

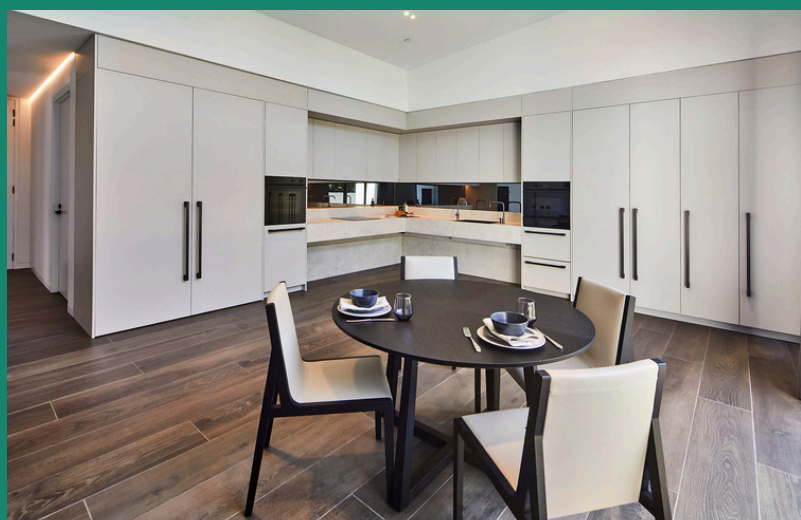
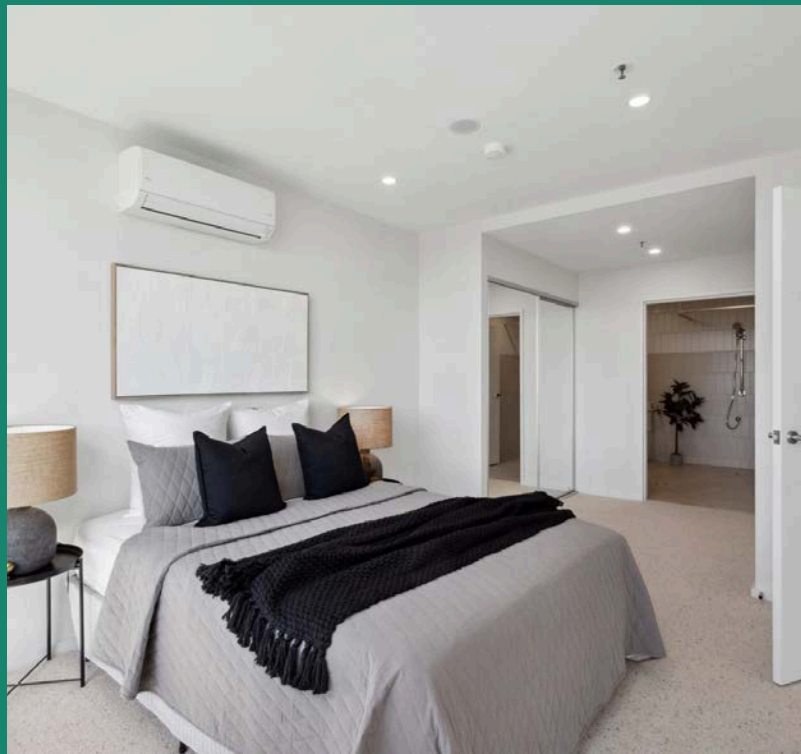
Your Guide to SDA

Navigate Specialist Disability
Accommodation with Confidence



VERA LIVING

Not just a home, a lifestyle



And yes, all photos in here are of Vera Living homes and people!

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Vera Living SDA

Vera Living are redefining Specialist Disability Accommodation (SDA). We're here to empower you with safe, thoughtfully designed homes that meet your needs. As a leading SDA provider, we offer high-quality, accessible housing that helps you live more independently and stay connected to your community. Our expert team works alongside you, providing personalised and flexible support so you always have choice, control, and care – ensuring the best outcomes for your lifestyle.

Enhanced Independent Living



SDA housing that provides NDIS participants with choice, control and enhanced independence.

