

Your **PATHWAY TO
SPECIALIST DISABILITY
ACCOMMODATION**



DESIGN | BUILD | MANAGE



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CONTENTS

06

What is Specialist Disability Accommodation (SDA)?

07

What types of SDA exist and what does MiHaven Care offer?

08

SDA design categories

09

Design features of a MiHaven Care SDA

10

Supports provided in a SDA Property.

11

What is SDA Funding and how to access it?

12

My Pathway to SDA Funding.

13

Frequently Asked Questions.

14

The MiHaven Difference



WELCOME

MiHaven Care is proud to be Far North Queensland's leading community-based registered NDIS Specialist Disability Accommodation (SDA) provider, and part of the MiHaven Group which is one of Australia's leading B Corp Social Enterprises. We understand that accessing appropriate housing can be a complex and daunting process. The world of SDA is filled with regulations, eligibility criteria, and a myriad of options to consider. This comprehensive guide serves as a practical resource, demystifying the SDA landscape and empowering individuals and families to make informed decisions about their housing needs.

Our goal is to simplify the journey, providing clarity and support every step of the way, ensuring you find the perfect living solution tailored to your unique circumstances.



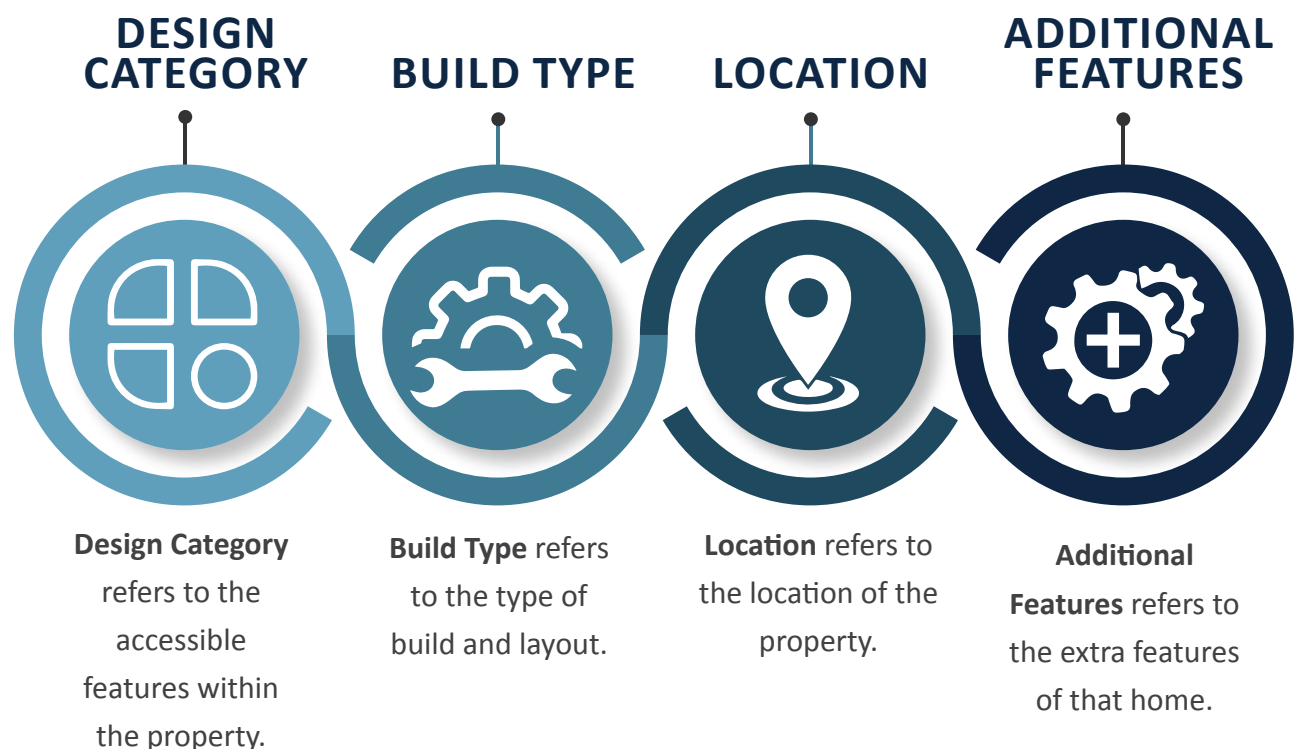


What is SDA?

