

A young man with short brown hair, wearing a dark blue jacket and blue jeans, is sitting in a black wheelchair. He is leaning back against the backrest of the wheelchair, resting his head on his hand. The wheelchair is positioned on a brick wall that has graffiti on it. The graffiti includes a large blue and white design that looks like a stylized 'M' or a similar letter. The man is looking down and to the side with a thoughtful expression.

*living the  
life you  
want*



**a guide to accommodation supports**

Supported Independent Living (SIL)

Specialist Disability Accommodation (SDA)



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## Contact us

03 6433 5000

[enquiries@multicap.com.au](mailto:enquiries@multicap.com.au)

[www.multicap.com.au](http://www.multicap.com.au)





# what is SIL and SDA?

**SIL and SDA are two different types of support.**

**SIL**  
**(Supported Independent Living)**  
Provides staff to assist when significant amounts of support are required.

**SDA**  
**(Specialist Disability Accommodation)**  
Is a specialist building type with additional features above a standard home.

**Not all SIL participants need a purpose built SDA property.**

There are also some people who may require a purpose built SDA home but may not need SIL supports, their support needs may be better provided with other NDIS support types.





# about you and how you want to live

Do you aspire to live on your own?

Are you interested in living with others?

## Whatever your hopes, we are here to support you

Multicap Tasmania has been providing supported accommodation services in Tasmania for almost 40 years.

Over this time, we have listened, learnt and developed many different accommodation offerings to suit your individual circumstances and aspirations.

As a potential resident within our Supported Accommodation services, we welcome the opportunity to learn more about you, your needs and how we can work with you to realise your future.



# Supported Independent Living (SIL)

People who wish to access Supported Independent Living will need to be assessed by the NDIS for their eligibility to SIL supports.

Generally these supports will only be available to people 18 years and older. Once SIL has been approved, Multicap Tasmania can work with you to find an appropriate option.

## **SIL provides for the everyday supports you need, this might be**

- personal care tasks, showering and dressing
- planning, preparing and eating meals
- cleaning
- shopping and cooking

SIL funding pays for the support staff to support you. SIL funding does not provide for things like rent, groceries or power. These items are the responsibility of the NDIS participant.



# how we provide SIL

**There are a variety of ways that we can provide SIL services to you once you are NDIS approved.**

We always consider the compatibility of residents in our accommodation options. When you let us know that you're looking for a new home, we will consider your age, gender, health needs, interests and personal requests, to ensure you and your fellow housemates are well-suited and likely to enjoy each other's company.

**We provide SIL services in a variety of different settings, allowing a range of options for any potential NDIS participants seeking these services.**

**We can provide Supported Independent Living in the following configurations**

- Shared support SIL arrangements with 2,3 and 4 residents living together.
- SIL arrangements where residents live in their own unit, within a complex of other units which allowing for shared supports across the complex
- Residents living by themselves
- We will work with any participant seeking SIL to find an appropriate option for them based on the SIL supports that are approved by the NDIS.

The NDIS will commonly fund SIL where there are shared supports. In some circumstances they will approve supports for individual living arrangements.

**We can provide Supported Independent Living in the following property ownership types:**

- Properties owned by Multicap Tasmania
- Properties leased by Multicap Tasmania on long term leases, with leases with the State Government and Not for Profit Community Housing providers
- Properties leased by Multicap Tasmania on shorter term leases in the private rental market
- Properties where the ownership or lease of the property is in the name of the participant

When you are looking for SIL services we will work with you to determine the most appropriate option.



**We have the capacity to find your ideal property when seeking SIL services**



# Specialist Disability Accommodation

Some NDIS SIL participants may need a purpose built housing solution that has additional features over and above a standard home.

Occupational therapist can be engaged to provide an SDA assessment which helps determine those requirements.

The NDIS will review an SDA assessment and will determine if the NDIS participant is eligible for Specialist Disability Accommodation.

If they are, a payment will be made to the owner of the property they are living in provided that property has been built to the required SDA standard.

SDA creates an opportunity for participants who need a more disability friendly living option to move into a property built for their needs.

**If an NDIS participant is approved for Specialist Disability Accommodation, the approval will detail both a design category and a building type.**



# how multicap tasmania provides SDA

**We are one of the leading providers of SDA accommodation in Tasmania.**

Multicap Tasmania has a number of properties that have been built to the SDA requirements, and we are committed to a future building program to build properties for future NDIS participants who are requiring a purpose built SDA solution for their needs.

Each of these properties may have vacancies from time to time and we have a waiting list.

**We are committed to building new SDA properties and we have a forward plan for these developments.**

Each development requires a guarantee of approved NDIS residents for the project, and we are keen to build the NDIS participant interest in securing a place in any future SDA developments.







# SDA Design Categories (from the NDIS website)

## **Improved livability:**

Housing with better physical access. It also has more features for people with sensory, intellectual or cognitive impairments. For example, you may need walls and floors that are very easy to see, living areas that mean your support workers can see you easily, or very few stairs in your home.

## **Fully accessible:**

Housing with a high level of physical access features for people who have lots of physical challenges. For example, you need to use a manual or powered wheelchair at home, or can't use steps.

## **Robust:**

Housing that is very strong and durable, reducing the need for repairs and maintenance. The way it is built should make it safe for you and others. This type of design category may suit people who need help managing complex and challenging behaviours. We think about how often you currently cause property damage, and the extent of the damage.

## **High physical support:**

Housing that includes a high level of physical access for people who need very high levels of support. For example, you may need a ceiling hoist, backup power supply, or home automation and communication technology.

