

waigroup



Beautifully designed  
homes to maximise daily  
**Independence**



Property Development

Architecture

Construction

## About Us

WAI Group has been providing SDA housing in the NDIS space since 2017. Working with only Tier 1 SDA and SIL providers, people with disabilities, families and investors we provide bespoke solutions to SDA participants.

Our architecturally designed and furnished homes are designed to maximise daily independence and quality of life. Our homes are located close to amenities, services and entertainment enabling SDA participants to maximise independent lifestyles and inclusion within the community.

We have a pipeline of projects in different stages throughout the mid west, south west and metropolitan Perth regions.

## Specialist Disability Accommodation (SDA)



### What is SDA?

SDA enables people with a disability to live as independently as possible through funding that encourages development of purpose-built housing options. These housing options will be designed to meet the needs of participants who require specialist housing solutions to assist with the delivery of their supports and cater for their extreme functional impairment or high support needs.

### Who is Eligible?

Participants who are eligible for SDA funding are those with extreme functional impairment or those who have very high support needs.



### How do I Apply for SDA?

To submit an application to the NDIS for SDA funding, a support coordinator and other AHPs (allied health professionals) will need to undertake an assessment and put together a housing plan. If you do not have funding for this application, you will need to request a plan review.

### Who Pays for the SDA?

The NDIS pays for people to live in SDA. If the NDIS says that you're eligible to live in SDA, the SDA payments are included in your NDIS plan. The SDA payments are paid straight to your SDA landlord.

You may have to pay too. People living in SDA usually have to pay a "reasonable rent contribution". This means you pay 25% of the disability support pension to your landlord, plus any Commonwealth rent assistance you get.

*Rental payments are collected and managed by a SDA provider. We use **Community Housing Ltd (CHL)** who have decades of experience in this industry Australian wide.*



# SDA Build Categories

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There are 4 types of Specialist Disability Accommodation. These are referred to as the SDA Design Categories:



## Improved Liveability

Housing that includes better physical access. It also has more features for people with sensory, intellectual or cognitive impairments.

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## Fully Accessible

Housing that includes a high level of physical access features for people with many physical challenges.

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## Robust Construction

Housing that includes a high level of physical access. It must be very strong and durable, reducing the chance of repairs and upkeep. The way it is built should make it safe for you and others. Robust dwellings may suit people who need help managing behaviours of concern.

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## High Physical Support

Housing that includes a high level of physical access for people with significant physical impairment. This SDA is designed to help people who need very high levels of support.



# What Categories Do WAI Group Build For?

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WAI Group build for all SDA Categories. Our homes are purpose-built for people living with disability which means we build to the specific needs of the individuals that are moving into the property.

We work closely with participants, families and Tier 1 SIL providers to ensure we meet the design needs for each individual.

# What Type of Builds Do WAI Group Provide

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WAI Group, in partnership with Fortitude living or regional building experts, build homes across all SDA build categories depending on the requirements of the participants, region and SIL provider.

# Where Do WAI Group Build?

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WAI Group builds SDA accommodation throughout Perth and regional Western Australia. When reviewing locations we take into consideration the SDA demand in the area, available support services, access to amenities and community inclusivity.



## Property Inclusions

These spacious homes are fully accessible, having been designed to comply with SDA Fully Accessible design requirements.

