



HOUSE

3 PARTICIPANT, 1 LIVING

WITH OOA

High Physical Support
Specifications



Introduction

Thank you for taking the time to review the following NDIS design option example.

Our NDIS investment property options are sourced and qualified by professionals including SDAs, NDIS certifiers, builders, and land acquisition that form part of our team that will assist you from where you are now, through construction and beyond handover.

As we work to a participant-first model, it means that our NDIS investment options are required by our SDAs and SIL providers based on their understanding and knowledge of participant demand and the need for new SDA in the area.

Our aim is to provide you with information and support to ensure you are able to make an informed decision, and as we work closely with Australia's largest SDAs, we believe it's important that you speak with an SDA prior to committing to any NDIS Investment – an introduction is arranged after an Expression of Interest form is submitted and prior to you having to commit to a purchase so that you can discuss any questions you may have and then proceed only when you are 100% confident in your decision.

Why Invest in NDIS – The Facts

The National Disability Insurance Scheme (NDIS) is an Australian Federal Government initiative that started in 2013, with the support of all the major political parties.

There are around 4.3 million Australians who have a disability. The NDIS will provide funding to an estimated 500,000 Australians who have permanent and significant disabilities.

Recent studies revealed there is a major shortfall of disability accommodation in Australia, with an increase of 60% in the numbers of available homes required to meet this demand.

There are over 28,000 Australians with a disability that the NDIS has identified as living in inappropriate accommodation, and there are also more than 6,000 young people having to live in aged care facilities due to a lack of SDA options, with this number increasing by around 50 people a week.

The newly approved 2023 – 2024 NDIS Pricing Arrangements for Specialist Disability Accommodation has been announced and the results increase the potential returns by approximately \$30,000 to \$75,000 with 15% and even 20% achievable yields as an incentive for investors to fund the construction of the required homes.

Why PPA?

- ✓ Our SDA designs are above and beyond the NDIS Specifications and have been created in consultation with SDAs and Carers to set them apart from others.
- ✓ Currently we have over 200 SDA builds, under construction or completed, across many areas of the country, with all completed properties leased to Participants.
- ✓ We follow a Participant-first model, not a 'build and hope they will come' approach.
- ✓ NDIS Certification is guaranteed.
- ✓ Over 10 years of experience assisting property investors – we haven't just jumped in to take a piece of the NDIS pie and run!

How to invest in a PPA NDIS investment property

- Once you feel comfortable with the investment opportunity and have established your preferred design type, budget and borrowing capacity, we can present you with NDIS property investment options that meet your criteria in the form of a Due Diligence Pack that includes details regarding the land size and cost, design type, build size and cost, annual gross income and expenses as well as estate and area information.
- You can then secure a property investment option by completing an Expression of Interest (EOI) form and typically you will also need to provide a finance Letter of Eligibility (LOE) from your finance professional to accompany the EOI.
- Upon submitting your EOI and LOE, a PPA client co-ordinator will contact you via email to introduce themselves and provide you with further details relating to the purchase and the next phase of the process.
- Through the purchase and construction process, and beyond, you will be supported by our extensive team of qualified professionals including your PPA consultant and client co-ordinator. We will do our absolute best to make the process as clear and smooth as possible for you.

Thank you again for taking the time to consider this NDIS option and please don't hesitate to contact us to discuss the investment opportunity further.

High Physical Support



Façade design for display example purposes only. Final Design may be subject to change.

House: 3 Participant + 1 Living Areas + OOA + DLUG


- NDIS HOUSE & LAND
- FULL TURNKEY PACKAGES
- 3 PARTICIPANT DESIGN
- PRICING STARTING FROM

\$850,000

The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by the builder such as landscaping and fencing.

