



## VILLA

**1 PARTICIPANT, 1 LIVING  
WITH OOA (PER UNIT)  
Robust 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.**

Robust 



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

Villa: 1 Participant + 1 Living Area + OOA per unit + shared DLUG

NDIS VILLA & LAND

FULL TURNKEY PACKAGES

1 PARTICIPANT DESIGN PER UNIT

PRICING STARTING FROM

**\$1,000,000**

 Full Turn-Key Package

 Structure Warranty

 High Quality Inclusions

 Guaranteed Compliance

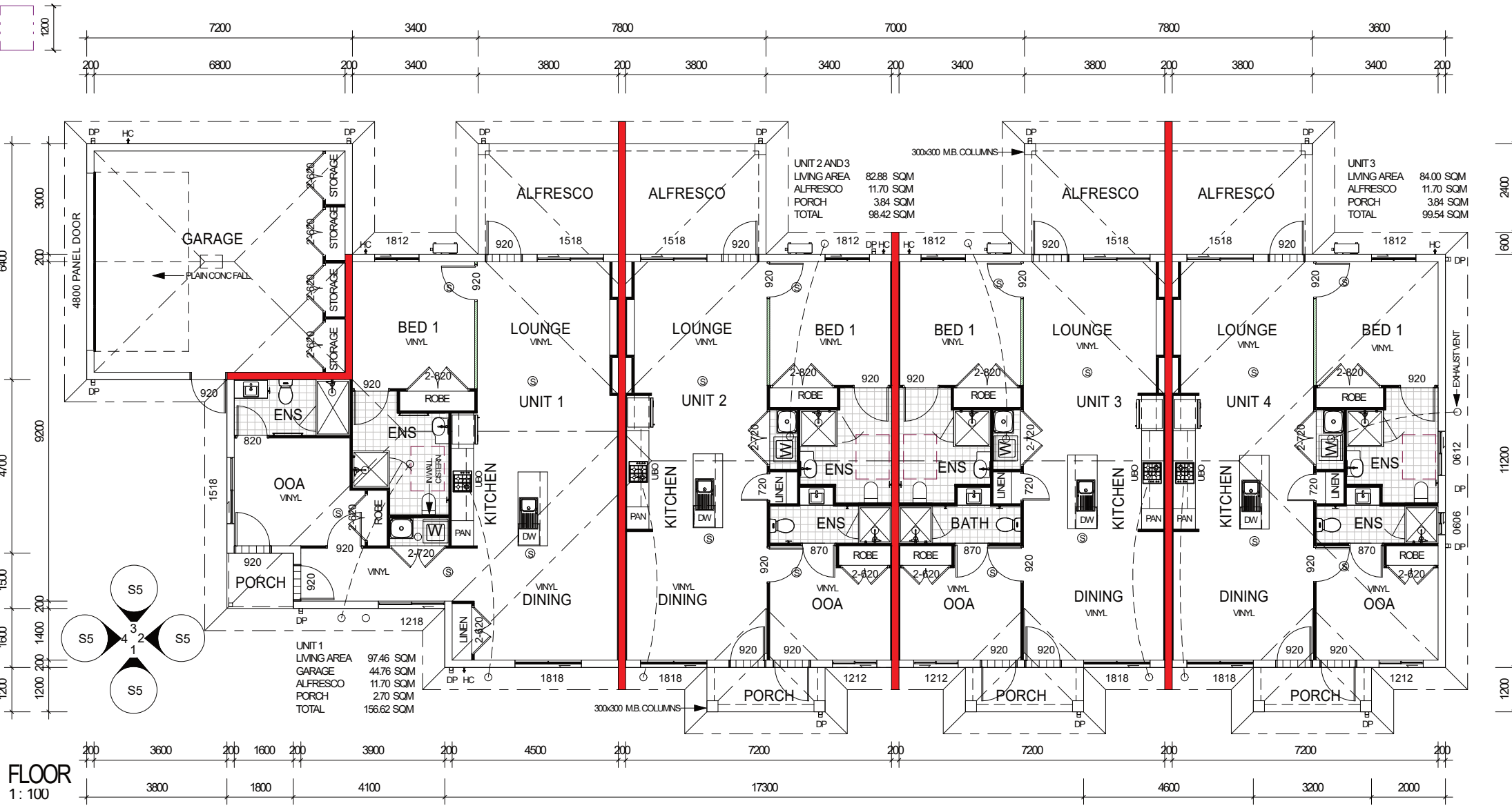
**Gross Annual Income Range Example**

**\$76,429 per unit (\$305,716)**

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

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.

# Plan Example



**Robust** HOUSING THAT HAS BEEN DESIGNED TO INCORPORATE A REASONABLE LEVEL OF PHYSICAL ACCESS PROVISION AND BE VERY RESILIENT, REDUCING THE LIKELIHOOD OF REACTIVE MAINTENANCE AND REDUCING THE RISK TO THE PARTICIPANT & THE COMMUNITY.

