



**PROPERTY SELECT
ADVISORY**

Property Costs & SDA Provider Fees

- **Type of Lease - Residential tenancy lease**
- **Length of Lease - 5 x 5 x 5 Years
- 10 x 10 x 10 Years**
- **Government Guarantee - 20 Years**
- **When is the rent paid - Monthly**
- **Government pays for 90 days if tenant
breaks lease while SDA Provider finds
another tenant**

**Example of funds required to purchase an NDIS compliant
and independantly certified property**

Property Cost

Land Vendor Holding Deposit	\$1,000
Upfront NDIS Certification	\$8,800
Commercial Valuation	\$2,200 - \$2,500
Land Deposit	5% of the Land Contract Price
Build Deposit	5% of the Build Contract Price

SDA Provider Fees

Initial Document Fees	
Initial Placement Fees	\$2,500 - \$5,000 per tenant
SDA Management Fees	Approx 12% - 15% of Rent Payments
Landlord Insurance	Approx \$2,000

All fees are approximate only and may vary between SDA providers or Insurance suppliers and type of tenants / home.