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A Message from Rachel

As we head into the Easter period, a reminder that our offices will be closed over the public holidays. For urgent matters, our after-hours service is available on 1300 333 733.

It has been a busy quarter for the team as we progress through our SDA re-registration.

This process involves engaging an independent auditor to review our operations and ensure we continue to meet the current NDIS Practice Standards. We are working closely with our Governance and Operations teams to undertake a detailed self-assessment, ahead of the formal audit process later in the financial year.

While it is a rigorous process, it is an important one. It helps ensure we are maintaining high standards and continuing to provide safe, quality housing and services for our participants.

Rachel Gillespie, Manager of Investment Services



A Word from Alex

You will recall that in the last newsletter we spoke about the broader NDIS Review and the early changes already underway across the Scheme.

We are now starting to see more detail about what comes next, with the NDIS new framework planning, now in its testing phase ahead of a staged rollout from mid-2026.

While there is nothing participants need to do right now, it is an important time to stay informed and, where possible, get involved. The changes are focused on making plans clearer, more consistent and easier to use, with more time spent understanding individual support needs through a guided assessment.

One of the most valuable opportunities at the moment is the chance for participants to be part of testing and feedback. Through Participant First, people can take part in workshops or practice interviews that will help shape how the new planning approach works in practice. You can find out more or register your interest here: <https://engage.ndis.gov.au/page/participant-first>

Taking part will not affect current plans or funding, but it does give participants a direct voice in how the system evolves. I would really encourage anyone interested to consider getting involved.

Alexandra Phillips, Executive Manager Specialist Services



REFLECTIONS FROM THE QUARTER

KELLY BEESLEY, SDA PROGRAM COORDINATOR



The right fit, close to home

One story from this quarter that I wanted to share is about a resident who is turning 75 this year and is now living with two of her best friends.

The three met through their community day program and were matched based on shared interests and activities. They are now living together in a three-bedroom SDA home, part of a broader ten-resident model across a small cluster of homes.

Two other people from the same day program have also moved into nearby homes, creating a familiar and connected environment. With the homes linked through a shared gate, it is easy for residents to spend time together while still enjoying their own space.

For our resident, the move has made a real difference. She came from an older five-person group home that felt more like a facility and did not have the mobility features she needed. Now, she is in a modern, accessible home that she loves, still in the same suburb and supported by the same team and day program.

More than anything, it shows what can happen when the right home brings the right people together.

A big shout out to our SIL partner, **Cerebral Palsy Alliance**, for their role in supporting this transition and helping bring this household together.

REFLECTIONS FROM THE QUARTER

HANNAH TRYPAS, ACQUISITIONS COORDINATOR SPECIAL SERVICES UNIT

More than just a shared home



2026 has started with a bang, but one story that has really stayed with me comes from a Home in Place three-resident SDA home in the Hunter Valley.

What started as a shared home has become something much more for two residents who met after moving in as housemates.

Over time, their connection grew from a friendship into a relationship, and more recently, the 56-year-old and 65-year-old became engaged.

It is a lovely reminder that the right home does more than meet day-to-day needs. It can create space for connection, companionship and a genuine sense of belonging.

The home currently has a vacancy, and we are continuing to look for a compatible housemate who will complement the positive dynamic already in place.

REFLECTIONS FROM THE QUARTER

CHRISTINE DAVIES, QLD ACQUISITIONS COORDINATOR

Demand and delivery of robust SDA

Reflecting on the past quarter, one of the strongest trends we are seeing in South East Queensland is continued demand for Robust SDA.

Around a third of Home in Place managed SDA in the region falls into this category, highlighting both the level of need and the importance of having the right housing in place.

At the same time, it comes with real challenges. These homes are more complex and expensive to deliver, and they need to be carefully located to support both residents and the surrounding community.

Many residents eligible for Robust SDA are living with behaviours of concern and complex support needs. Matching the right person to the right home, with the right supports, is critical and not always straightforward.

