



GARMONY

PROPERTY CONSULTANTS



A member of  **CIVIC MJD AUSTRALIA**

SPECIALIST DISABILITY ACCOMMODATION (SDA) & NDIS VALUATIONS

Valuations of Specialist Disability Accommodation (SDA) & National Disability Insurance Scheme (NDIS) is a specialised area of property valuations. SDA is a range of residential housing designed for people with extreme functional impairment or very high support needs. SDA dwellings have accessible features to help residents live more independently and allow other supports to be delivered better or more safely.

The expert Licensed Valuers at Garmony Property Consultants have the experience in preparing valuations of SDA & NDIS properties for a wide range of purposes including mortgage security valuations.

The NDIS is a Federal Government legislated Australia wide scheme to support people with permanent and significant disability and replaces the current disability support system in each State and Territory. The NDIS and SDA are legislated to provide the foundation for government's long term and firm commitment to SDA funding under the NDIS.

BUILDING TYPES & RENTAL

Since 1 July 2016, the minimum requirements for the SDA design categories have been contained in the annual SDA Price Guide publication. The *NDIS (Specialist Disability Accommodation) Rules 2016 (SDA Rules)* and *NDIS (Specialist Disability Accommodation Conditions) Rules 2018 (SDA Conditions)* specify the eligibility criteria and process for enrolment of a dwelling, which includes reference to these minimum requirements.

The SDA Rules provide descriptions in relation to **five Building Types**. These include Apartments, Villas and Townhouses, Houses, Group homes and Legacy stock. The SDA prices (Rent) are based on five broad categories of SDA design which are set out in the SDA Rules; Basic, Improved Liveability (**IL**), Fully Accessible (**FA**), Robust and High Physical Support (**HPS**).

NDIS PROPERTY RENTAL INCOME

SDA Rental Income differs depending on the number of residents and number of bedrooms in a SDA home. Other factors include Onsite Overnight Accommodation (OOA) rooms, locational factors, additional

breakout rooms, fire sprinklers etc.

Demand for SDA compliant homes is expected to outweigh current supply for the short to medium term and therefore the Federal Government has provided incentives for private investors as the government cannot deliver the volume of NDIS accommodation on its own. Private investors are sought to construct SDA houses, to alleviate the government's capital costs of to supply these homes to a waiting list of participants.

In return, for constructing these homes which meet the NDIS, SDA guidelines, the government has committed to funding the rental of these homes at 3 to 4 times above average market rental rate with CPI increases each year. However, the liveable standards for providing this accommodation are stringent, and comes at a higher cost of construction.

Our licensed valuers assess the Market Value of the SDA / NDIS homes based on various methods of valuation, factoring in the high rental income received and the specialised nature of the improvements when compared to a conventional residential home.

Licensed Valuers & Property Consultants

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"NDIS / SDA Property Valuation Experts"