

Accommodation FAQs

1. I want to move out of home. What now?

At your NDIS plan meeting, you need to identify 'exploring appropriate housing options' as a goal. This will then enable you to receive funding for support coordination and allied health assessments to help you explore housing options. If your need is urgent, you can request a plan review rather than waiting until your next scheduled plan review date.

2. What is Specialist Disability Accommodation (SDA)?

This is specialist housing designed for people with severe functional impairments or support needs. There are five different SDA categories: Basic, Improved Liveability, Fully Accessible, Robust and High Physical Support. Each SDA property will fall into one of the five categories, and a person can be funded at one of the categories depending on their individual needs.

3. What is Supported Independent Living (SIL)?

This is the staffing support that a person can receive. SIL can be provided in both SDA and non-SDA properties. SIL can be for individualised supports, shared supports or a combination of both.

4. Can I apply for a property before I have been approved for SDA?

Typically, SDA providers will not accept an application if you do not yet have funding in your NDIS plan for accommodation. However, in some instances you may be able to apply if it is evident that you are likely to secure the funding within a reasonable timeframe. You will need to discuss your individual circumstances with the SDA provider that is advertising a property.

5. Can I have staffing support in my current home or in a private rental?

Yes, staffing support can be provided in any type of accommodation environment as long as it is funded in your NDIS plan.

6. I have a property and want to find someone to live with. How do I do this?

Alkira maintains an internal register of people that have identified an accommodation need. This includes both people that need SDA as well as other types of accommodation such as the non-traditional (family) models. If you let us know that you want to find someone to live with, we can help link you in with people on the register that are suitable based on what your preferences are. It's important that you know what sort of person/people you want to live with, which preferences are negotiable and which ones are non-negotiable.

7. If I want to live with someone in a private arrangement, will Alkira manage this for me?

Alkira can support you to work with the people you have chosen to live with to facilitate your private accommodation. This includes setting up meetings, providing referrals for relevant providers such as architectural firms or lawyers. Alkira can also provide the SIL (staffing) support if agreed by everyone living at the property. However, Alkira would not be responsible for implementing or enforcing any agreements related to the property itself or tenancy. Relevant legislation would need to be adhered to such as the Residential Tenancies Act.

8. I live in SDA and I am not happy with a service I am receiving. Where do I go for help?

You can speak to your SDA provider or your SIL provider if you are not happy and want to make a complaint. Every registered provider should have a complaints process in place and should help work through the things you are unhappy about. You can also speak to the NDIS Quality and Safeguards Commission if you are still unhappy.

9. Where can I find information about housing that is available in my area?

The housing hub contains information about Specialist Disability Accommodation (SDA), supported accommodation and accessible private rentals. You can search by housing type or location. This website can be accessed by going to housinghub.org.au

10. What costs will I need to pay for once I find accommodation?

Apart from the accommodation and staffing costs that the NDIS can fund, you will still need to pay for the day to day costs associated with living in a property. These costs include things like rent or rates, cost of utilities and groceries as well as any additional personal expenses you may have.

11. Who can I contact for assistance?

Contact Alkira on (03) 9890 1365 or via email at info@alkira.org.au
If we are unable to assist you for any reason, we can provide information about other providers that may be able to assist.