



Home in Place

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

AUGUST 2025

Hello

This past month we were proud to join our Supported Independent Living partner, Caring Arms, to celebrate the opening of a brand new SDA site. It was a wonderful day filled with community spirit, and the ribbon cutting by one of the future residents was a heartfelt reminder of why we do what we do. This collaboration marks our first project with Caring Arms, and their commitment to empowering individuals and fostering independence has been clear every step of the way.

We also have some fantastic new SDA homes available across NSW, Queensland, and Victoria – from high physical support properties with beautiful Hunter Valley views to robust and modern designs offering privacy, accessibility, and comfort. If you know someone who may be eligible, we encourage you to explore these opportunities and get in touch.



In this issue, you'll find updates from across the SDA landscape, including recent NDIA announcements, new resources for SDA investors, and a sneak peek at an exciting development in Newcastle with our partners Whitestone Group and Songbird.

We've also welcomed a new talented Tenancy Relations Officer, Bree. With a wealth of experience in both real estate and social housing, Bree is already making a positive impact for our residents, landlords and partners.

Thank you for your continued support as we work to deliver high-quality, purpose-built homes that give people with disability the independence, dignity and community they deserve. Together, we're building more than houses, we're creating places to call home.

Until next month,

Alexandra Phillips

Executive Manager Specialist Services

Open Day with Caring Arms

Home in Place was proud to recently join our Supported Independent Living (SIL) partner, Caring Arms, to celebrate the opening of a brand-new Specialist Disability Accommodation (SDA) site, and what a fantastic day it was!

With a great turn out at the open day, there was a strong sense of community and excitement as future residents and stakeholders came together to mark the occasion. In a truly special moment, one of the new residents had the honour of officially opening the site by cutting the red ribbon; a wonderful reminder of who these homes are for and why we do what we do.

The site features four beautifully designed two-bedroom units and a separate on-site overnight assistance (OOA) room. With only two vacancies remaining, this is a unique opportunity for eligible participants to join a supportive and inclusive living environment.

This project marks our first collaboration with Caring Arms, and we've thoroughly enjoyed working with their team. Their dedication to empowering individuals with disability and fostering independence is clear in every detail of the service they provide.

About Caring Arms

Caring Arms is a registered NDIS provider offering high-quality, person-centred care. With a focus on building meaningful relationships and delivering tailored support, Caring Arms ensures that every participant receives the care, dignity, and respect they deserve. You can learn more about their work at www.caringarms.com.au.

We look forward to many more successful partnerships like this in the future and are excited to see this new SDA site become a vibrant, supportive home for its residents.



Meet Bree: Tenancy Relations Officer



Bree joined the Home in Place Specialist Disability Accommodation team about six months ago.

With a strong background in both real estate and social housing, Bree brings valuable experience to her role. She has seven years' experience in mainstream real estate and two years' in social housing with Home in Place before transitioning into the SDA space.

Bree was drawn to SDA because it she was interested in learning a different aspect of the housing sector, especially one that aligns a little more with mainstream real estate than social housing. The SDA space offered that balance as well as an opportunity to grow in a new area.

Outside of work, Bree relishes time with family and friends. She enjoys getting together with her book club friends and enjoys downtime with her husband and their daughter.

And when it comes to how she unwinds, she says "book fan for sure! My favourite authors change all the time, I am very easily swayed. At the moment my top picks are Dolly Alderton and Freida McFadden."

Your new SDA Home?

East Maitland, NSW

When convenience matters! This beautiful home is located close to shops, doctors, parks, and transport.

The property features:

- Bedroom with robes
- Spacious lounge and dining area
- Modern kitchen
- Alfresco area

Vacancy listed on [our website](#) and [GoNest](#).



Cessnock, NSW

Located in the beautiful vineyard region of the Hunter Valley, this High Physical Support home offers everything you could ever need, plus more!



It's close to Cessnock CBD, a short 5 minute drive to local hospital/medical centre, close to parks, cafes and shops.

This designer High Physical Support SDA property is a perfect home for anyone to settle in, offering beautiful views from the outdoor entertaining area, a spacious kitchen and private bathrooms for residents. The home is perfect for a relaxing lifestyle and offers the best of the Hunter Valley.

