

Home *in* Place

SPECIALIST DISABILITY ACCOMMODATION NEWS DECEMBER 2025



Merry Christmas!

A Message from Rachel

As we approach the Christmas season, our thoughts are with everyone affected by the recent tragic events in Bondi. Moments like these remind us how important kindness, connection and looking out for one another truly are.

On behalf of the SDA team, I would like to thank you for your continued trust and partnership throughout the year.

We wish you a safe and peaceful Christmas, surrounded by loved ones and a New Year filled with hope, health and care for one another.

Rachel Gillespie

Manager of Investment Services, Home in Place



A Word from Alex



Working closely with participants, families and support providers every day, it is clear that the NDIS can be life-changing, but some parts of the system have not always worked as smoothly as they should.

That experience is now being reflected in the national conversation about the future of the NDIS.

Through the NDIS Review, the Australian Government has said it has listened to feedback from people with disability, families, carers, providers and the wider community. The final report includes 26 recommendations and 139 actions aimed at improving how the Scheme works and how people experience it in practice.

Some early changes are already underway. The NDIA has introduced a clearer definition of NDIS supports, making it easier to understand what the NDIS can and cannot fund. New and reassessed plans now include funding periods, which are designed to help participants plan ahead and manage their budgets so funding lasts the full length of a plan.

Another change affects people who entered the NDIS in 2025. These participants now receive information about the impairments that meet eligibility requirements as part of their access decision. This is intended to provide greater transparency about why someone has access to the Scheme and the types of supports they can access.

Alongside these planning reforms, the Government has also confirmed changes to how some NDIS providers are regulated. From 1 July 2026, mandatory registration will be introduced for certain provider types, following recommendations from the NDIS Review. This represents a significant shift in oversight across the Scheme.

At present, registration is voluntary for many providers. While it is not unlawful to operate unregistered, unregistered providers are not required to undergo independent audits or risk assessments, or formally report serious incidents. At the end of 2024, only 8 per cent of NDIS providers were registered, with 21,387 registered providers compared to more than 245,000 unregistered providers, according to the Quality and Safeguards Commission.

The Government has said mandatory registration will provide greater visibility and oversight of who is operating in the NDIS market, and help ensure providers meet clear and consistent standards so participants can feel confident in the supports they receive.

As a registered SDA provider, we welcome these changes. Stronger safeguards and clearer expectations help lift standards across the sector and support a safer, more transparent NDIS for participants, families and carers.

More improvements are expected to roll out gradually over the coming years. Like many across our sector, we will be watching closely and sharing updates as the reforms continue to take shape.

For more information, visit <https://www.ndis.gov.au/about-us/improving-ndis>

Alexandra Phillips

Executive Manager Specialist Services

Christmas elves at work

This festive season, the Home in Place SDA team are visiting a number of our homes across Shortland, Mount Hutton, Windale, Long Jetty and Robina. They are stopping by to drop off a small Christmas gift, share a friendly hello and capture a quick photo together to mark the season.

These visits are about spending time together and showing our appreciation. We thank our residents and their families for the trust they place in us, and our SIL partners for the care, consistency and support they provide each day. Together, we remain focused on ensuring homes are safe, supportive and welcoming places for residents to live well.



Featured SDA vacancies

GYMEA, NSW

A purpose built High Physical Support SDA home located close to Gymea Village, with easy access to shops, transport and nearby beaches. The home offers multiple vacancies across three accessible bedrooms, open plan living and dining, a modern kitchen, covered outdoor BBQ area, and provision for a ceiling hoist. Designed to support comfort, independence and day to day living.

View details homeinplace.org/sda-vacancies/gymea/

BELLBIRD, NSW

A Robust SDA home located in the Hunter Valley, close to Cessnock and local services.

The home includes three bedrooms, two with current availability and private ensuites, open plan living, a modern kitchen, air conditioning throughout and a fully fenced backyard with valley views.

View details

homeinplace.org/sda-vacancies/bellbird-nsw-gt16496/

NORTH ALBURY, NSW

A Robust SDA home located close to shops, transport and essential services.

The property offers multiple spacious bedrooms, open plan living and dining, a modern kitchen, air conditioning throughout and secure outdoor areas.

View details

homeinplace.org/sda-vacancies/north-albury-nsw-gt16523/

SOUTH PENRITH, NSW

A purpose built High Physical Support SDA home located close to local services and transport.

The home includes multiple accessible apartments, open plan living spaces, modern kitchen facilities, air conditioning throughout and secure, fully fenced outdoor areas.

View details

homeinplace.org/sda-vacancies/south-penrith-nsw-gta007-2/

BALLARAT, VIC

A brand new High Physical Support SDA home located in Alfredton, Ballarat.

The single storey home features accessible design throughout, shared living and dining spaces, outdoor areas and modern finishes.

View details

homeinplace.org/sda-vacancies/alfredton-vic/



WE ARE SEEKING A SIL PARTNER WITH SUITABLE, ELIGIBLE PARTICIPANTS.



SDA development update

Earlier this year, Hannah met with Whitestone Group and SIL provider Songbird to view a new SDA property in development at Charlestown, NSW.

We are pleased to share that the development has now reached lock up, marking an important milestone in the build.

On 10 December, Hannah attended a private viewing of the property with five potential future residents. The group was able to walk through the space as it takes shape and see the assistive features being incorporated, with strong feedback on the accessibility, generous layout and overall design.

The Charlestown development is expected to be completed by late February 2026 and will include five modern units. Once complete, the homes will feature accessible kitchens and bathrooms, shared communal spaces, gardens and parking to support visiting services.



Road tripping

Our teams have been hitting the road, visiting residents and their carers while also carrying out routine inspections. These visits have provided an important opportunity to check in, make sure residents are safe and secure, and ensure everything is working as it should in their new homes.

A recent trip saw Alex and Nick travel to Victoria, visiting homes in Alfredton, Winter Valley, Clyde North, Brighton East, Mambourin and Tarneit. Kate also attended the ACH Disability Housing Roundtable in Canberra and visited properties in Bomaderry and Shellharbour.