



HOUSING
CHOICES
AUSTRALIA

Supported Independent Living &
Specialist Disability Accommodation in
relation to the NDIS

Noel Phillips, Chief Commercial Officer, Housing Choices Australia



Overview

- Specialist Disability Accommodation Model.
- Transitioning through to the full NDIS roll out.
- Key principles to good Specialist Disability Accommodation outcomes.
- 14,000 new Specialist Disability Accommodation places.

**HOUSING
CHOICES
AUSTRALIA**

Long term association providing housing for people with a disability

Focus on SDA
and disability
housing



More than 100
SDA properties
housing around
500 residents



Over 23 years
experience
providing
accommodation
for people with a
disability



More than 1700
of our residents
are people
living with a
disability across
4,400 properties



**HOUSING
CHOICES
AUSTRALIA**

SDA Model Overview



Moving from the Disability Act to the NDIS

Disability
Act

Pre July 2013

Transition

Post July 2013

Full NDIS
Roll Out

Post July 2019

HOUSING
CHOICES
AUSTRALIA

The collaboration agreement



- Determines responsibilities between parties
- Priority focus on resident outcomes
- Vacancy Management
- Impact of Disability Act



Transition Challenges

- Balance between Participant goals, NDIS sustainability, operating models, cost pressures and new investor models.
- Condition of Legacy stock.
- **Shared understanding** of responsibilities between Supported Independent Living providers and Specialist Disability Accommodation providers.
- **State specific challenges** e.g. implications of the Disability Act 2006 (Vic). on tenancy agreements.

Complete Transition to the NDIS

Disability
Act

Pre July 2013

Transition

Post July 2013

Full NDIS
Roll Out

Post July 2019

HOUSING
CHOICES
AUSTRALIA

Key principles to good SDA outcomes



- Understanding the resident
- Understanding the disability
- Inform the design process
- Collaboration – resident, supports, SIL, designers
- Making the right decisions – repurpose or rebuild
- Shared values between all parties

14,000 new SDA places

Driven by:

- Certainty from SDA Framework & Pricing reviews.
- Clarity around SDA funding in practice.
- Good understanding of demand profiles

Leading to:

- Variety in accommodation and care options

Supported by:

- High quality support services
- Assistive technology
- Quality of relationships

Neville Street, Box Hill

Type:

Two three-bedroom double-storey townhouses. Designs agreed with the families of the residents who will live there

Cost:

Projected \$1.7 million

Progress:

Under Construction

Funding Source:

Housing Choices Australia



Rosella Avenue, Werribee

Type:

Short-term respite accommodation for up to 5 people per night who have a disability, including high complex needs and behaviours of concern

Cost:

\$2 million

Completed:

Oct 2017

Funding Source:

Department of Health & Human Services



An aerial photograph of a suburban neighborhood at dusk. The houses are densely packed, with dark roofs and some greenery visible. In the far distance, a city skyline is visible against the twilight sky. The overall tone is dark and moody.

Questions?

HOUSING
CHOICES
AUSTRALIA

SDA Model Overview