Specialist Disability Accommodation (SDA) refers to specially designed housing for NDIS participants with extreme functional impairment and/or very high support needs.

SDA aims to provide appropriate, accessible, and supportive housing to increase independence and social/economic participation for NDIS participants.

MiHaven Care properties typically feature spacious hallways and wide doorways, high quality non-slip flooring, thoughtfully selected kitchen appliances that are accessible and user-friendly, bedrooms with built in wardrobes and ensuite, accessible living areas, fire sprinklers, front gate intercom systems, security cameras, solar power, reticulated landscape gardens and onsite carer's accommodation.



What types of SDA exist?

THERE ARE THREE MAIN BUILD TYPES FOR SPECIALIST DISABILITY ACCOMMODATION (SDA) UNDER THE NDIS:

01

APARTMENTS



Self-contained units within larger residential buildings. SDA apartments can have 1-3 bedrooms with ensuite bathrooms.

02

VILLAS



Villas, Duplexes, and Townhouses: Semi-attached dwellings that are separate but may be under a strata or single land title. This includes stand-alone granny flats and villas.

03

HOUSES



Detached, low-rise buildings with courtyard areas or gardens. Houses typically accommodate 2-3 SDA residents, each with their own bedroom and bathroom.

MIHAVEN CARE'S SDA PORTFOLIO INCLUDES:

1 & 2 BEDROOM APARTMENTS | 1 & 2 BEDROOM VILLAS | 2 & 3 BEDROOM HOMES

SDA Design Categories

THE FOLLOWING KEY IMAGES ARE USED:



IMPROVED LIVEABILITY (IL)

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 (FA)

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



ROBUST (R)

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



HIGH PHYSICAL SUPPORT (HPS)

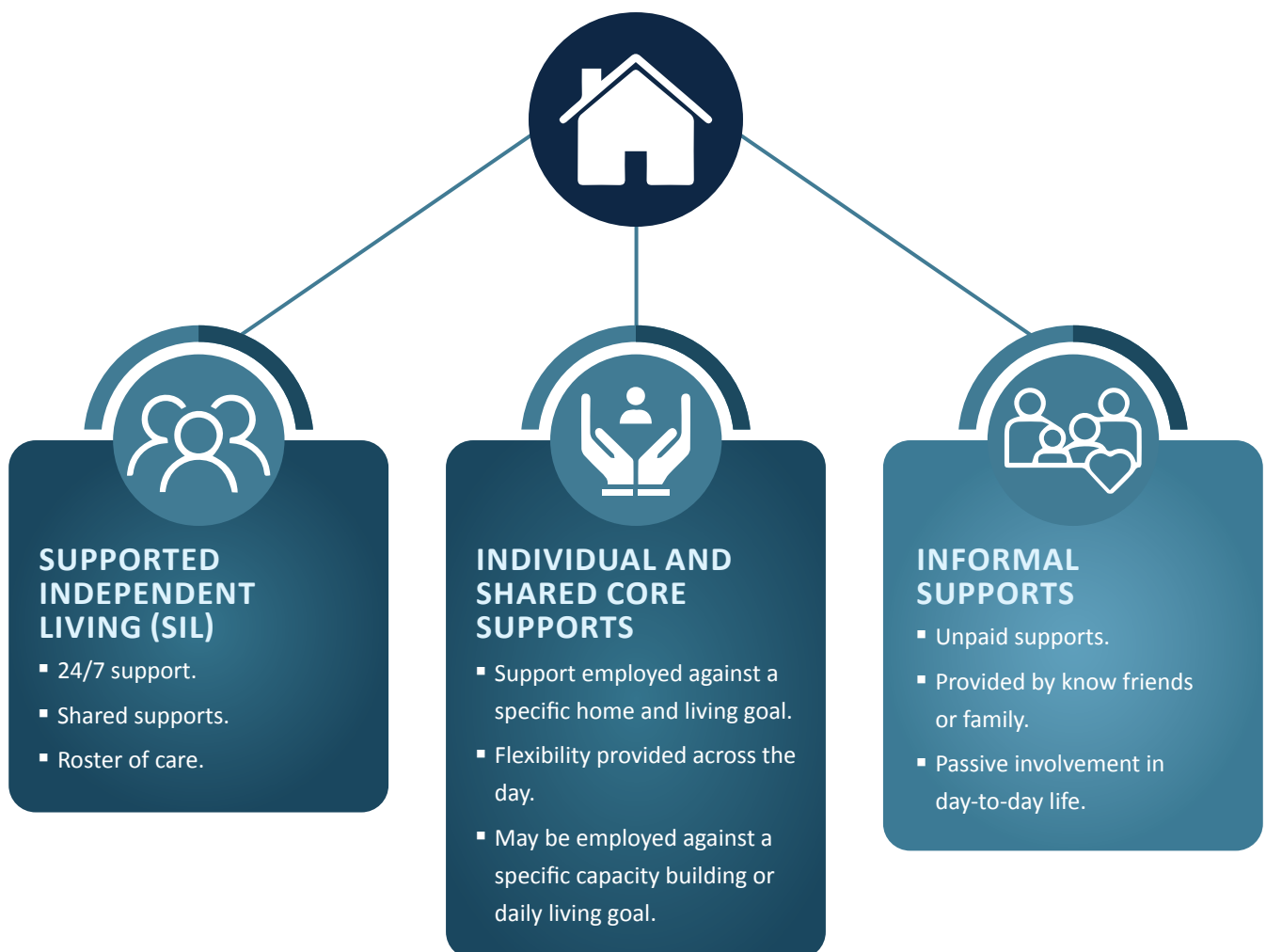
Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.

