



VERA LIVING

Where luxury meets inclusivity

Vera living luxury

Vera Living are redefining Specialist Disability Accommodation. We combine exceptional amenities for modern living with space and bespoke features for those living with disability to enhance independent living. We handpick each of our vibrant, well-connected locations, and architecturally design and build each home to the highest standards. We put people first, always.

We're committed to creating Vera Living communities that foster a sense of belonging. When you sign a lease for a Vera Living property, you are not just moving into a beautiful home, you are gaining access to the Vera Lifestyle. Our friendly team are here to support you with every part of your SDA journey. From providing advice, to finding your home, helping you move and giving ongoing support in your Vera home - we are here throughout.

Start your journey to luxury SDA today.

Not just a home, a lifestyle

What is SDA?



Specialist Disability Accommodation (SDA) refers to properties that are built to meet strict design standards, as published by the National Disability Insurance Agency (NDIA), which set a benchmark for innovative, accessible housing for people with disability in Australia.

SDA is designed to meet varying access and support requirements that cater to extreme functional impairment, or very high support needs.

Simply put, SDA dwellings are purpose-built homes designed to support people to live a more independent lifestyle while accessing high-quality supports from their home.

SDA properties are sophisticated in their design, built with the goal to provide opportunities to actively engage in day-to-day life in a home environment which is intuitive to needs.

Typically, dwellings come standard with features such as wide doorways, accessible flooring and a range of assistive technology: from sensor-LED lights to automated doors and windows. The home environment should be fit-for-purpose for every participant and their lifestyle.



SDA Build Types



Houses

Typically for 2-3 participants with shared living spaces and common areas



Apartments

Often found scattered within a strata complex. The apartment can have one or multiple bedrooms. There may be one SDA compliant bedroom, and a secondary or third bedroom which can be occupied by family, friends or a housemates who do not require SDA.



Villas

Multiple shared or individual dwellings on a block of land



Group homes

Multiple shared or individual dwellings on a block of land. Homes for four or more participants who share living spaces and common areas.

Design categories



IL

Improved Liveability

Reasonable level of physical access and enhanced provision for participants with sensory, intellectual or cognitive impairments to enable greater independence in daily life.



FA

Fully Accessible

Incorporates a high level of physical access provision for participants with significant physical impairment promoting opportunities for independent engagement in daily activities.



HPS

High Physical Support

High level of physical access provision for participants with significant physical impairment who require very high levels of support. The home incorporates assistive technology and spacious design to create a home environment that is intuitive to movement and support needs.



R

Robust

High level of physical access provision and very resilient building materials to reduce the likelihood of reactive maintenance and daily risk to the participant, members of their household and community.

What is SDA funding?

SDA funding will be included in an eligible participant's NDIS plan. The NDIA decides the amount of SDA funding that a participant will receive and is generally set at an amount that the NDIA determines is reasonable and necessary.

SDA funds are used to contribute towards the costs of a participant residing in a home which has been designed to cater to their unique support needs.

When a participant chooses a SDA home that suits their SDA funding, the participant will sign an agreement with the SDA provider which allows them to claim the SDA funding amount directly from their NDIS plan.

Unlike other funding amounts in a participant's plan, SDA funds must be NDIA managed, and cannot be plan or self-managed.

Separate to the SDA funding that an SDA Provider will claim from the NDIA, a participant may be asked to pay a reasonable rent contribution (RRC) and contribute to the supports that a participant receives in their home. These out of pocket expenses are different to SDA funding and will be separately agreed with the SDA provider and support providers.



*Rental contribution:
\$200 per week
approx.*

Who is eligible for SDA?

SDA will not be the most appropriate housing option for all NDIS participants.

The NDIA use a specific criteria set by legislation to determine whether SDA is a reasonable and necessary support for a participant. These can include:

- Participants with a permanent disability
- Participants who have a housing goal in their NDIS plan



A participant's Support Coordinator can also help explore housing options and support in investigating which type of housing will enable a participant to reach their goals.