There is also an important balance to be maintained between supporting residents to live as part of the community and recognising that, at times, neighbours may not fully understand what that can look like in practice.

When new disability housing is introduced into a neighbourhood, there can be uncertainty. Some neighbours may feel unsure or taken aback, particularly if they are not familiar with the behaviours or support needs of the people living there.

Our role is to support both. We work closely with SIL providers, emergency services and other stakeholders to ensure residents can remain safely housed, while also responding to concerns and maintaining positive relationships within the community.

One recent example highlights this. We are supporting a resident with complex needs who enjoys being out in the community and going for walks. At times, this has led to interactions that have concerned neighbours, including police callouts.

In response, we have worked closely with support providers and the Queensland Police Vulnerable Persons Unit to ensure the right supports are in place, helping the resident remain in their home while also supporting the safety and confidence of the surrounding community.

These situations are not simple, but they are important. People with complex needs have the same right to be part of the community, and with the right housing, planning and support, it is possible to achieve outcomes that work for everyone.

REFLECTIONS FROM THE QUARTER

KATE WARNER, HOME4LIFE PROGRAM MANAGER

Putting choice into practice

This quarter, I attended the Home4Life Planning Day, which focused on how we continue to evolve our approach to SDA in the year ahead.

A key area of focus for FY2027 is strengthening participant choice, including the continued separation of SDA and SIL supports in line with the direction of the National Disability Insurance Agency. This reinforces that participants should have greater control over where they live and who supports them.

The day provided an opportunity to step back and look at what is working well, while also challenging ourselves to think differently about how we meet the needs of the people we support. At the centre of that is a simple principle, customers are in the driver's seat.

In preparing for the session, we turned to people with lived experience for guidance. Stories like that of Rob King helped inform the discussion.

After spending more than 50 years in institutional settings, **Rob King** now lives in his own modern, accessible apartment, supported by a strong circle of family, friends and support workers. He is actively involved in choosing and training his team, and in shaping how he wants to live his life.

"My mates describe me as kind-hearted. I am ambitious and determined to live life my way. I have cerebral palsy and I lived in institutions for 50 years where I was denied the freedom to pursue my dreams. Now I am living in my own apartment where I call the shots and where I can finally have a crack at doing the things I want to do in life."

Rob's story is also shared in the short film *King of My Castle*. Produced by Rob and available on the Hunter Circles channel, the video offers further insight into his experience and perspective.

To view Rob's video *King of my Castle*, go to [YOUTUBE.COM](https://www.youtube.com) or click on the image below.



Rob's experience reflects a broader shift in expectations. People with disability want the same things as anyone else, a home of their own, privacy, connection and the ability to make decisions about their own lives. And like all of us, those needs and preferences can change over time.

As we look ahead, this is what will continue to guide our approach, ensuring we are not just providing housing, but supporting people to live the lives they choose.

OUT AND ABOUT

Home4Life Tour



Recently, Kelly and Kate had the opportunity to take Chris Pavlou from Socia Investors to visit a number of our Home4Life homes.

They visited three properties across the day, including a group home and two villa-style homes with a shared setting. It was a great chance to connect with SIL providers and, a few years on, see how the homes are holding up in practice.

What really stood out was how lived-in and personal each home felt. While many of the residents were out and about or heading out for the day, there was still a strong sense of home in each space.

At Fern Bay, the garden was a highlight, with a thriving vegetable patch clearly cared for by a couple of green-thumbed support workers. Each home had its own character, shaped by the people who live and work there.

About Home4Life

The Home4Life Disability Housing Project delivered 118 homes across New South Wales for people with disability, now supporting more than 300 residents in small-scale, community-based settings.

The project has supported many residents to move from older institutional environments into modern, purpose-built homes, often closer to family and support networks.

The Home4Life consortium comprises Home in Place, BlueCHP and Socia Investors.

