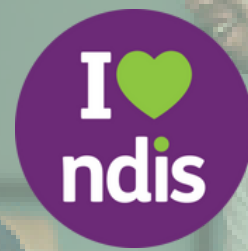


# VB HOMES

**SPECIALIST DISABILITY ACCOMMODATION (SDA)**



REGISTERED  
NDIS  
PROVIDER

## CONTACT US

[Info@vbhomes.com.au](mailto:Info@vbhomes.com.au)

0451 343 342

1300 047 000

[www.vbhomes.com.au](http://www.vbhomes.com.au)



# What is NDIS?

*National Disability Insurance scheme*

---



The NDIS offers money to qualified disabled individuals so they can spend more time with their loved ones, be more independent, have access to volunteer opportunities in their community, learn new skills, and generally improve their quality of life. By letting them pick the services and assistance they require to reach their objectives and live as independently as possible, VB Homes aim to give people with disabilities more choice over their life. The idea of "reasonable and essential" support is one of the foundational concepts of VB homes.

Building an SDA property requires a high level of expertise and attention to detail, as it is essential that the property meets the stringent accessibility and safety standards required for people with disabilities. VB Homes is familiar with the relevant regulations and guidelines, such as the National Construction Code and the NDIS Practice Standards.

## ABOUT SDA- (SPECIALIST DISABILITY ACCOMMODATION)

VB homes is expert in designing and building accommodation that is fully accessible, safe, and appropriate for people with disabilities. This includes features such as wider doorways, wheelchair ramps, hoists, and adapted bathrooms and kitchens. VB Homes work in collaboration with architects, disability support providers, and people with disabilities themselves to ensure that the accommodation meets the needs of its occupants.



01 **CONSTRUCTION & DEVELOPMENT**

02 **FULLY ACCESSIBLE BUILDING**

03 **PROVIDE GUIDANCE AND SUPPORT**

04 **TAILORED TO THE NEEDS OF OCCUPANTS**

05 **HIGH LEVEL OF EXPERTISE**

06 **STRINGENT ACCESSIBILITY AND SAFETY  
STANDARD**

### HOW SDA WORKS WITH PARTICIPANTS



## SDA Design Standards



The demand for SDA properties is growing, as more people with disabilities are looking for accommodation that is tailored to their needs. VB Homes play a vital role in meeting this demand, and in doing so, they contribute to the creation of a more inclusive and accessible society for people with disabilities. All homes must be built in accordance with SDA and the National Building Code (NCC). A typical residence has three to four bedrooms and can accommodate two to three disabled people and one carer. VB Homes is an experienced and reputable SDA builder who can provide guidance and support throughout the entire process.

SDA Houses are divided into four different design groups, each with their own needs and characteristics. The four design categories and explanations of how they were particularly created to accommodate disabled tenants are listed below.

Improved  
Liveability



Fully  
Accessible



High Physical  
Support



Robust





## IMPROVED LIVEABILITY

Housing that has been designed to improve 'Liveability' by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.



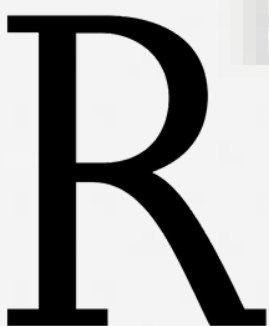
## FULLY ACCESSIBLE

Housing that has been designed to incorporate a high level of physical access provision for people with physical impairment.



## HIGH PHYSICAL SUPPORT

Housing that has been designed to incorporate a very high level of physical access provision for people with significant physical impairment and requiring very high levels of support.



## ROBUST

Housing that has been designed to incorporate a reasonable level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.



# Why invest in SDA?

## SDA (Specialist Disability Accommodation)

investments can be both a financially profitable and socially responsible choice for investors. VB homes offer investors the opportunity to make a positive impact on the lives of people with disabilities and capital growth.

### *No risk with this investment*

- Rental income ranges from \$84,000 – \$107,000 p.a. based on location and type of accommodation provided.
- Using conservative figures for rental yields, it's not unreasonable to expect you'd earn high rental income in excess of \$100,000 per year.
- Generate extra income into your Super to boost your retirement value. Again how would another \$100,000 of added income change your lives!
- The government-backed security of an SDA means there is almost no risk with this investment – and unlimited returns.