MiHaven SDA Design features

FEATURE	 IL	 FA	 R	 HPS
Soundproof rooms			✓	
High impact wall linings, fitting and fixtures			✓	
Double-glazed glass			✓	
Spaces for residents and carers to retreat and avoid harm			✓	
Reinforced walls, doors and door frames for added strength and security		✓	✓	✓
Ability to install equipment like ceiling hoists				✓
Level surfaces and step-free entrance ways		✓		✓
Accessible kitchen and bathroom designs		✓		✓
Wide doorways and hallways to accommodate wheelchairs/mobility aids		✓		✓
Open plan designs	✓	✓	✓	✓
Non-slip flooring		✓		✓
Backup power supply to ensure assistive technology remains operational during outages	✓	✓		✓
Kitchens with stone benchtops	✓	✓	✓	✓
CCTV security	✓	✓	✓	✓
Undercover outdoor communal shared dining/recreation area	✓	✓	✓	✓
NBN	✓	✓	✓	✓
Reverse cycle air-conditioning	✓	✓	✓	✓
High 2.7 m internal ceilings	✓	✓	✓	✓
Solar power	✓	✓	✓	✓
On-site overnight accommodation (OOA) for 24 hours support from carers	✓	✓	✓	✓
Generous sized bedrooms with accessible ensuite	✓	✓	✓	✓

SDA Property Supports

With MiHaven Care as the SDA provider and solely responsible (under strict NDIS guidelines) for the building and its maintenance, participants have the choice and control of who can support them whilst living in our property. When securing a SDA home, the NDIS participant enters into a tenancy agreement with MiHaven (housing provider), who operates independently from support providers. Participants can invite different support providers to meet evolving needs and lifestyle preferences within their residence. This model enables flexibility in curating an individualized suite of in-home supports that can adapt as circumstances change.



What is SDA Funding?

Specialist Disability Accommodation (SDA) funding is provided by the NDIS to cover the cost of housing for people with extreme functional impairment or very high support needs. It is specifically intended to cover the expenses related to creating a living environment that accommodates their specific needs. The funding does not include the typical costs associated with housing and day-to-day living such as groceries, utility bills, and Reasonable Rent Contribution (RRC).



HOW DO I ACCESS SDA FUNDING?