NOTE: THESE PLANS ARE TO BE READ IN CONJUNCTION WITH NDIS SPECIALIST DISABILITY ACCOMMODATION DESIGN STANDARD. STANDARD CAN BE DOWNLOADED FROM <https://www.ndis.gov.au>

WIND CATEGORY C1 TOTAL OVERALL FLOOR AREA 453.00 SQM

SMOKE DETECTORS (S)

## FLOOR PLAN

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURE DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT



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DATE:	SCALE:	CLIENT:
AUTH:	DRAWN:	LOCATION:
SH No:	ISSUE:	JOB No:

## General Inclusions

- Preparation of LHA / SDA compliant plans.
- Includes management and co-ordination of LHA / SDA design approval and LHA / SDA as-built approval by an accredited Assessor, including a letter of recommendation for NDIS SDA funding at as-built stage.
- Construction Insurance / Building Services Authority (QBCC)
- Private cert f cat on application fees
- Soil test
- Soil allowance to "M" class
- Contour survey to house site
- Energy efficiency assessment to ensure house meets required star rating.
- Engineering plans
- Engineered designed pine frame and roof trusses.
- N2/3 wind load construction
- 70mm timber frame (90mm frame where required to suit cavity sliders), as shown on plans
- 2700mm nominal wall height throughout or as shown on plans, window, doors and robes to remain at standard height.
- NOTE: Minimum 2500mm vertical clearance required to Garage
- Security tie-down to Colorbond roofing suitable to (N2/N3 non cyclonic) wind loading.
- Six-year structural warranty
- One year maintenance warranty
- Sewer connection to 30 meters within building boundary
- Water service connection to 30 meters within building boundary
- \*\*\* Telecommunications provisioning to dwelling, includes telecommunications lead-in from dwelling to property boundary
- Important Information: The builder excludes connection fees and any upgrade works required beyond the property boundary for internet to be connected.

## External Inclusions

- External materials and finishes to walls as shown on plans or closest equivalent.
- Powder coated metal roof, fascia and gutter or as per plans.
- PVC downpipes with painted finish
- Panel lift garage door with motor, includes 2 x remotes
- Opening height clearance to garage door to be a minimum 2200mm
- Two (2) external garden taps
- 60-meter storm water to street with standard 6-meter setback
- Glazed entry door in painted finish to allow for a minimum clear door opening width of 950mm wide.
- There must be a level step free transition
- Door is to provide clear opening when open to a minimum of 90-degree angle with door jamb
- Aluminum windows and sliding doors as shown on plans, all lockable
- All windows and sliding glass doors to be laminated glass.
- Windowsills to living areas and at least one (1) to each Participant.
- Bedroom space should be positioned no higher than 1000 mm above the FFL and will have easy to operate window controls between 600mm and 1100mm FFL.
- Lockwood Enable Series Entry Lock (KL2D00SC5PK) in Satin Chrome or equivalent to Entry Door
- Door handles to be installed between 900mm and 1100mm above FFL.

## Miscellaneous

- R2.5 ceiling insulation to all ceilings of habitable areas, or as required to meet energy efficiency requirements.
- Wall wrap (insulation) to external walls to meet energy efficiency requirements.
- Termite protection barrier to all penetrations and perimeters

## Internal and External Inclusions

- Fully painted inside and out with Taubmans acrylic paint. Internal walls to be painted in builders standard white (matte finish) and ceiling in builders standard ceiling white paint (flat finish).
- Full gloss paint to skirting, architraves and reveals to match wall paint.
- FJ pine skirting 68 x 12 mm
- FJ pine architrave 42 x 12 mm
- Flush panel internal doors to size nominated on plan (Minimum clear opening width of 950mm)
- White cushion stops to doors.
- Vinyl sliders to robe fronts in Bedrooms
- Built-in robes to all Participant Bedrooms as shown on plans to include rail and four (4) shelves to the side.
- Vinyl sliders or flush panel opening doors to Linen / Storage Cupboard (as shown on plans). Includes four (4) adjustable white melamine shelves.
- The cupboard is to have a minimum width of 600mm.
- Cornice – standard plaster cove 90mm
- 13mm Impact Plasterboard or equivalent to all walls (excluding plywood walls) all ceilings 10mm plasterboard.
- Villaboard lining to internal walls of wet areas.
- Lockwood Velocity Series Door Handles (Gidgee Lever 37) in Satin Chrome finish from builders standard range. Includes privacy set to bathroom, ensuite and WC (as applicable)
- Door handles to be installed between 900mm and 1100mm above FFL.
- Security screens to all opening windows and doors, excluding Entry Door and Garage