Exceptional Homes in Vibrant Locations

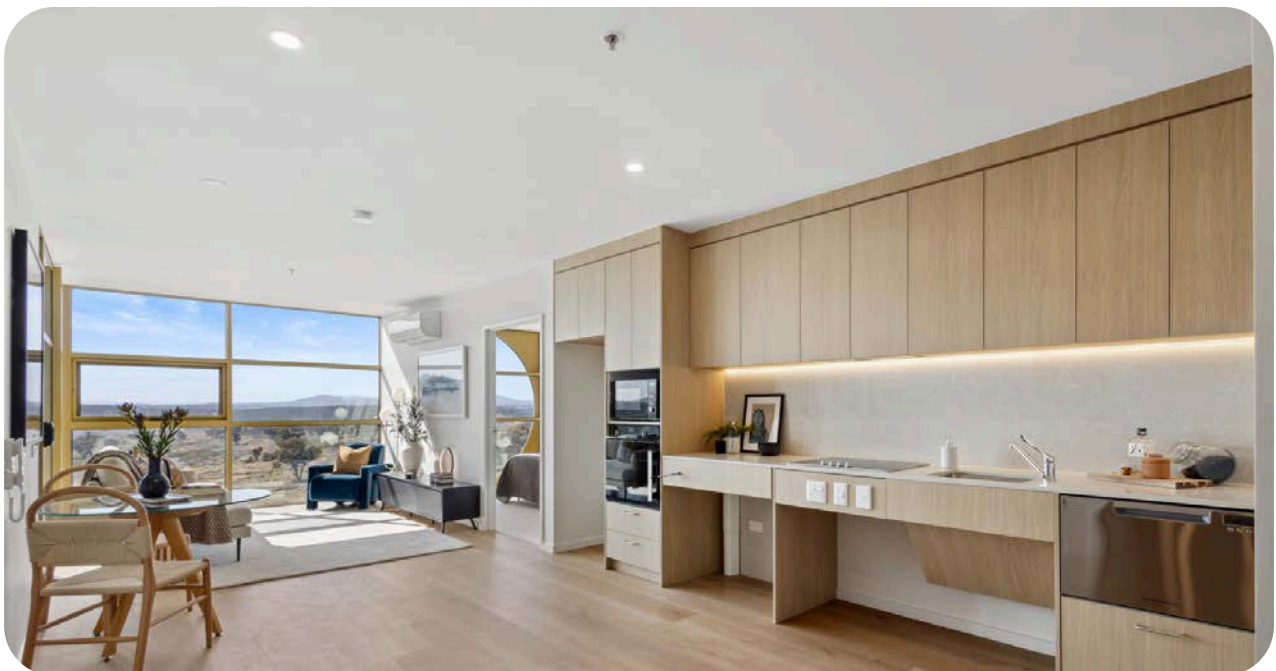


Expertly designed homes in handpicked, well-connected communities close to all that makes life great.

