

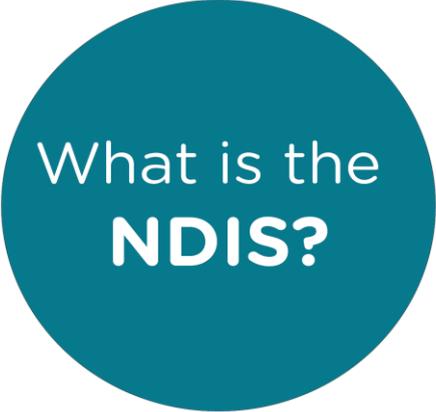
NDIS Expertise

- Oreana Homes Builder
- Partnership with professional providers Over 250 homes built in the last 4 years
- Dedicated team of NDIS providers to assist with participants Build times similar to standard homes
- One stop shop from build/compliance through to onboarding participants

NDIS difference



- NDIS homes include all SDA regulations and upgrades. Full turnkey solution provided
- Homes to suite a larger disability tenant pool Government backed investment
- High returns and potential for capital growth



What is the **NDIS?**

- National Disability Insurance Scheme
 - NDIS is Australian Federal Government initiative that started in 2013, with the support of all the major political parties.
 - NDIS SDA funding continues to encourage property investors and institutions to build more disabled homes
 - There are around 4.3 million Australians who have a disability and as the population increases so will this number
 - NDIS will provide funding to an estimated 5000,000 Australians who have permanent and significant disabilities
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What is SDA?

- Specialist Disability Accommodation
- SDA homes are built and designed for those with high level care needs to assist with transition out of nursing homes, rehab facilities, hospitals etc....
- SDA homes are built with features and to a higher level of robustness

SDA Providers



- An SDA provider is the landlord of an SDA enrolled dwelling and is responsible for: Receiving rent from SDA residents
- Arranging maintenance and repairs of the SDA homes
- Upholding residential rights of SDA residents through compliance with RTA and all bodies. Manage the roster of care

Finance

- There are many specific NDIS specialist Loan products
- Commercial Valuations - your valuations should be done via a commercial valuation rather than a residential val.
- NDIS appraisals available for valuers LVRs - range from 70% to 90%

Property Lease

- Type of lease – Residential tenancy lease, Length of the lease – 5 x 5 x 5 or 10 x10 years When is the rent paid – monthly or quarterly
- Government pays for 90 days if tenant breaks lease while SDA Provider finds another tenant

Disability categories

- High Physical support
- Robust
- Improved Liveability
- Fully Accessible



NDIS specification

- Full turnkey inclusions plus.... Upgraded kitchen (all electric) Sound insulation
- High impact plasterboard to all walls
- Laminated glass to all windows and external doors Wider solid doors to all rooms/wheelchair friendly Handrails/wet rooms heavy duty fixtures and tapware Non-slip flooring Timberlook flooring
- High Physical Support Inclusions available by request

Property costs and NDIS fees

- Land vendor holding deposit \$1,000
- NDIS certification fee \$8,800 once of cost Land deposit 5% of the land cost
- Build deposit 5% of the build cost
- Council Rates/water rates approx. \$3,000 PA Building insurance

