAY.

FEBRUARY 2024

Hello

Investing in SDA housing can be rewarding but it is complex and at times can be challenging. When we work with private investors, we urge and help them to be informed on the reality of this space before investing. People should not fall victim to a few in the industry making dubious claims of easy, guaranteed high returns.

On its [SDA Pricing and Payment web page](#) the National Disability Insurance Agency (NDIA) has released a public information statement for retail investors (often referred to as 'mum and dad investors').



The statement provides cautionary information and advice to prospective and current retail investors, and further guidance on the operation of the SDA market. On the page there is a handy and concise checklist where the NDIA provides guidance on key considerations for investing in SDA housing. It is particularly helpful to prospective retail investors with limited or no knowledge regarding SDA.

As well as some featured SDA homes we have available for people right now, you'll want to read the inspiring story of one of our residents. Tania's story is a reminder that everyone who works in the disability sector, government and the community should have the goal of supporting people with a disability to have choice and control to live independently in the community, not in hospitals, institutions or aged care.

Until next month,

Larissa Bridge

Executive Manager Specialist Services

SDA home means Tania is living with her family, not in aged care



Tania is celebrating five years living in her SDA home in the Newcastle suburb of Jewells.

After experiencing a stroke, Tania had to live in aged care for three years. She was the first Australian to be approved to live in SDA housing with her husband and daughter. She initially lived in a nearby Summer Housing SDA apartment, which she loved. Her current home gives her a yard to enjoy with her dogs and her husband Len a shed in which to tinker. He has converted an old Toyota Coaster bus so the couple can go camping.

Tania is proud Awabakal woman and advocate for Indigenous and non-Indigenous Australians with a disability. She shares her stories to encourage and empower people with a disability to push for their right to choice and control to live independently in the community.

Without her SDA home, Tania would be living in aged care, apart from her husband of 35 years. She says this is no place for younger people with a disability. It has been difficult

personally and at times the system was against her, but she has persevered to enjoy her “second chance” life.

Read more of Tania's inspiring story on our website at <https://homeinplace.org/story/a-home-for-tania/>



Your new SDA home?

Wynnum, QLD

We have four, two resident, High Physical Support (HPS) apartments coming online in the Brisbane coastal suburb of Wynnum.



The apartments boast state-of-the-art facilities. Each one includes storage for personal equipment, built-in robes, two private/ensuite bathrooms, as well as a shared living space, kitchen and laundry. There is lift and ramp access as well as wide doorframes and pathways. Each apartment has air conditioning, Compatible to Environmental Control Units (ECU) and heating.