Vera Living Community & Lifestyle



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



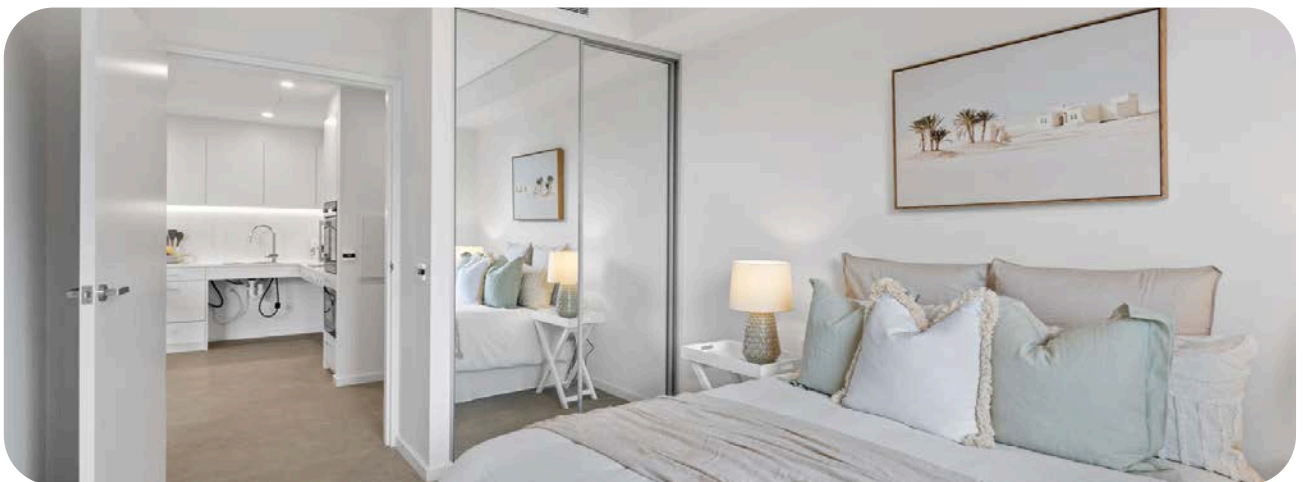


Our Commitment

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*.

Whether you're just starting to explore SDA or looking for a long-term home that suits your lifestyle, we're here to deliver tailored and supportive solutions that evolve with you.

Because with Vera Living, it's not just a home, it's a lifestyle



What is SDA?

Specialist Disability Accommodation (SDA) is 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 include accessibility features such as wide doorways, accessible flooring, and assistive technology like automated doors and windows. The home environment should be fit-for-purpose for every participant and their lifestyle.



The 4 Key Factors of SDA



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



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

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 independence and engagement in daily activities.

HPS

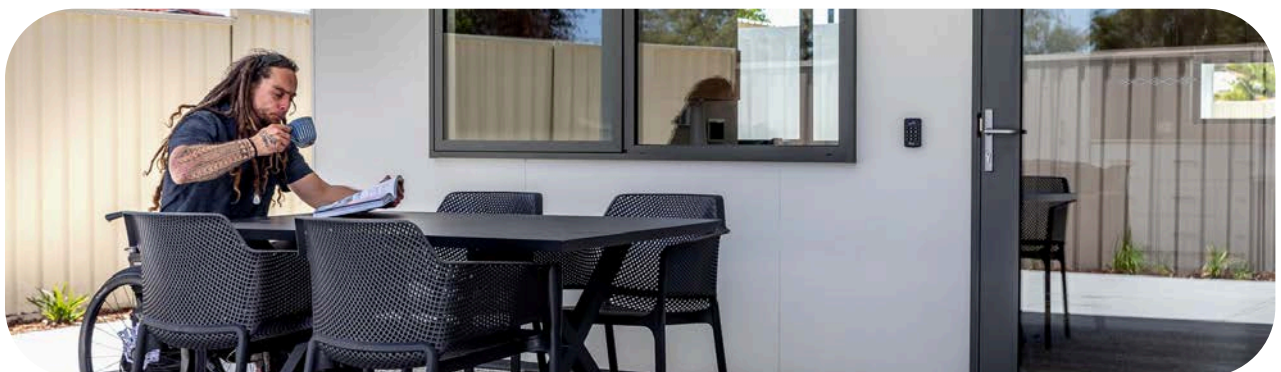
High Physical Support

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. This is to reduce the likelihood of reactive maintenance and daily risk to the participant and members of their household and community.





What is SDA Funding?

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 contributed towards the cost 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 is required to pay a **Reasonable Rent Contribution** (RRC). The supports in the home are funded separately from their relevant NDIS plan budget. Other cost-of-living expenses are the participant's responsibility.

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.

Who is Eligible for SDA?

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:

- > NDIS Participation: You must be an NDIS participant
- > Participants with a permanent disability
- > Participants who have a housing goal in their NDIS plan
- > Extreme Functional Impairment or Very High Support Needs: 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.

The SDA Approval Process

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 – Live with Family in SDA

What is Appendix H?

Appendix H is a legislative change to enable participants to live with family members or partners who are not funded or eligible for SDA.

What Does Appendix H Do?

This change allows participants to live with non-NDIS family members and partners and affects how much funding someone receives based on their living arrangements with another person. It helps keep families together and gives participants greater choice and control through adjusting funding to enable them to live together.

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 is 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 through tailored SDA housing solutions.

Step-By-Step: Appendix H Funding





What Types of Supports Can Be Provided in SDA?