01 **HIGH DEMAND**

04 **HIGH RENTAL INCOME**

02 **LONG-TERM TENANCIES**

05 **CAPITAL GROWTH**

06 **SOCIAL IMPACT**



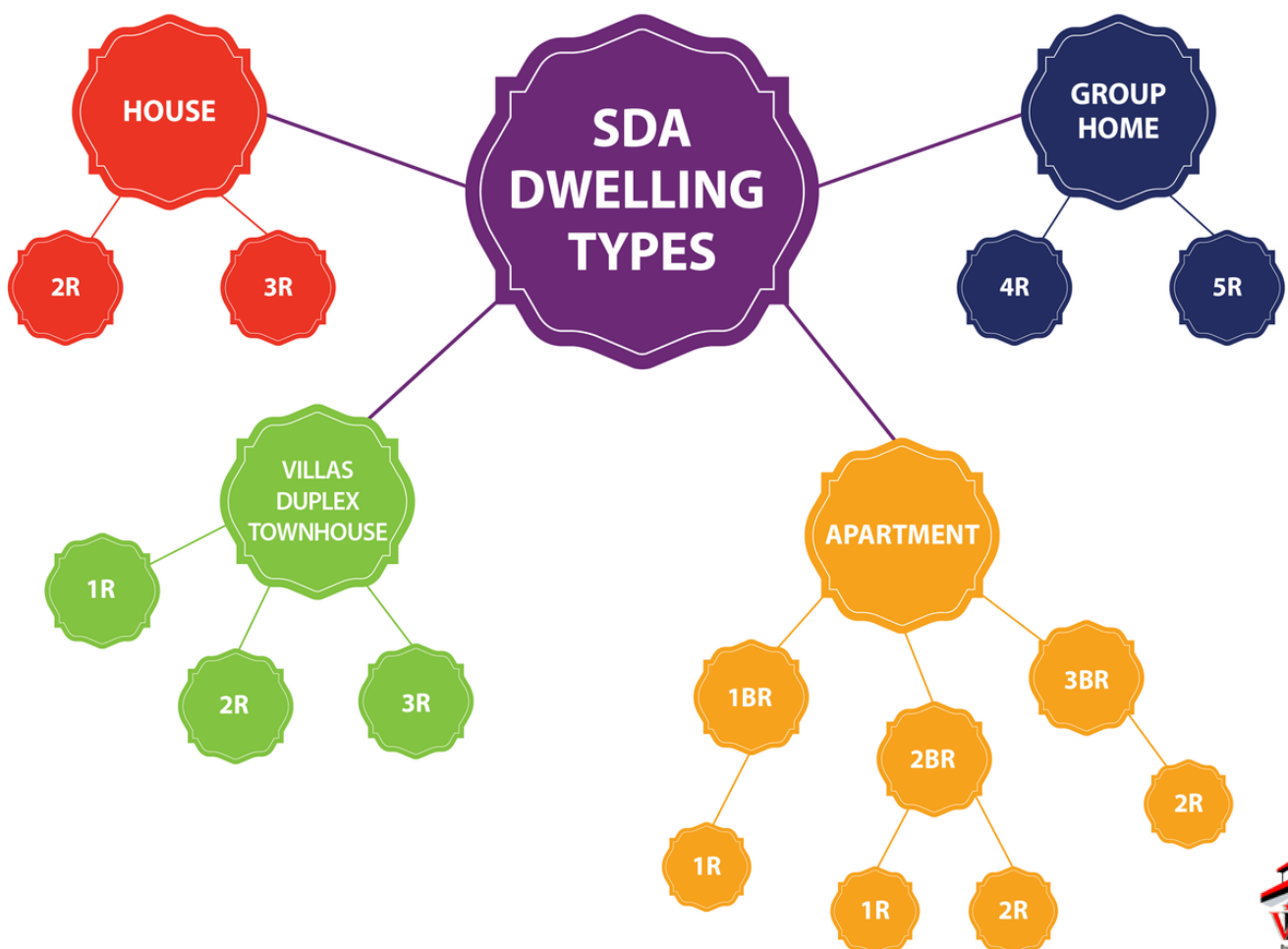


## Property types eligible for SDA Funding

Property types that can be NDIS funded for SDA

- Houses for up to 3 residents
- Group homes for 4 or 5 residents
- Apartments for up to 2 residents
- Other property types such as villas, duplexes and townhouses which can be funded for up to 3 residents.

Funding is based on the number of residents and the number of bedrooms in the property (in addition to the building design category such as High Physical Support, Fully Accessible, Improved Livability and Robust)



More information on the SDA model is available on the NDIS website [www.ndis.gov.au](http://www.ndis.gov.au)

---



**MORE INFORMATION ABOUT SPECIALIST DISABILITY ACCOMMODATION (SDA)  
GET IN TOUCH WITH US TODAY! CALL US WITH THE INFORMATION BELOW AND WE'LL  
GET IN TOUCH WITH YOU AS SOON AS POSSIBLE.**

**INFO@VBHOMES.COM.AU**

**0451 343 342**

**1300 047 000**

**WWW.VBHOMES.COM.AU**