### Inclusions:

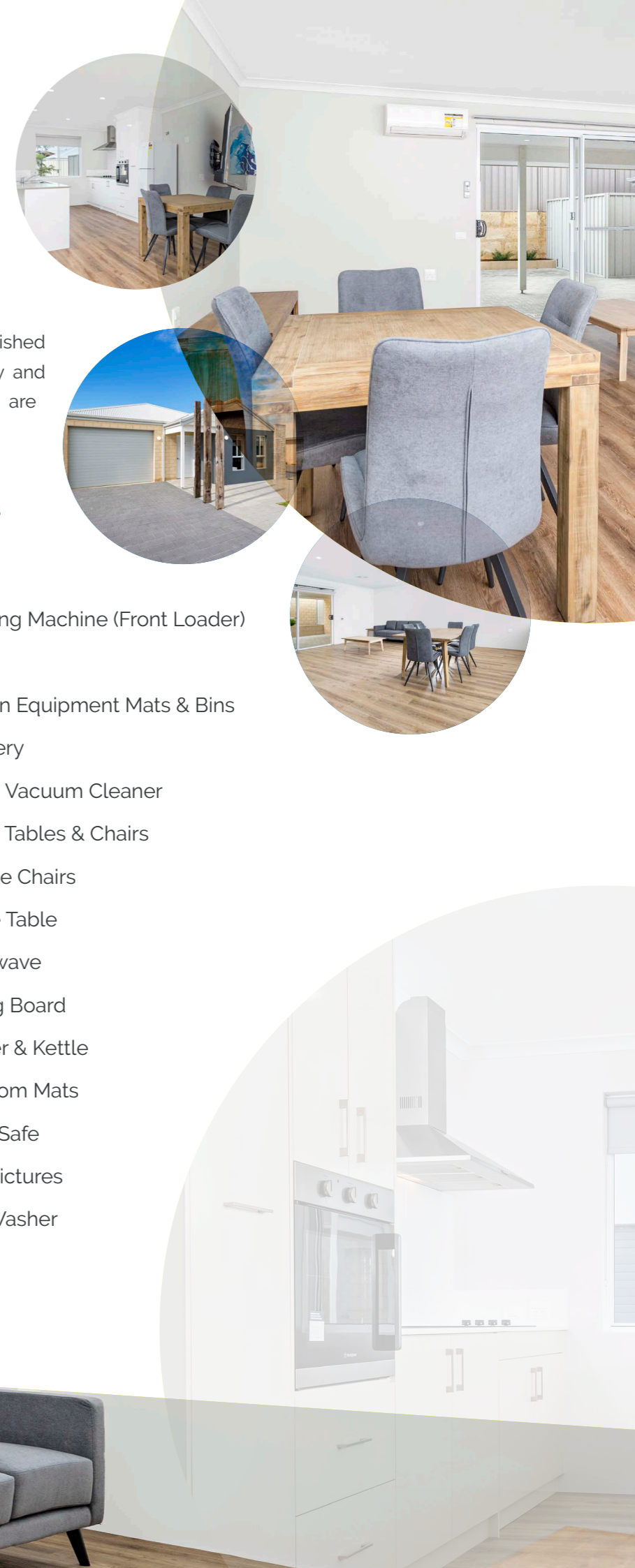
- Level access to the entrance that is a safe, continuous, step-free pathway from the street entrance and/or parking area.
- At least one level (step-free) entrance into the property for easy access.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- A toilet on the ground (or entry) level that supports easy access for everyone in the home as well as visitors.
- A bathroom and shower designed for easy and independent access.
- Ensuite bathroom for every bedroom.
- Reinforced bathroom & toilet walls that are built to enable grab-rails to be safely installed.
- Kitchen and laundry spaces designed to support ease of movement between fixed benches and to support easy adaption.
- Light switches and power points are located at heights that are easy to reach for everyone in the home.
- Doors are able to be easily and independently opened and closed.
- Family/living room feature clear spaces enabling easy movement in and around the room.
- Window sills are installed at a height that enables everyone in the home to view the outdoor space from either a seated or standing position.
- Floor coverings are slip resistant to reduce the likelihood of slips, trips and falls in the home.
- External doors and external outdoor private areas are accessible by wheelchair.
- Bathroom vanity/hand basin are accessible in seated or standing position.
- Power supply to doors and windows (blinds), for automation as required.
- Consideration for whether kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) are accessible in a seated or standing position.

## Furniture Inclusions

All common areas of our homes are fully furnished i.e. lounge area, kitchen, dining room, laundry and outside alfresco area. Private living areas are furnished by the individual tents i.e. bedroom.

Below is a list of furniture, fixtures and fittings that will be provided in each property.

- Computer
- Printer/Copier
- iPad
- Office Desk
- Office Chair
- Lounge Bed
- White Board
- Large Fridge
- Bar Fridge
- Single Bed & Base
- **(for carers room)**
- Bedside Tables
- Bedside Lamp
- TV & Sound Bar
- Linen & Towels
- Mattress Cover
- Outdoor Furniture
- Washing Machine (Front Loader)
- Dryer
- Kitchen Equipment Mats & Bins
- Crockery
- Steam Vacuum Cleaner
- Dining Tables & Chairs
- Lounge Chairs
- Coffee Table
- Microwave
- Ironing Board
- Toaster & Kettle
- Bedroom Mats
- Small Safe
- Wall Pictures
- Dish Washer





## Our Developments and **Quality Assurance**

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Our properties are architecturally designed with locations specifically chosen to ensure community inclusion and independent living.

We team with Tier 1 SIL providers to provide bespoke solutions to their SDA needs whatever they may be.

waigroup

**Your Specialist Disability  
Accommodation Provider**



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