## Electrical

- Split System Air-conditioning to Main Living, each Participant Bedroom and OOA Room (if applicable)
- Wall mounted remote controls to be located in an accessible location between 900mm and 1100mm from FFL and not closer than 500mm to an internal corner.
- Ceiling fan to Dining Room & Secondary Living Room (if no Secondary Living Room, fan to be positioned in Main Living) from builders standard range.
- Instantaneous gas hot water system where land is located in a natural gas area. Electric hot water system where no natural gas is available
- TV outlets (1x Living area, 1 x each Participant Bedroom and 1 x OOA Room if applicable)
- TV antenna
- Phone Points (1 x Living Area & 1 x OOA Room)
- Data Points (1 x Living Room, 1 x each Participant Bedroom, 1 x OOA Room)
- Supply, wire and install two (2) x Wi- Fi Access Points for increased Wi-Fi coverage throughout home
- All circuits protected by a dedicated safety switch
- Powerpoints to be large rocker action

## Electrical cont.

- Light Switches to be large rocker action.
- To be positioned in a consistent location between 900mm – 1000mm above FFL and horizontally aligned with the door handle at the entrance to a room.
- Photoelectric Smoke Alarm as per council requirements – hard wired with battery backup to department standards
- Supplementary Earth Bonding to the concrete slab
- Waterproof Powerpoint to alfresco area
- Ceiling exhaust fan to all Bathrooms, WC's and Ensuites. All exhaust fans to be externally vented.

## Lighting Fixtures

- Kitchen and main living areas have LED downlights.
- Task lighting in kitchen
- LED downlights to bedrooms. Allowance of two (2) per Participant Bedroom and one (1) to OOA Room
- Dimmable light switches to all Living Areas and Resident Bedrooms.
- Single fluorescent tube lighting in garage.
- Two (2) external lights from builder's standard range.

## Kitchen

- 20mm reconstituted stone benchtops from builder standard range to fixed benchtops
- Custom made fully laminated cupboards and drawers from builder's standard range.
- All drawers to be soft close.
- Overhead laminated cupboards from builder's standard range
- All doors and drawers to have 1mm PVC edging.
- Stainless steel 'D' pull style drawer and cupboard handles to cupboards and drawers.
- Handles to below bench cupboards to be located towards the top of cupboards.
- Handles to overhead cupboards to be installed towards bottom of cupboards.
- Westinghouse 600mm Fan Forced Oven WVES613S or equivalent.
- Latch side of oven door to be next to accessible benchtop
- At least a part of the operable part of the oven door handle is to be located between 600mm and 1100mm above FFL.
- Westinghouse 600mm Ceramic Cooktop WHC644BA or equivalent (control panel to be located to front of cooktop for easy access)
- Westinghouse 600mm Fixed Rangehood, to be externally vented.
- Single Fisher & Paykel DishDrawer Dishwasher DD60DAX9 in stainless steel or equivalent
- Tradesman Sink Mixer in chrome (#Lanbee-RJ190510) with disabled lever (Austworld DH-01) OR EQUIVALENT
- Drop-in, shallow double bowl kitchen sink in stainless steel with drainer from builder's standard range
- Laminated kick board
- 600 x 600 rectified porcelain tiles to kitchen splashback from builder's standard range

## Complaint Bathrooms, Ensuites and WCs

- Poly-Marble basin-top and Anti-Ligature pillar tap to basin as per builder's standard range.
- Supply and install lockable cupboards and drawers with no handles (where applicable) to vanity units.
- Laminated glass framed mirror 900mm by length of basin.
- Raymor 1675 inset Bath – as per plan, if required.
- Paco Jansson HDC692-HEBTW (White single flap seat) toilet pan with inwall cistern and push button set as per builder's standard range.
- Hobless, slip resistant shower recess in the corner of the room, minimum dimensions of 900mm x 900mm.
- Shower base to be tiled with slip resistant ceramic tile.
- Strip drain to one end of bathroom near shower – if required
- Shower curtain rail and shower curtain from builder's standard range
- Anti-Vandal shower head in chrome finish from builder's standard range
- Anti-Ligature control valve shower taps xl cold and xl hot in chrome finish from builder's standard range.
- Concealed stainless steel robe hooks and stainless steel toilet roll holder from builder's standard range
- Hot water for the shower and basin to be thermostatically controlled or fed by an instant hot water system with separate controls.
- Wall finishes to Bathrooms and Ensuites to be residential style tiling in selected tiles from builder's standard range. Extend to 2100mm high throughout
- WC's or Powder Room to have skirting tile only, where applicable

## Standard Bathroom, WC or Ensuite

- Millennium chrome tapware/mixers from builder's standard range
- Millennium shower on rail with flexible hose from builder's standard range
- Millennium chrome towel rail and toilet roll holder from builder's standard range.
- Custom made vanity with inset basin – from builder's standard range.
- Close coupled toilet from builder's standard range
- Framed mirror 900mm by length of basin