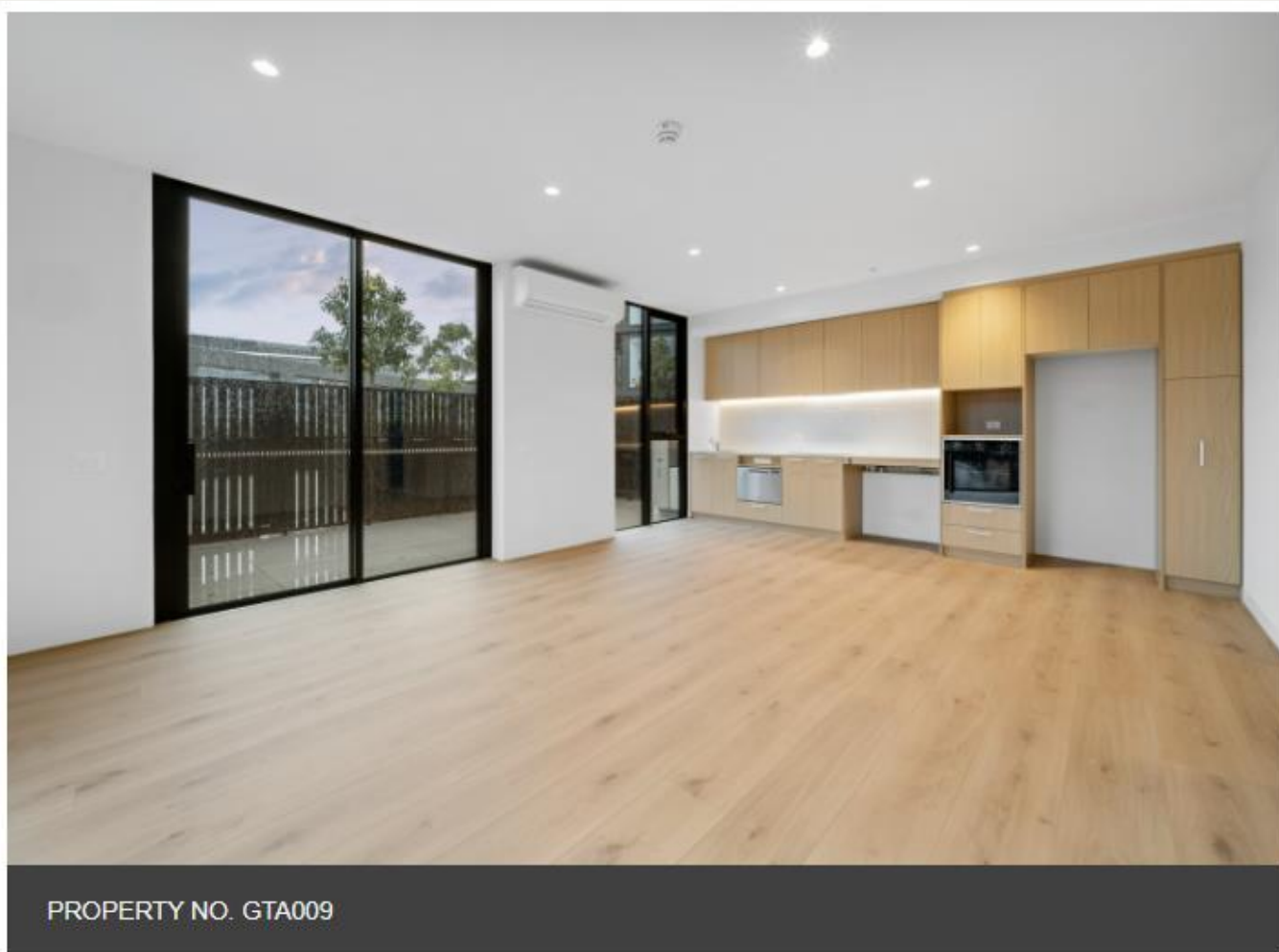
Outside residents will enjoy a secure backyard, garden, deck/verandah, outdoor living/entertainment area. The access from parking to the property is undercover.

Supported Independent Living (SIL) provider: Thrive 365 but there is flexible SDA eligibility.

Vacancy listed on: gonest.com.au

Sunshine, VIC

These 10 brand new apartments are all about accessibility. They are centrally located across from Sunshine Plaza Shopping Centre, and close to restaurants, cinemas, beautiful community parks, healthcare centres and public transport.



There are 5 x 1 bedroom and 5 x 2 bedroom apartments.

Onsite 24/7 supports is available to assist residents with their everyday independence.

Vacancy listed on: gonest.com.au

Home in Place has 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](#).

[**View all our vacancies here.**](#)

Celebrating Christmas with our residents

We had an absolutely fantastic time celebrating Christmas with some of our residents in December. These are just a few of the pictures we snapped while laughing, painting, and blowing bubbles!



Sector news: New NDIS Provider and Worker Registration Taskforce

The Australian Government has established a NDIS Provider and Worker Registration Taskforce to provide advice on the best approach to overhaul the current registration system for those who deliver supports to NDIS participants. It expected to provide a report in mid 2024.

The NDIS Review recommended a graduated risk-proportionate regulatory model, as well as a new provider risk framework, to improve the visibility and regulation of NDIS providers and workers. The Taskforce will help with the design and development of the reform and advise on ways to ensure providers meet a minimum regulatory standard while minimising administrative impacts. It will also work directly with a new Department of Social Services team that is work through the NDIS Review recommendations.

Importantly, the Taskforce will consider options to:

- ensure the new regulatory arrangements support the rights of people with disability to exercise choice and control, including a direct employment model
- enable participants who are self-managing to continue to do so
- reduce the risk of harm to people with disability.

Meet the team - Sommer

Our Queensland Tenant Relations Officer, Sommer, last month moved into the role of Queensland Acquisitions Coordinator.

Sommer is now responsible for the acquisition of new SDA properties in the Sunshine State and networking to fill the properties once they have been handed over to Home in Place to manage. She continues to use her 15 years of experience in mainstream property management.

“The best part of my job is when I get to engage with our SDA participants and meeting them in their homes. They are so house proud,” Sommer says.

She says information is key for people looking to move into SDA housing.

“Talk to as many people within the industry as you can,” she advises.

Outside of work, Sommer enjoys yoga and spending time with her little dogs, Arlo and Arie.

