



# USING SDA TO BUY YOUR OWN PROPERTY

FOR PEOPLE RECEIVING SPECIALIST DISABILITY ACCOMMODATION PAYMENTS (AND THEIR FAMILIES)

**The National Disability Insurance Scheme (NDIS) is giving people with disability more control over their housing and support, offering individualised options not previously available.**

The NDIS has introduced Specialist Disability Accommodation (SDA) to support people with complex or high level physical disability to access housing. The SDA payment is included in eligible participants' NDIS plans and is held by the NDIA on behalf of the participant. The value of the payment is dependent on a person's needs and the dwelling they choose to live in. The participant is in control of where they live and is able to choose a dwelling registered with the National Disability Insurance Agency (NDIA). More information about what SDA is and how to check if you are eligible is available from the Summer Foundation website ([www.summerfoundation.org.au/sda-payments-guide](http://www.summerfoundation.org.au/sda-payments-guide)).

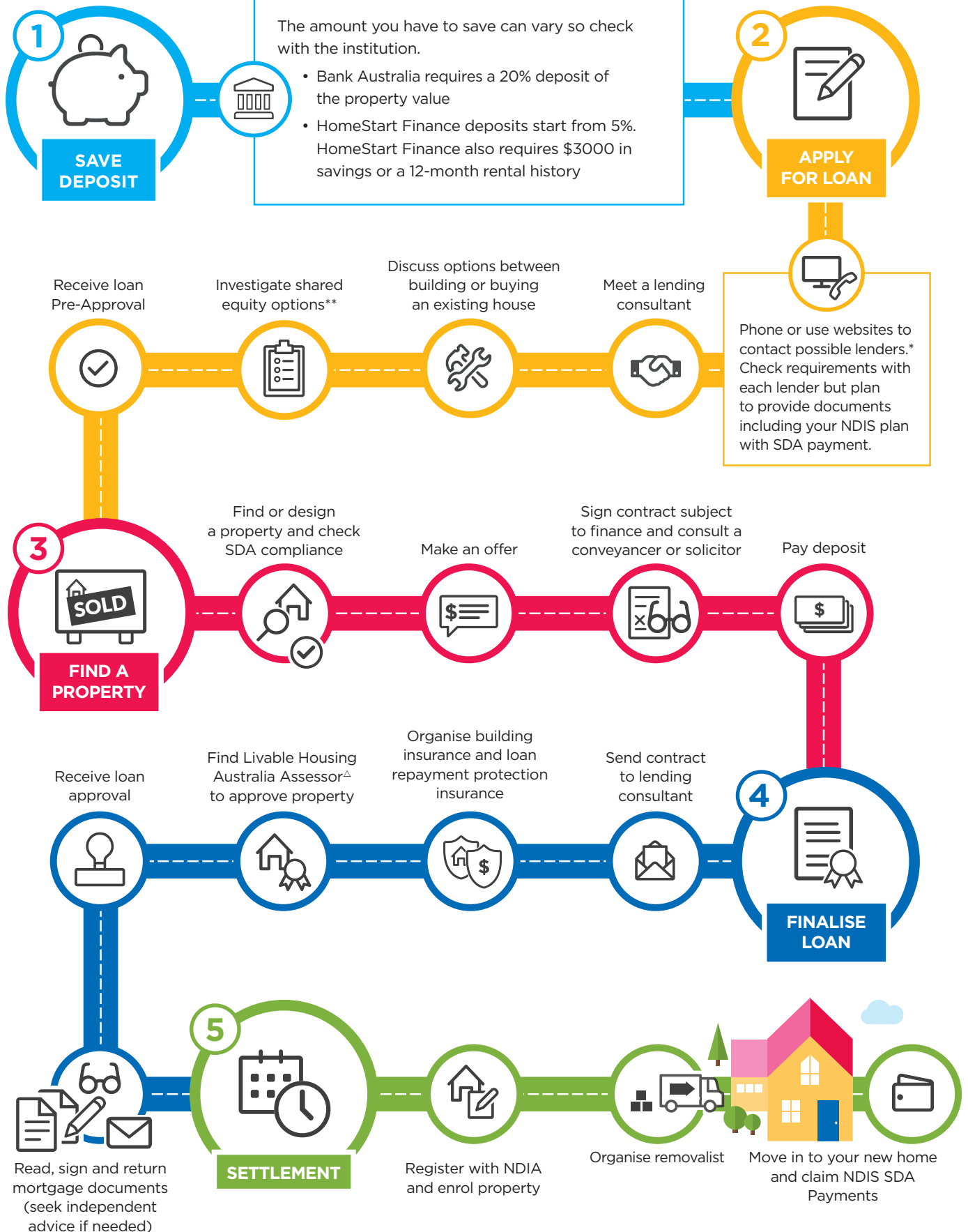
For people receiving SDA payments, home ownership may also be an option. This means that the participant, or their family, can buy a property and use their SDA payments to cover the mortgage.

Because of these changes there is now a demand for home ownership products to meet the needs of people with disability. As SDA payments are new, banks and financial institutions are working out how to provide home and investor loans to people receiving payments.

Bank Australia and HomeStart Finance SA have begun identifying lending options for people receiving SDA payments and to those wanting to invest in accommodation.

**Please note:** The steps and requirements outlined here are intended as a guide to the home-buying process and are subject to change. Contact the financial institutions directly for up-to-date information, loan eligibility criteria and terms and conditions. Please consider the appropriateness of this information to your own financial situation and needs before taking any action.

DECEMBER 2017



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Check with your lender if and how SDA Price Guide reviews (every five years) will impact your loan. Bank Australia will extend loan periods to reduce payments. HomeStart Finance is for properties in South Australia only.

\* [www.homestart.com.au](http://www.homestart.com.au) or [bankaust.com.au](http://bankaust.com.au)

\*\* HomeStart Finance provides a handy overview here: [www.homestart.com.au/MyStart/MyStart/Articles/Shared-equity-loans-sharing-the-home-ownership-dre](http://www.homestart.com.au/MyStart/MyStart/Articles/Shared-equity-loans-sharing-the-home-ownership-dre)

△ [www.livablehousingaustralia.org.au/assessment/findassessor.aspx](http://www.livablehousingaustralia.org.au/assessment/findassessor.aspx)