The key is first establishing SDA eligibility through the NDIA assessment process. Once approved for a certain SDA design category, participants can then search for, and secure an SDA property that meets their accessibility and support needs. Our step-by-step guide to accessing Specialist Disability Accommodation through the NDIS, is on the next page.

My Pathway to SDA Funding

STEP 1

NDIS & SDA ACCESS & ELIGIBILITY

WHAT DO I NEED TO DO?

- Check that I am eligible for NDIS.
- Make sure I have a housing Goal in my NDIS plan.
- Complete an NDIS Home and Living Supports Request.
- Complete MiHaven's SDA eligibility Outline to help assess if I am eligible for SDA.

STEP 2

FUNCTIONAL SDA ASSESSMENT

WORK WITH AN OCCUPATIONAL THERAPIST TO:

- Complete my functional SDA assessment and report in line with NDIS guidelines.
- Provide specific housing recommendations best meeting my functional needs.

STEP 3

HOUSING OPTIONS REPORT

WORK WITH MY SUPPORT COORDINATOR TO:

- Submit a Plan variation to the NDIA, which aligns with my SDA application.
- Complete my housing options report, identifying the most suitable housing option for me.
- Submit a change of circumstance to the NDIA which aligns with my SDA application.
- Submit a completed SDA application to NDIA.

STEP 4

FIND YOUR HOME

MIHAVEN CARE WILL:

- Work closely with you and your team to provide SDA access and eligibility support.
- Provide an informed outline of SDA options to suit your individual needs.
- Provide ongoing support with our in-house team including the Tenancy Coordinator and Property Manager.

Frequently Asked Questions

How much rent will I have to pay to live in SDA?

In addition to the NDIS SDA funding, NDIS participants will be expected to make a reasonable rent contribution. This contribution is calculated based on the following formula:

1. 25 percent of your Disability Support Pension:

This portion is determined as a percentage of your Disability Support Pension, which is a government payment provided to eligible individuals with a disability.

2. 100 percent of your Commonwealth Rent Assistance:

The full amount of Commonwealth Rent Assistance, which is another government subsidy designed to assist individuals with housing costs, is made in addition to your Disability Support Pension.

Is MiHaven Care's SDA fully furnished?

Our properties all come with quality whitegoods and appliances including:

- Fridge
- Washing Machine
- Dryer
- Induction Cooktop
- Dishwasher
- Microwave
- Adjustable Kitchen Table (excl. Robust)
- All other furniture will need to be supplied.

Can I bring my own support worker with me?

The Supported Independent Living (SIL) provider is determined during the initial stages of tenancy - the first tenant has the option to choose which SIL provider they want.

You also have a choice of who provides your community access.

Do I need to take out insurance?

House insurance is covered however you may choose to take out your own contents' insurance.

How long can I stay in this SDA?

Lease agreements can vary from 6 months to 10 years.

Can I have visitors?

Yes, this is your house, but obvious consideration of your fellow tenants should be observed.



MiHavenCare
Specialist Disability Accommodation



The MiHaven Difference

At MiHaven Care, we set ourselves apart from other Specialist Disability Accommodation (SDA) providers in several keyways:

At MiHaven Care, we take an end-to-end approach to developing, building, and managing our extensive SDA portfolio across Far North Queensland. This integrated service model allows us to provide seamless support to participants in the National Disability Insurance Scheme (NDIS) with high support needs. As your local SDA provider with our own in-house construction and property maintenance services, we can take immediate action with any property management including any maintenance or repairs to the home.

Since 2020, our B Corp registered construction arm has been building purpose-built SDA properties in key locations across Far North Queensland, including Innisfail, Gordonvale, Cairns and its outlying suburbs, the northern beaches, Atherton, Mareeba, and Mossman.

Our specialist team provides comprehensive support to NDIS participants, from advising on SDA/NDIS funding to connecting them with allied health and SDA network professionals. We also ensure the right accommodation is found to meet each participant's needs, and that their ongoing tenancy requirements are adequately met through our in-house property management and tenancy coordination.

Overall, MiHaven Care's vertically integrated approach, extensive regional footprint, and specialised support services set us apart as a leading provider of Specialist Disability Accommodation in Far North Queensland.



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