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

How We Collaborate With Disability Support Providers

At Vera Living, we work closely with Support Coordinators and other professionals, including Occupational Therapists and Support Workers, to help NDIS participants find a home that's truly right for them. By listening carefully to each participant's needs, we ensure a thoughtful match that creates a harmonious living environment.

In each property, we collaborate with trusted Disability Support Providers to ensure tenants receive the best possible support. We uphold clear separation between SDA and supports, empowering tenants with genuine choice and control over their lives.

By working thoughtfully with each participant, we help them navigate SDA and focus on what truly matters — achieving the best outcome for their lifestyle, independence and wellbeing.

Our Five-Step Process to Collaborate Takes Around Four Weeks, and Includes:



Why Vera Living?



Exceptional, High Quality 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.



Real and Honest. Secure Tenure Made Easy and Affordable.

We offer easy-to-read contracts and don't charge a bond. Our rolling leases give 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 will have a dedicated member of our specialist Tenant Experience team always on call, and we proactively manage each home to make your life easier.



Ensuring the Best Supports in Your Home It's More Than A Home—It's Your Lifestyle.

We collaborate with trusted Disability Support providers to ensure the best supports within your home, when and how you choose. For shared homes, we meticulously match tenants and offer an extensive transition period for you to settle in at your own pace.

Participant Engagement Team

At Vera Living, your journey starts with our expert Participant Engagement team. They're the friendly faces behind your first phone call, email or property tour — here to make the SDA process easier to navigate with clarity, and care.

How We Help You

Working closely with participants, families, and Support Coordinators, our team supports people through the early stages of finding an SDA home. Whether you're looking for guidance on eligibility, exploring what's available, or ready to book a tour, they're here to help every step of the way.

Once a participant has found their ideal home, our Participant Engagement team helps guide them through the application process. From there, they hand over to our Tenant Experience team, who continue the support with tenancy needs throughout the participant's time living with Vera.

It's all part of how we ensure the journey into SDA is not just clear and supportive — but one that feels empowering from the very start.



Finding Your Home

Vera Living Process



Enquire with Vera Living
On our website or over the phone



Consultation with Participant Engagement Specialist
They'll work with you to understand your needs



Tour a Home
Get a guided tour of the properties you're interested in



Share Participant Information
To ensure we're the right fit for you, we need a completed Connect Form with supporting documents





Tenant Experience

Our Tenant Experience team are here to ensure your happiness. Each tenant 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:

General Support

Your Tenant Support Specialist (TSS) answers your questions and guides you on using assistive technology.

Maintenance & Repairs

Reach out to your TSS anytime for issues with your home. They'll arrange repairs quickly and make sure everything is sorted to your satisfaction.

Complaints & Concerns

If you're unhappy with your home or support services, your TSS will help. They'll work with your disability support provider to resolve any issues.

Communication & Relationships

Your TSS will check in regularly, listen to your feedback, and build a positive relationship with you. They act on your feedback to ensure you feel supported and happy in your home.

Liason Support

If you need help from other teams like accounts or legal, your TSS can connect you.

Tenant Satisfaction

Your TSS is here to help create a safe, comfortable home where you can thrive.