## Laundry

- Drop-in, shallow laundry sink in stainless steel from builder's standard range.
- Laminate benchtop, open underneath to allow knee toe clearance, all from builder's standard range, as shown on plans.
- Tiled laundry tub splash back to 600mm high from builder's standard range
- Tradesman Sink Mixer in chrome finish (#Lanbee-RJ190510) with disabled lever (Austworld DH-01) OR EQUIVALENT

## Floor Coverings

- Timber-look Vinyl slip resistant flooring with a rating of R10/P3 as shown on plans to all main floors, including Bedrooms and OOA/Study/MPR where applicable, from builder's standard range.
- Vinyl flooring will be installed to have a level transition between abutting surfaces with a maximum vertical tolerance of 3mm or 5mm between abutting surfaces (lip to be round or beveled)
- Garage floor to be in a broom finish with a textured epoxy application to achieve a slip resistant surface rating of P4 or R11
- Alfresco floor to be tiled from builder's standard range.
- Internal corners to be silicone finished.
- Slip resistant ceramic floor tiles with a slip resistance rating of P3/R10 to Bathrooms, Ensuites, WC's, Laundry and Alfresco as shown on plans, from builder's standard range.

## Landscaping

- Driveway and crossover to be broom finished concrete from builder's standard range (as per covenant / council requirements), to be in a broom finish to achieve a minimum slip resistance rating of P4 or R11
- Pathway access from front boundary and driveway (if applicable to design) to be coloured concrete from builder's standard range, to be in a broom finish to achieve a minimum slip resistance rating of P4 or R11
- IMPORTANT NOTE: A slip resistance rating of P5 or R12 is required where a 1:10 grade step ramp is used as part of the accessway.
- Rendered-look pillar letterbox (lockable) in painted finish with street number, from builder's standard range is to be situated on a hard-standing area of 1540mm x 2070mm.
- Height of the letterbox shall be between 600mm and 1100mm above FFL.
- Fold down clothesline as per builder's selection
- Fencing to be 1.8-meter-high treated pine as shown on plan (or as per Covenant/Estate requirements) to secure allotment, includes fencing return/s and one (1) gate as positioned by builder (excludes fencing to boundaries with existing fencing)
- 'A' grade turf and gardens to front and rear to a maximum of 500m<sup>2</sup>
- 10m<sup>2</sup> Garden bed/s plants have been allowed for, or as per plan.

## Cleaning

- External - [BUILDER] will thoroughly clean all builder's debris from the site to enable landscaping to proceed unhindered.
- Internal - Professional cleaning throughout to ensure your property is available for immediate occupancy.

## Termite Disclaimer

The builder discloses and the owner acknowledges that this termite protection system complies with the Australian Standard AS 3660. It must be noted that no system is infallible, and homeowners are required to comply with the terms and conditions of the termite warranty.

## Homeowners Termite Control Agreement

- I will have the house inspected yearly by a competent pest control operator and to seek to comply with the advice of that operator.
- I will not build garden beds over weep holes or allow any tenant to build garden beds over weep holes.
- If I build an extension or renovate, I will re-instate the perimeter barrier.
- I will ensure that if any other work breaks a barrier, the barrier will be reinstated immediately by re-spraying.
- I will not store any wood or bark within 3 meters of the house.
- I will comply with all of the conditions of the warranty.
- I am aware that if I do not keep this agreement both the product warranty and the State's statutory warranty may be voided.
- I acknowledge the warranty offered under this contract is twelve months from practical completion, thereafter I am responsible for maintaining the termite barrier and for rectification work caused by termites.

## Extras for Site Works

- Please refer to the attached Works Schedule
- Please Note: Plans may vary slightly subject to council and covenant requirements.

## Additional Terms and Conditions

- Unless otherwise specified, the works shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code
- Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the local authority prior to commencement of construction.
- This contract allows for 240-volt single-phase power being available prior to and during the construction of the dwelling.
- Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of [BUILDER].
- Unless otherwise specified, all council building fees will be paid for by [BUILDER]. Any bonds called for or development application fees requested by any local or other authority or statutory body are to be arranged and paid for by the owner.
- This inclusions specification and colour selection forms part of the contract, signing the inclusions and colour specifications in the contract states the client's approval for this selection to proceed for construction. If a product or material becomes unavailable at the time of construction, the builder reserves the right to replace any item with an equivalent product / material.
- Any changes or amendments in the form of a variation will incur a minimum \$500 administration fee.
- Any valuations required by the lending body are to be the responsibility of the owner.
- The plans and inclusions contained herein are subject to SDA Assessor approval and may be altered slightly or an equivalent product sourced to achieve SDA compliance.





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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!**  
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