



# Specialist Disability Accommodation made easy

What you need to know to find the right SDA  
and ensure you have the care, wellbeing  
and independence you need.





# Index

About InPlace Living.....	Page 3
Glossary.....	Page 4
What we do.....	Page 5
What is Specialist Disability Accommodation (SDA)?.....	Page 6
SDA Design Categories.....	Page 7
Building Types.....	Page 9
Four must-haves for finding the right SDA.....	Page 10

# Our Story

There's nothing quite like that feeling when everything is InPlace.....

At InPlace Living we believe in building wellbeing.

We create spaces that flow seamlessly around the way you live.

Homes that feel so good they make every day brighter,

With all the amenities and open spaces you need

Built in a location that is right for you and connects you to the places you want to go.

An architecturally designed home that responds to your every need.

**InPlace Living. Building Wellbeing.**

# Glossary

National Disability Insurance Agency

**NDIA**

The National Disability Agency is known as NDIA. It is the government organisation which makes the NDIS happen. NDIA employs a range of staff to support people with a disability and their families to plan for their life and provides the funding to support this to happen.

National Disability Insurance Scheme

**NDIS**

The National Disability Insurance Scheme is a scheme by the Australian Government that funds costs associated with disability. The scheme was legislated in 2013 and went into full operation in 2020.

Specialist Disability Accommodation

**SDA**

Specialist Disability Accommodation (SDA) is a range of housing designed for NDIS participants with extreme functional impairment or very high support needs. SDA has accessible features to help residents live more independently and have better access to supports in their home.

Supported Independent Living

**SIL**

Supported Independent Living (SIL) is help with or support of daily tasks to help you live as independently as possible, while building your skills. SIL is paid personal supports and is most commonly used in shared living arrangements.





# What we do

InPlace Living is an NDIS registered provider. We design and build customised Specialist Disability Accommodation in Victoria for people with complex and high disability support needs.

Our priority is making sure we know your wants, needs and goals. This enables us to build you a home that is tailored to you!

You may have had limited choice in how you or your loved one with disability has been supported and felt misunderstood, or had an unpleasant experience in getting the right accommodation or services.

What sets us apart at InPlace Living is that YOU make the decisions.

From the moment you engage with us, you'll have the support and information to make choices that work for you. We're here to help you understand each step of the process from applying for SDA funding in your plan, all the way until you move into your new home and beyond.

At InPlace Living, our vision is to empower people with disability and create an environment of wellbeing.



# Let's start with the basics...

## **What is Specialist Disability Accommodation (SDA)?**

You might have heard the term being used in conversations with your planner and other people who support you. If you're not quite sure what it means, let's clear it up together...

Specialist Disability Accommodation (SDA) is purpose-built housing for people with disability.

SDA is different from other housing because it's designed in accordance with a set of specific design standards outlined by the NDIS.

# SDA Design Categories

There are four design categories of SDA which are set out by the NDIS. Each person who has SDA approval in their plan will receive funding according to the category that meets their support needs as assessed by the NDIA.

The four categories are:



## Improved Liveability

Housing that has been designed to improve 'Liveability' by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairments.



## Fully Accessible

Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.



## Robust

Housing that has been designed to incorporate a reasonable level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing the risk.



## High Physical Support

Housing that has been designed to incorporate a high level of high physical access provision for people with significant physical impairment and requiring very high levels of support.





**Improved Liveability**



**Fully Accessible**



**Robust**



**High Physical Support**

# Building Types

There are also different building types, for which people being considered for SDA will be deemed suitable:

- Apartment
- Duplex / Villa / Townhouse
- House
- Group Home





# Four must-haves for finding the right SDA

Now that you know what SDA is, let's talk about the most important factors when navigating the SDA field.

There are four must-haves to finding the right SDA and making sure you have the support, wellbeing and independence in your new home environment.



# 1. A team with experience

With such a large number of NDIS registered services in the market, it can be hard to sift through them to find the right one.

It's important that they not only have the availability to take on new clients, but also have the experience to assist you and recommend to the NDIA to clearly communicate your housing needs. This ensures you receive the right level of funding to use towards your house.

It's important you find the right Support Coordinator, one who understands how SDA works and can guide you toward services which will support you in finding long term housing. This will begin with supporting you to choose an Occupational Therapist (OT). An OT assessment and housing plan report are two things you will need when applying for SDA funding.

Having the right team around you can be the difference between moving into a new home in 18 months or several years.

You might find this hard to believe, but we talk to people every day who have been waiting more than two years for a new home, simply because they did not have the right information and support to find one.

Surround yourself with the right people and the process will be easy.



## 2. Understand how NDIS funding works for SDA

This is crucial to ensure that you receive the right amount of NDIS funding, so you can have suitable long-term accommodation and so you (or your family) aren't liable for any out of pocket fees.

There are multiple types of funding involved in the SDA process.