Our Values

> Be real, be honest



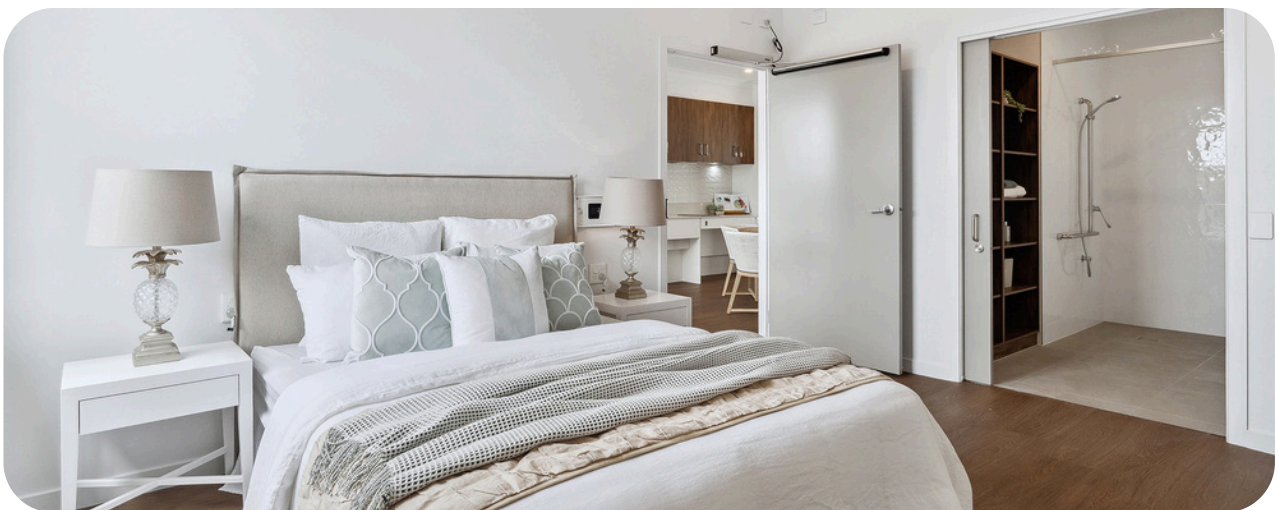
> Continuously learning and evolving



> Building belonging



> People first. Always





Our Impact – Nathan's Story

Building a Future: How Nathan Found Independence, Support, and a Family SDA Home Tailored to His Needs

When Nathan first enquired with Vera Living, he told us he was expecting a baby soon and needed a suitable home to raise his family in.

He wanted a safe home to raise his growing family.

He wanted to stroll outside without rough terrain.

He wanted to live away from the busy city.

He wanted to have a kitchen he could cook for his family in.

He wanted a garden to grow fruits and vegetables and keep bees.

He wanted to be more self-sufficient.

We listened.

"Vera Living has given me the chance to live the life I've always dreamed of by putting me in an SDA that not only meets my needs in ways I never thought possible, but also allows me to be the best father and husband I can be.

They truly seem to recognise that those with a disability have the right to live where they want and with the person they want, and have embraced not only myself, my lifestyle, my wife, but my pets as well."

-Nathan, QLD



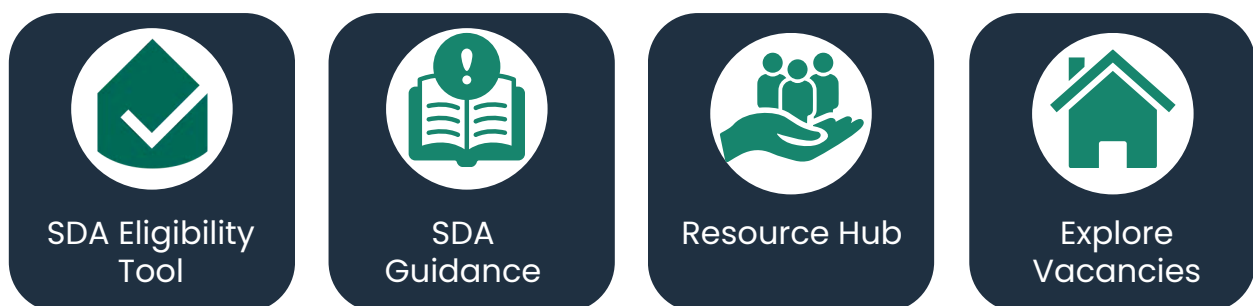
Referral

Connecting participants with the right Specialist Disability Accommodation (SDA) home is simple with Vera Living. We're committed to making this process clear, accessible, and tailored to you or your client's needs.

We understand that navigating SDA can be complex — that's why we've designed our referral process to be as straightforward and supportive as possible. Our team works closely with you to ensure we have a full understanding of the participant's goals, eligibility, and support requirements.

When you refer to Vera Living, you're not just passing on a name — you're starting a conversation. We take the time to understand each person's housing needs and preferences, and connect them with vacancies that reflect their lifestyle, level of support, and long-term goals.

How Vera Living Supports You



VERA LIVING

Not just a home, a lifestyle



Every vacancy is an opportunity to change a life. I work to ensure participants, families, and providers find the right fit—because when the match is right, the outcomes speak for themselves.



Jeremy Edwards
Participant Engagement Manager

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And yes, all photos in here are of Vera Living homes and people!

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

**VERA
LIVING**

www.veraliving.com.au