Dubbo Road Trip



Alex recently travelled to Dubbo for Home4Life inspections, visiting residents and their support workers from Westhaven, in two five-bedroom High Physical Support group homes. Both homes are now full, with most residents having made the move from hospital into a more settled home environment.

While the visits were part of routine inspections, Alex had the chance to spend some time with residents, joining in for a bit of rugby league banter. Both households have keen NRL fans, so there was no shortage of opinions.

A relaxed, welcoming atmosphere across both homes, with plenty of personality on show.

Understanding SDA funding

If you are exploring Specialist Disability Accommodation, understanding how funding works is an important first step.

SDA funding is provided through the NDIS for people with very high support needs or significant functional impairment, helping cover the cost of specially designed housing that supports greater independence.

To help break this down, we have created a simple guide covering eligibility, design categories and how to apply.

Learn more [HOMEINPLACE.ORG/SDA-FUNDING](https://homeinplace.org/sda-funding)



Lake Mac units getting closer

Last month, Hannah attended a site inspection for a new SDA development in Lake Macquarie. She was joined on site by Julian from **Whitestone Group Pty Ltd** and representatives from **Caring Arms**.

The project will deliver five two-bedroom units, each with its own ensuite, designed to support residents with greater independence and comfort.

Construction is progressing well, with the homes expected to be ready by mid-2026. We look forward to sharing more as the build comes together.



Charlestown apartments ready to go!



If you have read previous editions of the Home in Place SDA News, or have been following us on Facebook, you may have seen updates on our Charlestown development in NSW, with Hannah touring the site at different stages alongside Julian from Whitestone.

Well, the apartments have now come to life!

They have reached the final stages and we are preparing to take on full management of the site.

We currently have four approved participants ready to move in.

One participant will be relocating from the Mid Coast NSW with their partner. A great outcome and an important step in supporting choice and connection.

They will be moving into a High Physical Support apartment in a location much closer to key services, including leading medical facilities, as well as everything the Lake Macquarie and Newcastle areas have to offer.

It is a great site in a well-connected location, and we are looking forward to welcoming our first residents.

Vacancies

We have a number of SDA vacancies currently available across New South Wales and Queensland, with new opportunities continuing to come online.

Below are four featured vacancies, with links through to GoNest or the Home in Place website.

You can also explore the full list of current vacancies on the Home in Place website at [HOMEINPLACE.ORG/SDA-VACANCIES](https://homeinplace.org/SDA-VACANCIES)



TOUKLEY NSW HIGH PHYSICAL SUPPORT

One bedroom, one bathroom villa.
Features motorised blinds, audio-visual intercoms, height-adjustable benchtops and high-end appliances.

[GONEST.COM.AU](https://gonest.com.au)



BELLBIRD NSW ROBUST

Situated in a quiet, scenic neighbourhood with valley views and large fully fenced back yard.
Flexible funding considered

[GONEST.COM.AU](https://gonest.com.au)



LAKE ALBERT NSW HIGH PHYSICAL SUPPORT

Located in a quiet area, this purpose-built brick home is divided into two living quarters.
One featuring three bedrooms, lounge and kitchen area. The second; two bedrooms and common area/ lounge room.
The spacious main bathroom features a hoist and an Arjo bath.

[HOMEINPLACE.ORG](https://homeinplace.org)



GYMEA NSW HIGH PHYSICAL SUPPORT

AVAILABLE: THREE VACANCIES WITHIN THE HOUSE AND TWO VACANCIES WITHIN THE VILLA

Open plan lounge and dining area which overlooks the modern kitchen. Outdoor covered BBQ area.
Within close proximity of Gymea Village, Westfield Miranda, Cronulla beach, Seaside Village, and Royal National Park.

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“ I want to create a liveable income off art and get off welfare and be fully sustainable through my art business.

Nathan creates from a place of stability

[Read more](#)