Vacancy listed on [our website](#) and [GoNest](#).

Bellbird, NSW

Discover modern comfort and independence in this beautifully designed Robust SDA home, nestled in the heart of the scenic Hunter Valley. Just 4km (a quick 10-minute drive) from the Cessnock CBD and close to public transport, this stylish and secure home offers the perfect blend of convenience, luxury, and accessibility.

Key Features:

- 3 spacious bedrooms - 2 currently available, each with its own private ensuite
- Open-plan living, a generous kitchen, lounge, and dining area
- Modern kitchen with electric cooking, dishwasher
- Split system air conditioning throughout
- Large fully fenced backyard with beautiful Valley views

Vacancy listed on [our website](#) and [GoNest](#).



Ballarat, VIC

This new 2-resident High Physical Support house is located in the beautiful suburb of Winter Valley, in the Ballarat region.

The tenant of this home is currently looking for a housemate. She is outgoing, enjoys spending time with family and watching TV. Her ideal co-tenant is a female who does not smoke, has a similar age (45+), and likes a good chat. Bonus if the applicant loves nature as much as she does.



The property accommodates 2 people comfortably, guaranteeing privacy for the residents: there are 2 accessible ensuites, with built-in wardrobes, and grab rails installed beside the toilets. There is a third ensuite that is used for the supports, which are provided for Care AU.

With light and bright modern interiors, ample storage, a secure backyard and close to local shopping centres, parks, recreational facilities and at a short drive to the medical centre.

Vacancy listed on [our website](#) and [GoNest](#).

North Albury, NSW



Discover premium supported living in this thoughtfully designed, brand new home, located in North Albury.

- High Physical Support SDA design
- Light-filled open plan kitchen and dining area with electric cooking and dishwasher
- Comfortable separate lounge room for relaxation
- Beautiful north-facing alfresco area
- This modern home combines accessibility, style, and function – perfect for individuals seeking a supportive and independent lifestyle in a welcoming community.
- Close to local shops, parks, and healthcare facilities

The resident of this home is looking for a housemate. This spacious, purpose-built residence offers three generously sized bedrooms, each with its own private ensuite and built-in wardrobe, ensuring maximum comfort and privacy for all residents.

****Open to all SDA funding types pending compatibility being met ****

Vacancy listed on [our website](#) and [GoNest](#).

In the news

- Australia's National Disability Insurance Agency (NDIA) has reaffirmed its commitment to the government's NDIS reform schedule, aiming to limit expenditure growth to 8% annually, even amid community concerns the changes may cut too deep without full consultation. Read about it [here](#).
- Advocacy continues around supporting young Australians under 65 into secure disability housing, as over 1,000 remain in aged-care settings, highlighting a gap between policy ambition and reality. The Herald Sun covered this, [here](#).
- The NDIA has kicked off its five-year evaluation of the latest NDIS reforms with the release of its first summary report. This first report focuses on early implementation of the new 'in' and 'out' NDIS supports lists and changes to plan funding periods. DSC have done a great summary, [here](#).

NDIA information for SDA investors

The NDIA has created a new dedicated webpage for Specialist Disability Accommodation (SDA) investors, which can be accessed [here](#).

The new webpage provides SDA investors with more detailed information about SDA investment considerations and important alerts on misleading information in the SDA market, advertising and unfair contract terms.

The webpage also includes guidance on other government agencies that can provide information, advice or support to resolve issues that may arise when investing in SDA.

The information has been developed in collaboration with:

- NDIS Quality and Safeguards Commission
- Australian Securities and Investments Commission, and
- Australian Competition and Consumer Commission.

The webpage provides general information only. Prospective SDA investors should always conduct their own thorough due diligence and seek independent legal and financial advice when deciding whether to invest in SDA.

To further support SDA investors, the NDIA will also be delivering online information sessions on integrity in the SDA market later this year.

New SDA property in the works

Last month Hannah from our team met with developer Whitestone Group and SIL provider Songbird to check out a new SDA property in development near Newcastle.

Once complete, the units will feature accessible kitchens and bathrooms, communal spaces, gardens and of course parking for services.

Check out the photos from site below!

