



Specialist Disability Accommodation

All you need to know



Why choose Melba?

For more than 50 years, Melba has supported Victorians with disability to live life their way. As a **quality, registered NDIS provider**, we deliver tailored, person led support built around dignity, choice and human rights.

What sets Melba apart is our unwavering commitment to understanding and supporting complex needs.

Whether you have high intensity medical needs, multiple physical, intellectual, or sensory disabilities, use behaviours of protest, have societal complexities or are responding to newly acquired disabilities like brain or spinal injuries – **we have the expertise and experience to support you.**

What is Specialist Disability Accommodation?

Specialist Disability Accommodation (SDA) **is about the physical building, not the supports.** SDA is NDIS funding for purpose built housing designed to meet the needs of people with complex support needs or physical disability. It covers the design and accessibility features of the building itself, not daily supports, utilities or rent. Supports are funded separately through Supported Independent Living (SIL). Melba partners with registered developers and providers to deliver a range of SDA housing, leading to better living environments and better lives.

There are four SDA categories

Improved liveability

Improved liveability houses are designed for people with sensory, intellectual or cognitive disability who need calm, easy to navigate spaces. These houses may include features like good lighting, clear lines of sight, and sound insulation to reduce sensory overload.

Robust

Robust houses are designed for people who use behaviours of protest and need a safe environment to feel secure and supported. These houses are built with durable materials and features, such as reinforced walls, impact resistant windows, and quiet breakout spaces.

Fully accessible

Fully accessible houses are for people who use wheelchairs, mobility scooters or other aids each day. These houses tend to include wide doorways, step-free entry, accessible bathrooms, and open layouts that make it easier to move around freely and live independently.

High physical support

High physical support houses provide the highest level of accessibility. For people with very high physical support needs, they often include specialised items, such as ceiling hoists, backup power supply for essential equipment, height adjustable benches, and advanced home automation systems.

Am I eligible?

To qualify for SDA funding from the NDIS, you must:

- > have high support needs or complex disability
- > demonstrate how living in SDA will help you develop your skills and achieve your NDIS goals.

How do I apply?

- 1 Complete a Home and Living assessment** with your occupational therapist.
- 2 Collect supporting documents** from your allied health professionals such as occupational therapist, physiotherapist, and behaviour support practitioner (if relevant).
- 3 Submit your documentation to the NDIS** – your key support (support coordinator, local area coordinator, NDIS planner) can help you with this.

Helpful tips

Make sure all your documents clearly describe your housing needs and reasons why SDA is required.

You need to state which SDA category will maximise your independence and long term outcomes and how you meet **all** other SDA requirements, including:

- > high support needs or complex disability
- > details on why SDA provides greater benefit than other available supports
- > reasons that SDA is better value for money compared with other options
- > proof you have considered all mainstream housing options (eg, rental, public housing, home modifications).

What happens if I am approved?

Now we can work together to find the best place for you to call home. Call **1300 696 352** to make an appointment with one of our friendly team. In the meantime, the list of properties on our website is constantly updating. Scan the QR code below to see the latest.

What is Supported Independent Living?

Supported Independent Living is funding for 24/7 or rostered support at home, not the house itself. Melba provides SIL in a range of housing options. SIL is funded separately to SDA in your NDIS plan, as a Capital Support.

For more information about SDA, scan this QR code

**melbasupport.com.au
1300 696 352**