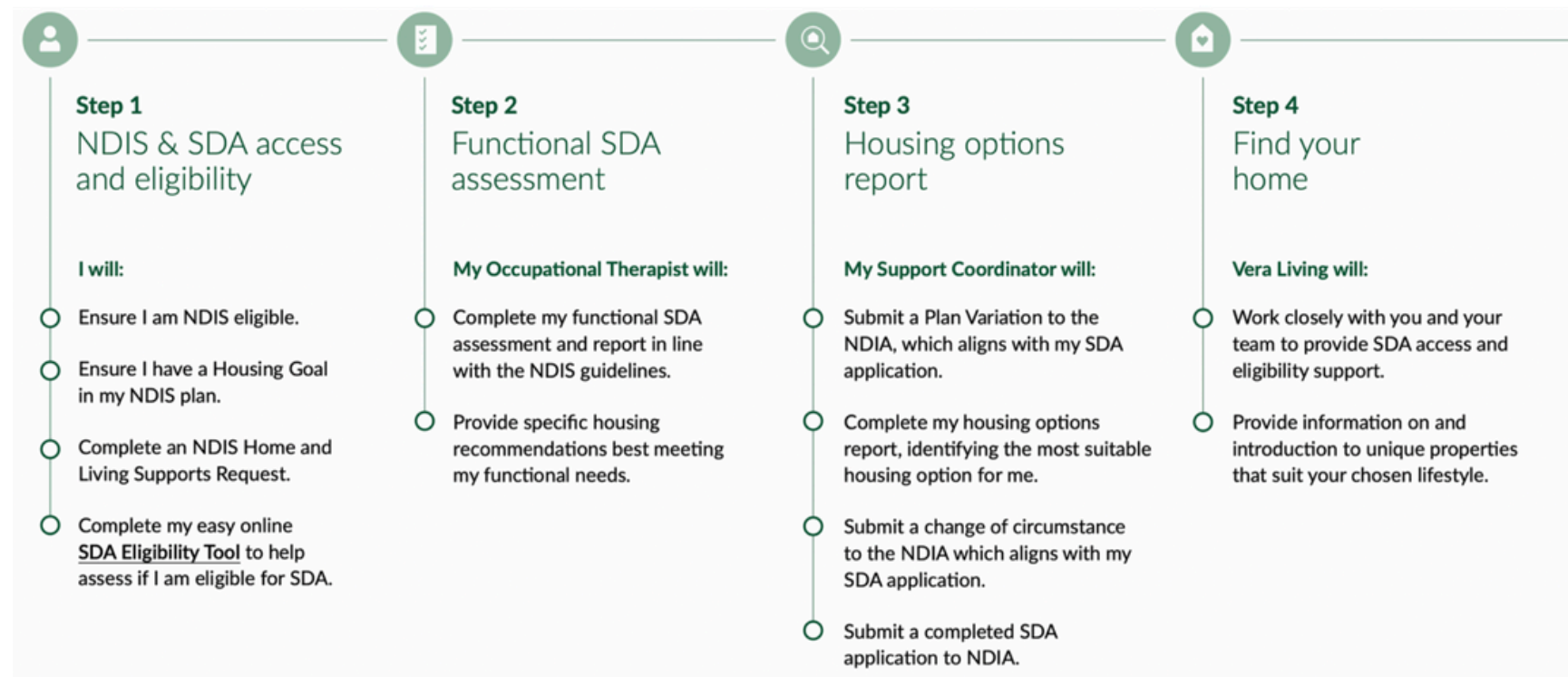
A participant will need to gather a range of information to support a housing application for SDA. Participants often request the support of an Occupational Therapist or other qualified clinician who can support in completing an individualised Home and Living Supports Request Form and provide documentation to support an application.

The NDIA will use this information to review whether SDA is a reasonable and necessary support to include in a participant's plan, and if so, what build type and design category aligns best to their individual support needs and lifestyle.

Vera Living can support participants in further understanding the SDA journey, available housing options and specific supporting documentation which could be referenced in a report.

SDA Approval Process

If a participant doesn't have SDA funding in their NDIS Plan, they will need to complete the NDIS Home and Living Supports Request Form to determine whether SDA is the most suitable housing option for them. Vera Living can provide participants with information that may assist them in exploring housing options.



What types of supports can be provided?

Supported Independent Living (SIL)

- 24/7 support
- Shared supports
- Roster or care

Individual and Shared Core Supports

- Support employed against a specific home and living goal
- Flexibly provided throughout the day
- May be employed against a specific capacity building or daily living goal

Individualised Living Options (ILO)

- Supports designed and tailored to an individual
- Can be delivered flexibly and creatively i.e. host and housemate
- Can involve formal and informal supports

Informal Supports

- Unpaid supports
- Provided by family or friends
- Passive involvement in daily life

Why Vera Living?

With a national footprint across Australia, we're here to support you every step of your SDA journey. Whether you're unsure if you're eligible for SDA, or are ready to move, our friendly team are here to help. We listen, learn and work together to get the best outcome for you.



Exceptional homes, in handpicked locations

We handpick each vibrant, well-connected location and build each home to the highest standards, because you deserve nothing less.



Secure tenure made easy and affordable

We keep it real and honest. With easy-to-read contracts, no bonds and rolling leases, giving you the freedom to stay in your home for as long as you like. And if you ever decide to move, just let us know and we'll be there to help.



Commitment to tenant experience and proactive property maintenance

You can always count on Vera for support with your home. You will have a dedicated member of our specialist Tenant Experience team always on call, and we proactively manage each of our properties to make your life easier.



The best supports in your home ensured

We collaborate with the best Supported Independent Living providers to ensure the best supports within your home, when and how you choose. For shared homes, we meticulously match tenants to ensure a happy home, offering an extensive transition period for you to settle in at your own pace.

Our Values

- › People first. Always
- › Continuous learning and evolution
- › Be real, be honest
- › Build belonging

How we can help

- Provide information – brochures, website
- Tools – use our SDA Eligibility tool
- Contacts – Support Coordinators, SIL providers
- Updates – SDA availability, funding changes
- Listen and provide advice
- Answer queries



Contact our
Queensland SDA expert

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Vera Living acknowledges the Traditional Custodians of the
lands, skies and waters where we live and work, and we pay our
respects to Elders past, present and emerging.

VERA
LIVING

Join our vibrant communities and
discover a world of belonging,
connection, and endless possibilities.

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