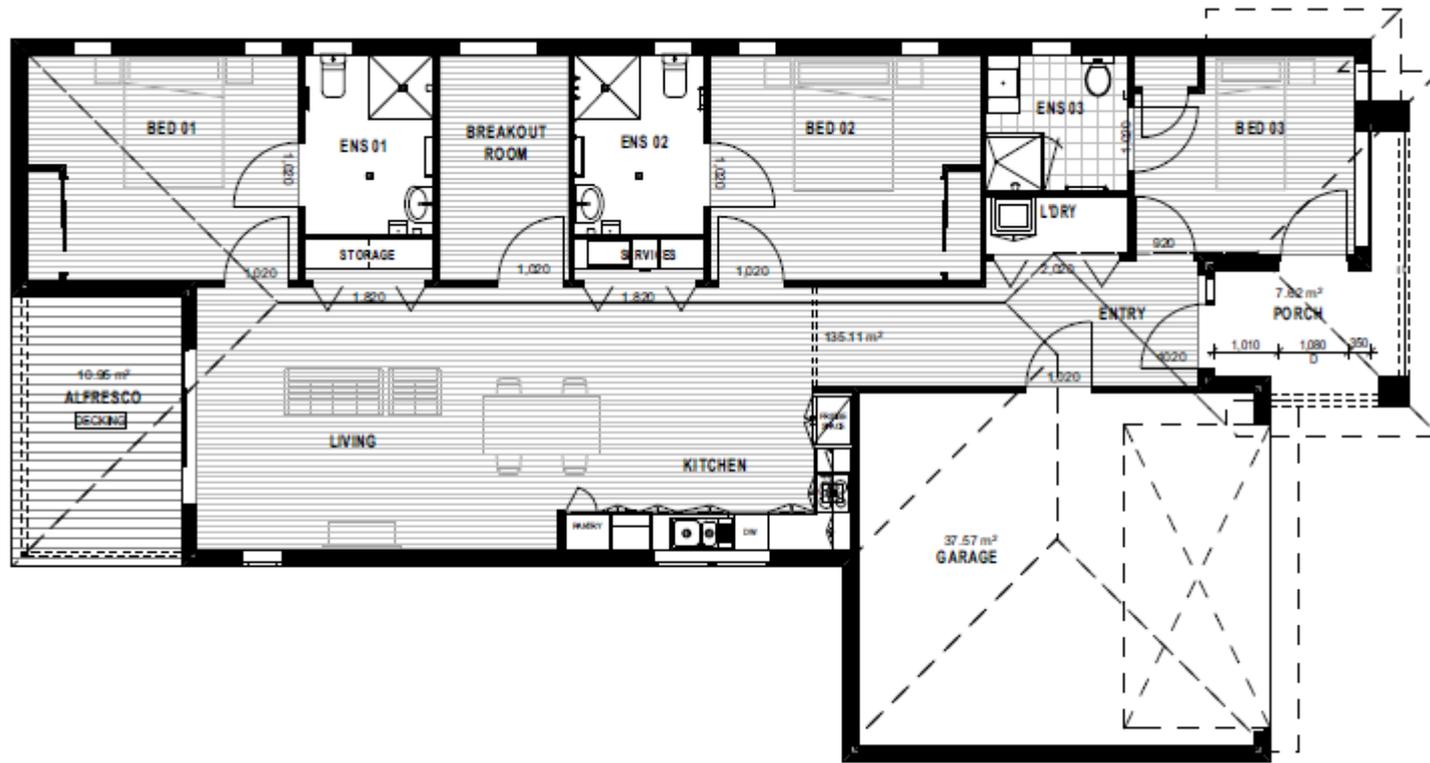
SDA Fee

- Lease fees for onboarding per participant average between \$2,500 to \$3,000
Management fees 10% to 15%

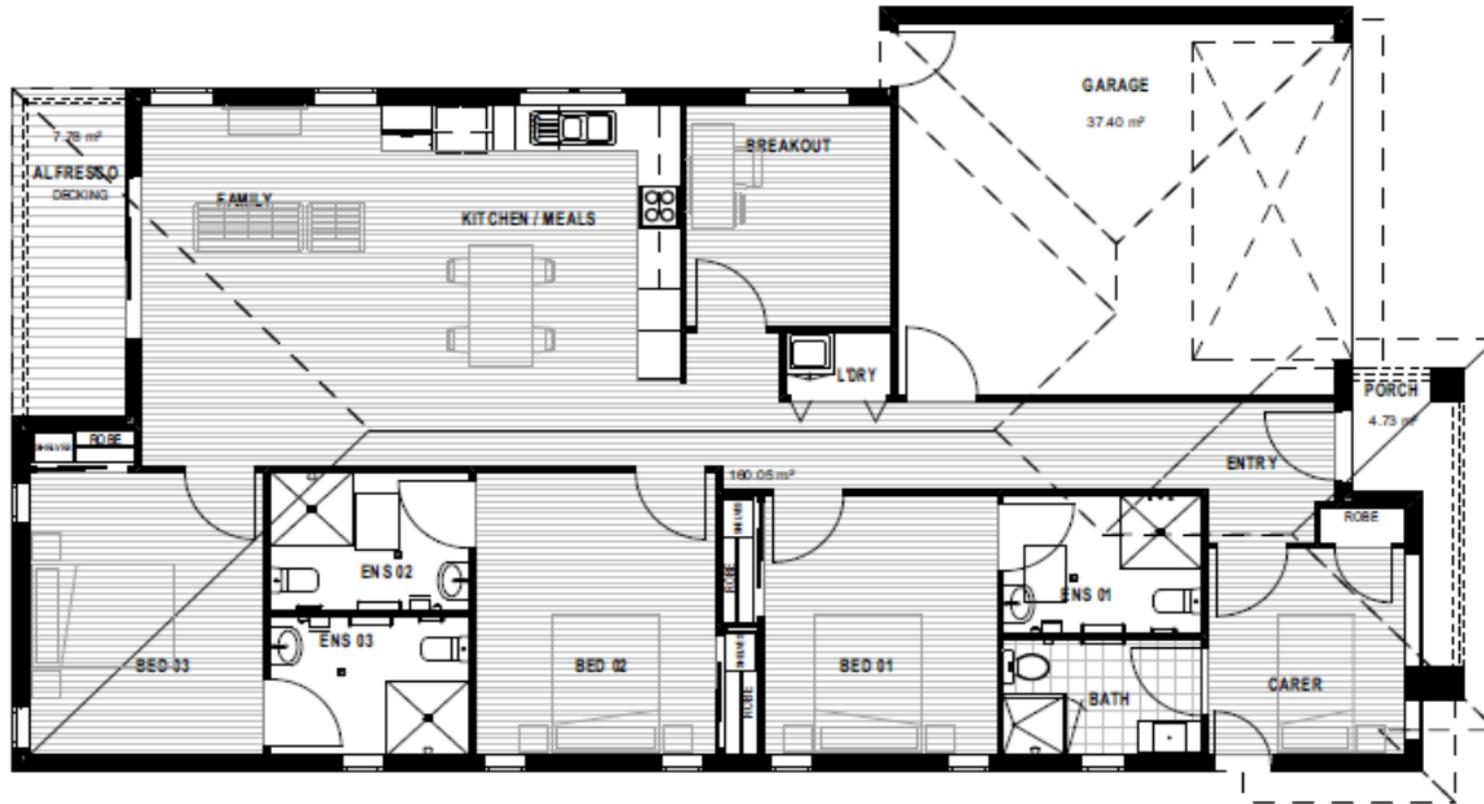
Popular plans



Plan for 2 participants and 1 carer



Plan for 3 participants and 1 carer



House Photos