- **Specialist Disability Accommodation (SDA) Funding** – this will be found in the 'Capital' section of your NDIS plan under 'Home Modifications' and will outline the Design Category and Building Type you have been approved for.
- **Supported Independent Living (SIL) SIL Funding** – this funding covers the day-to-day support that you or your loved one needs while living in the SDA.
- **Reasonable Rent Contribution (RRC) Funding** – like with any rental property, tenants are required to pay rent. The rent has been pre-calculated by NDIS and as a general rule cannot exceed 25% of the basic rate of a disability support pension and any other pension or youth disability supplement received, plus all Commonwealth rent assistance received.



## 3. Have a plan

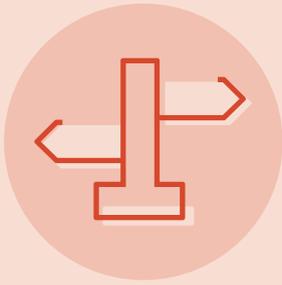
- When do you need housing?
- Where do you want to live?
- Will you live with other people?
- When will your SDA report be ready?
- Do you have a housing plan?
- Do you have a behaviour support plan?
- What funding do you have in your plan?
- When will SDA be in your plan?
- Do you have a SIL provider?

That's a lot of questions right?

These are just some of the questions you can expect to be asked when you approach SDA providers to inquire about potential housing.

Preparing the answers to these questions before you talk with SDA providers will help you make an informed decision about whether they are the right match for you.

Preparation is key! The better prepared you are, the better equipped you become to make the best decision for you or your loved one.



## 4. Choosing the right Supported Independent Living (SIL) provider

Before we jump into this one, let's clarify the difference between SIL and SDA.

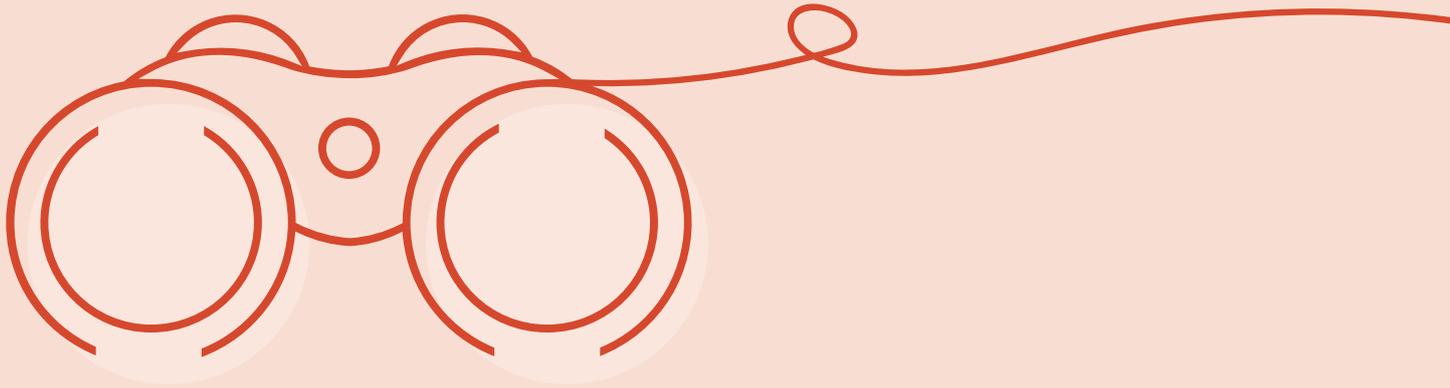
This is a question we get asked on a daily basis, and there's a lot of information out there on both topics of SDA and SIL.

Put very simply, the difference is that SDA funding is for the physical home – the 'bricks and mortar' – and SIL is for the person to person supports provided inside the home.

### **So why is choosing the right SIL provider so important?**

SIL supports are going to be one of the main supports you receive while living in an SDA. These are your support workers who can spend up to 24 hours a day with you, support you with personal care, cooking and cleaning and managing the relationships between you and the people you live with.

You want these staff to know everything about you and how to best support you, how to manage the home if you are living with other people and most importantly, provide a service that is centred around your needs.



## Things to look out for when choosing a SIL provider:

### **What's their reputation?**

Ask your planner, support coordinator and others who support you about the SIL provider you are considering. Do your own research about what they offer. Ask them directly.

### **Are they participant focused?**

Are they concerned about what you want? Do they present you with options? Do you feel like you have choice or will decisions be made for you?

### **Do they have experience working with your disability and in SDA?**

This is not a deal breaker, however it's still important to consider. The SIL provider you choose should at least have the capacity to employ an experienced team to support you if they do not currently have the resources, as well as provide ongoing training.



# We hope you found this guide helpful.

**Now that you have a better understanding of SDA, you're ready to start your journey towards finding the right home for you!**

The InPlace Living team has extensive knowledge spanning across disability services and property development. With combined experience of over three decades, InPlace Living brings together the best of both sectors to create housing solutions that empower people to have even more choice and control over their lives, specifically their living environments.

Through our expertise and care, we will support you in finding the right location, type of home and other services to ensure your needs and goals are met.

## InPlace Living

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