

1. Can you tell us about unplanned shared supports, and what unplanned shared supports are meant to look like in an SDA?

Unplanned shared supports are the supports that are provided to participants in a sole occupancy setting in response to any unplanned needs that spontaneously arise. For example, a participant may be watching TV in their room and drop the remote control. They could then call for assistance, so that a support worker can pick the remote control up for them.

2. Who is responsible for paying property damage? SDA provider or participants?

There is a certain amount of wear and tear that an SDA provider will accept responsibility for and repair without requesting payment from the participant. Where damage is intentional and repeated however, an SDA provider may request payment from the participant for the repair or deduct the amount from their bond.

3. Is there minimum size block of land to build SDA approved dwelling?

No. SDA dwellings require a specified amount of space to meet have the space available to meet design guidelines as set out by the NDIS. Number of bedrooms and bathrooms heavily impact the development scale.

4. Can a participant live in an SDA with their partner and child when only 1 of the people have an NDIS plan?

Yes, at Sana Living we have agreed to let tenants with SDA funding move into our SDA single occupancy registered dwellings with one or more family members, as long as there is a space other than the SDA compliant bedroom in the dwelling for the family members to use as their bedroom. Our single occupancy villas always have an on-site overnight assistance (OOA) space in addition to the SDA compliant bedroom, so family members can use the OOA space as their bedroom theoretically, if it is not needed as a base for support workers to use. Family members who move into our SDA may be charged a rental contribution for living there.

5. What is the usual rent contribution?

Set by the NDIA as the Reasonable Rent Contribution. It is set as: 25% of the maximum rate of the DSP, 25% of the maximum rate of the DSP supplement, 100% of the maximum rate of Commonwealth Rent Assistance

6. Can you recommend some providers who can write up the report for the participants to be SDA approved?

We don't recommend any individual providers; we would always provide a number to choose from who have experience in SDA assessments and applications.

7. Most SDA providers do not accept clients who have Improved Liveability funding as that is the lowest level of funding. So, what can be done in this space for these clients?

Since the price review of SDA payments undertaken by the NDIS last year, payments for people with Improved Liveability (IL) funding have increased significantly in many cases, so this means that even SDA providers who build dwellings to the High Physical Support design standard can now consider people with IL funding for tenancies more often than before. There are other SDA providers who build housing specifically to the Improved Liveability design standard and it is worth monitoring housing matching websites such as the Housing Hub and Go Nest, for any vacancies that may arise. In the interim, some SIL vacancies may be suitable to live in for people with IL needs and the building code in most states and territories is changing for all new builds, which may lead to more suitable housing options for people with IL needs in some cases.

8. Are there certain reports that are needed to be completed when trying to get funding for the SDA?

A housing specific Functional Capacity Assessment plus the NDIA home and living request form. Any supporting reports from psychologist's, GP's, and any professional adding weight to the request for SDA standard and type.

9. Can you please explain a bit more about the rental contribution from each participant?

Set by the NDIA as the Reasonable Rent Contribution. Is set as: 25% of the maximum rate of the DSP, 25% of the maximum rate of the DSP supplement, 100% of the maximum rate of Commonwealth Rent Assistance

10. What is the common lease term?

Can range widely from 6 months to 10 years, depending on requests from participants and appropriateness of a setting. Notice periods to exit for a participant should be 30-90 days depending on setting.

11. How to invoice?

Funding is drawn down from a participant's plan via PRODA/ PACE.

12. SDA quotes?

SDA quotes have been required in the past however are being phased out.

13. Can you explain rental contributions for family members to reside in SDA with participant?

These often account for a reduced RRC and SDA amount received for a participant, plus an (unregulated) contribution by the non-SDA tenant. SDA provider would co

14. Are NDIS participant with mental health issues as primarily disability apply for SDA?

Yes. Depending on the impact the issue has on their ability to live in mainstream housing, SDA may be considered as appropriate. If coupled with physical or intellectual disability, SDA very well could be an option.

15. How are you finding building Robust properties for those participants where a normal robust design is still not adequate, where people require full containment and seclusion at times where property damage can be severe?

We have not developed a Robust property to date, however, recognise this category should be designed with the specific participant needs in mind.

16. Can the participant bring the own provider (Support worker) when the SDA is assigned to the SIL provider?

SDA providers should provide open choice for service providers for individual SDA settings (non-shared). Shared setting (2-5 participants) function with a single support provider for their daily supports. The introduction of a participant's own support provider for community participation and other non-core support should be permitted.

17. What is an example of how much funding is needed for SDA/SIL funding in an NDIS plan?

To live in a High Physical Support 3-bedroom house, built for 3 residents to share, with sprinklers and OOA, the SDA amount funding, dictated by the NDIA, required would be roughly \$58,223 per annum. This will vary slightly depending upon the location of the SDA however and a location factor set by the NDIA will be entered into a formula to calculate the exact amount. The SIL required will depend on whether the 3 residents in the house require active or passive overnight support and how many planned support hours each require throughout the week.

18. Can I find my own land and build on it. or find approved NDIA builder?

Yes absolutely! There are more and more builders who now have experience building SDA, although they are not NDIS registered. It would be worth reaching out to Disability Services Consulting (DSC) or SDA Consulting Australia in Victoria for recommendations regarding builders who have experience building SDA. In other states there may also be state specific SDA consultants who can provide similar advice.

19. So if I provide a block of land in Melbourne West can you (Sana Living) send your team to check whether you can build on that or not, and check if you have participants there? Also do u guys manage the properties and how much are management fees?

At this stage Sana Living only build SDA in WA, SA and QLD. Our model of operation is that we acquire the land ourselves, build the SDA on it and retain ownership of the SDA. We do not manage SDA properties on behalf of other SDA providers or provide development services.

20. Is there a designated area of the NDIA that can answer questions around SDA? Do you ever fund separate buildings on a family property?

No, just the regular 1800 number. We have never built SDA on a family property and as mentioned before we would always look to acquire land ourselves, build and retain ownership of the final product. Providing a fixed asset on another owner's land is complex.

21. Who manage SDA properties? Property management or outside real estate?

At Sana Living we have tenancy managers who manage the sourcing of tenants, partnerships with support providers and any tenant issues that arise outside of regular property management. In WA we also provide property management services for our tenants, although in SA and QLD we will look to outsource this function to an organisation experienced with both property management and disability.

22. What States does Sana Living operate in?

WA, SA and QLD.

23. Have you experienced someone over 65yrs old receive SDA approval?

Have come across people over 65 years old who do have SDA funding in their plan. This is therefore possible, as long as the Access Request Form (ARF) to become a NDIS participant is submitted prior to the person turning 65 years old. The ARF should be date stamped once submitted, as proof.

24. Where and how to check SDA enrolment (type of SDA)?

When vacancies are listed on the Housing Hub or Go Nest they are usually required to specify the design type of the SDA they are advertising.

25. Are Participants funded separately for the housing ? ie rent versus provision

NDIS participants who are eligible for SDA are funded for SDA in their NDIS plan. Once they move into SDA and a service booking is made, the SDA payments are made directly from the NDIA to the housing provider on the participant's behalf. Participants may also be eligible for the commonwealth rent assistance (CRA) payment which they will receive via Centrelink.