 Full Turn-Key Package

 Structure Warranty

 High Quality Inclusions

 Guaranteed Compliance

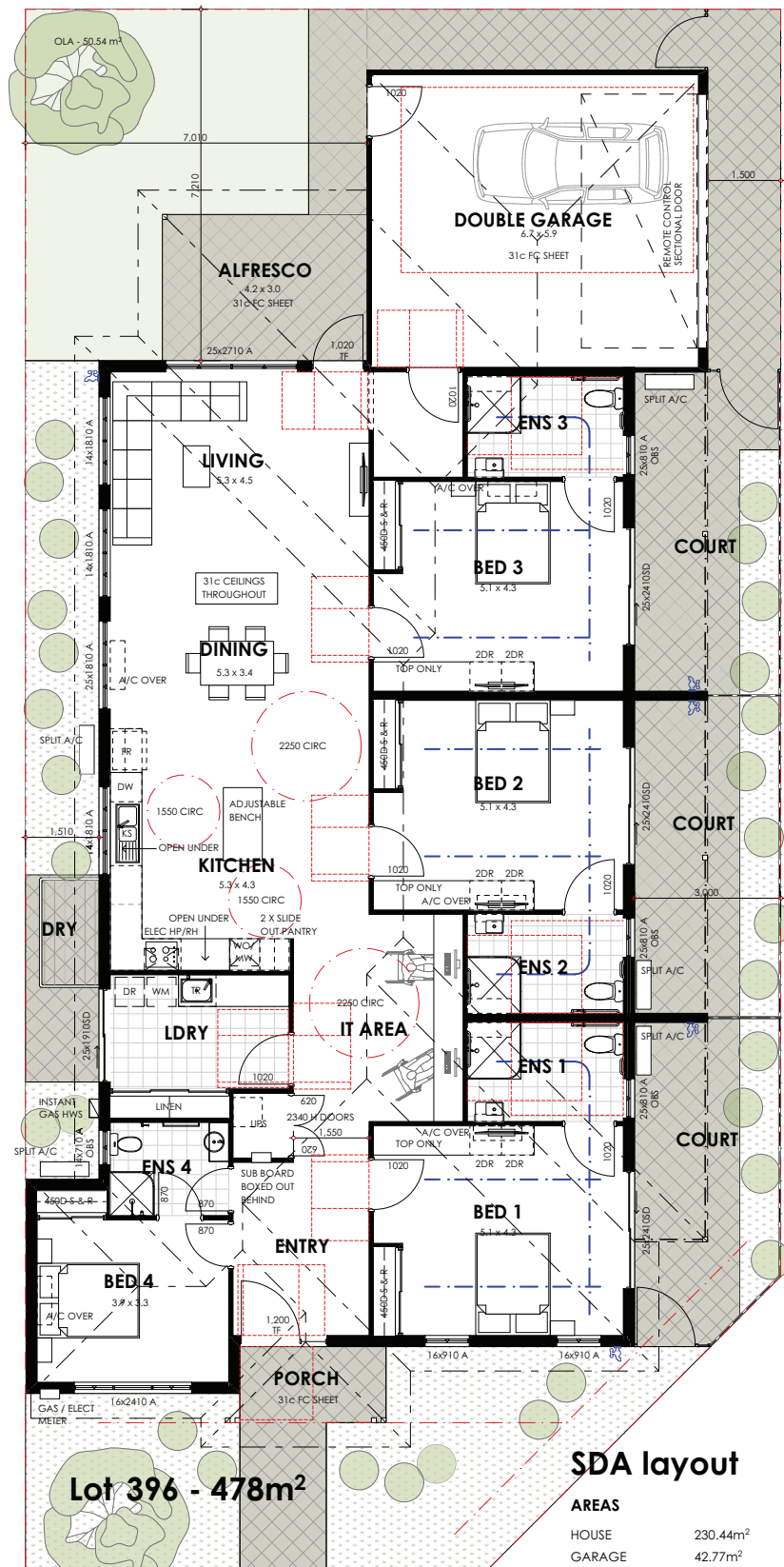
Gross Annual Income Range Example

\$175,488
to
\$205,185

Estimated gross annual income figures include RRC.
Location Factor not applied.



Plan Example



Lot 396 - 478m²

FLOOR PLAN
1:100

SDA layout

AREAS	
HOUSE	230.44m ²
GARAGE	42.77m ²
ALFRESCO	12.63m ²
PORCH	4.86m ²
COURTYARDS	26.78m ²
TOTAL AREA	317.48m²
PERIMETER	67.36m
SITE COVER	57%

SDA Specification Example – High Physical Support

Construction

- Engineer designed concrete slab and footing
- Earthworks Stormwater
- Re-peg and contour survey
- Full power connection
- Full sewer and water connection Siteworks
- Site qualifications include A-Class soil

Bathroom and Laundry

- Laminate benchtops to ensuites and laundry
- Floor tiling to wet areas
- Full height tiling to bathrooms Ceramic china basins
- Mirror to bathroom and ensuite Exhaust fan to bathroom and ensuite
- Hobless shower
- Accessible tap hardware Removable showerhead Soap dish to showers
- Towel rails to bath and ensuite Toilet roll holders
- China dual flush WC Washing machine taps
- Inset trough to laundry with bench space
- Shower curtain rails to ensuites (except OOA)

Kitchen

- 20mm stone benchtops to kitchen Stainless steel drawer dishwasher 600mm stainless steel induction cooktop
- 600mm stainless steel range hood 600mm stainless steel fan forced electric side open oven
- 2 single bowl sinks Overhead cupboards Soft close drawers
- Adjustable laminate benchtop to kitchen
- Pull out style pantry

Kitchenette

- Laminate benchtops to kitchenettes

Landscaping

- Concrete crossover, path, porch and alfresco
- Reticulation and landscaping to the rear
- Gate to the side of the home (if applicable)

Internal

- Flyscreens to windows and sliding doors
- Accessible keyed aluminium windows and sliding doors
- Step-free doorways to external areas
- Accessible door handles throughout
- Solid core front door with deadlock
- Reverse cycle air-conditioning with room zoning
- Phone points
- TV points to living and bedrooms TV antenna
- Smoke alarms
- Double GPO throughout
- Accessible light and power point switches
- Downlights throughout
- Task lighting above workplaces 31-course ceilings throughout Ceiling insulation
- Slip resistant flooring Roller blinds
- Full internal painting
- Three-phase main power
- Dimmer switches to bedrooms and living
- A capped GPO at door head of entry doors of participant bedrooms and external doorways A capped GPO at the window
- head to windows of bedrooms and living areas

- Structural and power provision for ceiling hoists to bedrooms
- Video intercom with internal monitors to entry, bedrooms and living
- Battery backup ready GPOs in participant bedrooms and automated doors
- NBN connection included

External

- Double clay brick construction Cream mortar with face brick external walls
- Colorbond roof
- Colorbond fascia and gutter Full external painting
- Letterbox Clothesline
- External taps as per plan
- Heat pump hot water system with temperature regulator
- Centurion standard garage door Soak wells to all downpipes

Quality Assurances

- 6-star energy rating
- 6-year structural warranty (transferable)
- 6-month maintenance period
- Owner's home warranty insurance Depreciation schedule
- Emergency evacuation plan SDA Plan & Construction
- Certification



PPA PROPERTY
PROFESSIONALS
OF AUSTRALIA
PROPERTYPROAUS.COM.AU

We have access to participant demand,
SDA and SIL support throughout Australia
with full turnkey property investment
package prices starting in the
mid \$700,000 price point.

We offer a range of High Physical Support
and Robust design options.

Please don't hesitate to get in touch!
hello@propertyproaus.com.au
1300 381 580