

# Your Guide to SDA



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VERA  
LIVING

*Not just a home, a lifestyle*





# Vera Living SDA

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Vera Living are redefining Specialist Disability Accommodation (SDA). 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.

## Enhanced Independent Living



Our SDA housing opportunities provide NDIS participants with choice, control and enhanced independence.

## Exceptional homes in vibrant locations



Expertly designed homes in handpicked well-connected communities close to all that makes life great.

## Vera Living community and lifestyle



Our friendly team supports you through every part of your SDA journey, from eligibility to tenancy.

## Our Commitment

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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 through 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.

***Not just a home, a lifestyle***

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LIVING**



# What is SDA?

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Specialist Disability Accommodation (SDA) refers to housing designed specifically for people with extreme functional impairment or very high support needs under the National Disability Insurance Scheme (NDIS).

SDA properties must meet strict design standards set by the National Disability Insurance Agency (NDIA) to meet varying accessibility and support requirements. They are thoughtfully designed to enable people to live with enhanced independence and access high-quality supports at home.

Homes includes accessibility features such as wide doorways, accessible flooring, and assistive technology such as automated doors and windows. The home environment be fit-for-purpose for every participant and their lifestyle.





# SDA is defined by 4 key factors

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## DESIGN CATEGORY

This is the type of home design based on the accessible features that distinguish it from other builds.



## BUILD TYPE

This is the dwelling layout, such as house, villa, or apartment.



## ADDITIONAL FEATURES

These are the features of the home in addition to the design category requirements, such as fire sprinklers.



## LOCATION

The area of the home. This influences funding levels, with factors like average land prices and available amenities playing a key role.

# SDA Build Types

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## Houses

Homes for two-three participants with shared living spaces and common areas.



## Apartments

One SDA compliant bedroom, sometimes with a second bedroom. Located on various levels in strata complexes.



## Group homes

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



## Villas

One bedroom villas with multiple shared or individual dwellings on a block of land.



# SDA Design Categories

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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 enhanced 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. Homes include assistive technology and spacious design to create an 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?

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SDA funding is included in an eligible participant's NDIS plan. The NDIA determines the amount of SDA funding a participant will receive based on what it considers reasonable and necessary.

SDA funds are 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 selects an SDA home that aligns with their SDA funding, they will sign an agreement with the SDA provider, allowing the provider to claim the funding directly from the participant's NDIS plan.

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

**Reasonable Rent Contribution (RRC):  
\$250 per week approx.**

In addition to the SDA funding claimed by the provider from the NDIA, a participant may be required to pay a **Reasonable Rent Contribution** (RRC) and contribute to the cost of supports received in their home.

These out-of-pocket expenses are separate from SDA funding and will be agreed upon separately with the SDA provider and support providers.

The maximum RRC a provider can charge is set by the NDIA and is updated every six months in March and September.

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# Who is eligible for SDA?

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SDA is not 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
- NDIS Participation: You must be an NDIS participant.
- Extreme Functional Impairment or Very High Support Needs: This means you have a significant physical, cognitive, or sensory impairment that impacts your ability to live independently.

A participant's Support Coordinator can also help explore housing options and support in finding out 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 clinicians 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 support participants in understanding the SDA journey, available housing options and specific supporting documentation which could be referenced in a report.



# SDA Approval Process

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If a participant does not 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.



## Step 1

### NDIS & SDA access and eligibility

#### I will:

- Ensure I am NDIS eligible.
- Ensure I have a Housing Goal in my NDIS plan.
- Complete an NDIS Home and Living Supports Request.
- Complete my easy online SDA Eligibility Tool to help assess if I am eligible for SDA.



## Step 2

### Functional SDA assessment

#### My Occupational Therapist will:

- Complete my functional SDA assessment and report in line with the NDIS guidelines.
- Provide specific housing recommendations best meeting my functional needs.





### Step 3

## Housing options report

#### My Support Coordinator will:

- Submit a Plan Variation to the NDIA, which aligns with my SDA application.
- Complete my housing options report, identifying the most suitable housing option for me.
- Submit a change of circumstance to the NDIA which aligns with my SDA application.
- Submit a completed SDA application to NDIA.



### Step 4

## Find your home

#### Vera Living will:

- Work closely with you and your team to provide SDA access and eligibility support.
- Provide information on and introduction to unique properties that suit your chosen lifestyle.



# Appendix H Funding

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## What is Appendix H?

Introduced in the 2023–24 NDIS SDA Pricing Arrangements, Appendix H is a legislative change to enable participants to live with family members, partners or friends who are not funded or eligible for SDA.

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## What does Appendix H do?

This change allows participants to live with non-NDIS family members, partners or friends, and affects how much funding someone receives based on their living arrangements with another person.

It helps keep families and loved ones together and give participants greater choice and control through adjusting funding to enable them to live together.

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## Who can use Appendix H?

- SDA participants who have live-in family members who are non SDA eligible.
- SDA participants who want to live with non-SDA family members or partners

## How Vera Living supports participants with Appendix H

Vera Living are proud to have supported families and partners to live together, working flexibly on a case-by-case basis to achieve the best outcomes for participants.

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# Step-by-step Process

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## 1. NDIS Plan Approval

Your NDIS planner may have already approved Appendix H in your plan or discussed it with you during a planning meeting.

## 2. Exploring SDA Options

Vera Living will assist in identifying a suitable SDA home that meets your needs.

## 3. Quote & Pricing

Once a home is identified, Vera Living will provide a quote based on Appendix H pricing for your approved design category.

## 4. Tenant Contributions

Vera Living will discuss and negotiate additional rental contributions with any non-NDIS tenants you wish to live with, ensuring fair and sustainable living arrangements.

## 5. Service Provider Choice

If you require a service provider, Vera Living can introduce you to providers we collaborate with, or you can bring your own supports—this choice is yours.





# What types of supports can be provided?

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## **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
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# Tenancy Experience

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Our Tenant Experience team are here to ensure your happiness. When you move in with Vera Living, you gain access to the Vera Living lifestyle, and become part of our Vera Community. Each of our tenants has a dedicated Tenant Support Specialist throughout their time living with Vera. As the single point of contact for all your tenancy needs, they are always there to support.

## How Your Tenant Support Specialist (TSS) Supports You:

### Maintenance & Repairs

- Contact your TSS anytime for issues in your home
- They coordinate swift repairs and ensure everything is resolved to your satisfaction

### General Support

- Your TSS can assist with questions, maintenance requests, and guidance on assistive technology

### Complaints & Concerns

- If you're unhappy with your home or supports, your TSS can help facilitate improvements
- They'll support you in working with your SIL provider to resolve any issues

### Communication & Relationships

- Your TSS is there to listen, check in regularly, and build a positive relationship
- They gather feedback and act on it to ensure you're happy and supported

### Liaison Support

- Your TSS can connect you with other departments (like accounts or legal) if needed

### Tenant Satisfaction

- Your TSS helps make your home environment one where you can thrive





# Why Vera Living?

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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 design 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.



## **Ensuring the best supports in your home**

We collaborate with trusted 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.

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## Our Values

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- > Be real, be honest
- > Building belonging
- > People first. Always
- > Continuously learning and evolving

## How we can help

- Listen and provide advice
- Answer queries
- Check SDA eligibility using our free Eligibility tool and guide you through the process
- Provide information
- Share contacts – Support Coordinators, SIL providers
- Give updates – SDA availability, funding changes

# *Start your SDA Journey Today*



**Contact Tania Ritter**

Participant Engagement Specialist

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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.





Join our Vera Living community where  
accessibility, connection, and  
opportunities thrive.

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