# Building Types (from the NDIS website)

## **Apartments:**

Self-contained units that are part of a larger residential building.

## **Duplexes, villas, townhouses:**

Separate but semi-attached properties within a single land title or strata titled area. This also includes stand-alone villas or granny-flats.

## **Houses:**

Detached low-rise buildings with garden or courtyard areas.

## **Group homes:**

Houses that have 4 or 5 residents.

# are there any costs to the me?

**SDA and SIL supports are funded from your NDIS package.**

You are responsible for rent for your part of the home (in a shared house) or for the home (if you live by yourself). Multicap Tasmania owns some properties and has leases on others. If you live in one of these properties you will be required to sign a Residential Tenancy Agreement and make arrangements for the regular payment of rent.

The home you use for SIL may be in your name. If this is the case, you simply need to ensure that you meet all your obligations as an owner or tenant.

A board component may apply for some costs that you incur, if we pay them on your behalf. These are costs like food, power, internet etc.

We recognise that you may want to take care of some of or all of these costs. We can agree on what items we include in the board component and determine the amount to you.

Some SIL participants have their own vehicle and our staff may drive that vehicle to transport you. In other cases we may use vehicles in our fleet to transport you if you do not have a vehicle. Where we provide a vehicle there will be some additional costs as part of the board component.







## short term accommodation (respite)

You may be still living at home but would like to enjoy the opportunity to stay somewhere new for a short stay.

**Short term accommodation (STA) is a NDIS support type, and this is commonly known as respite.**

In some cases a participant can move into a property using Short Term Accommodation funding until their SIL is approved or until their new SDA home is ready.

Short Term Accommodation rates provide an amount for rent and board (food and power etc).

These charges do not apply to STA but will commence once the participant has transitioned from STA to SIL.

Multicap Tasmania have STA options across the state. Many of these are purpose build SDA, ensuring you will have everything you need for a great stay.



# what about rent?

Multicap Tasmania's housing portfolio is based on both owned and leased properties. **Depending on which property a tenant moves into, determines the amount of rent paid.**

## For Multicap Tasmania owned properties

Fortnightly rent is set at a fixed rate across all our owned properties.

## For leased properties

Rent is set by the external provider and these amounts are variable based on the individual circumstances for each tenancy arrangement. Such circumstances include if a participant is living in a shared or individual arrangement.

Tenants who are younger than 21 will also have their rent adjusted to reflect a % decrease based on their disability pension rates set by Services Australia.

Rent is payable from the commencement of the lease agreement with Multicap Tasmania and for SIL residents this is ordinarily the same day their SIL plan is approved.

# rent assistance

Rent Assistance from Centrelink (Services Australia) can be claimed in most instances. Rent assistance is a regular payment you receive if the rent you pay is above the minimum rent paid threshold.

# what can be included in board?

| Item                       | Description                                                                    |
|----------------------------|--------------------------------------------------------------------------------|
| Household Consumables **   | Cleaning products, gloves, wipes, stationery, light globes etc                 |
| Groceries                  |                                                                                |
| Telephone and WIFI         | Telephone and Internet services                                                |
| Garden Maintenance         |                                                                                |
| Motor Vehicle Depreciation | Contribution towards vehicle purchase                                          |
| Electricity *              |                                                                                |
| Equipment Replacement **   | Contributions toward furniture, appliances and equipment used in shared areas. |

## Options

- Items with \* may be excluded upon negotiation when clear evidence is provided that the expense will not be utilised or you would prefer to pay them yourself.
- Items marked with \* such as equipment replacement and Household Consumables are a requirement of living on the property and therefore the items are not options.

*Costs are indicative only and were correct at the time of publishing.*

# pension and energy supplements

**You may be eligible for a pension supplement from Services Australia.**

This supplement is a regular payment to help with phone, internet and medicine costs.

Additionally, an energy supplement may be paid to contribute towards the costs of utilities such as electricity and gas.

# modifications or additional equipment

**You can request to have modifications made to the properties.**

When reviewing these requests, Multicap Tasmania consider various factors such as property ownership, impact on other clients, cost and NDIA plan impacts.

We endeavor to work closely with clients and their families towards a favorable outcome, however there are times that such requests cannot be approved. In these instances we will work with you and your family to try and seek alternate solutions.

# insurance

**Multicap Tasmania's Insurance policies DO NOT include tenant and participants' personal items and goods.**

All personal items, for example; clothing, jewellery, televisions, laptops, medical equipment, wheelchairs and furniture are NOT covered by Multicap Tasmania's Insurance policy for replacement in any circumstances. As Multicap Tasmania is the only listed insured party within our policies, we are unable to extend any coverage to any items that we do not cover ownership of. Also of note, items funded by client's NDIA plans are not automatically replaced by the NDIA.

**We strongly advise that tenants, participants, and their representatives seek individual insurance coverage to cover their personal items.**

Although we are unable to recommend specific products, for your convenience the following indirect insurance tool is provided by AON to help you determine which products may meet your individual insurance requirements:

<https://business-insurance.aon.com.au/personal-insurance>

# payment methods

Multicap Tasmania has two payments options for rent and board payment. Clients can either pay a fortnightly direct bank transfer or via a CentrePay deduction directly from their Centrelink pension.

# getting started

If you are interested in Multicap Tasmania's accommodation services, here are your next steps:

- 1. Register your interest with us**  
Let us know what you are looking for in your next home
- 2. Commence the process of applying for SIL**  
Your Support Coordinator should be able to assist you  
If you don't have a Support Coordinator we can provide one
- 3. Engage your Occupational Therapist**  
If you are eligible for SDA, an Occupational Therapist will need to be engaged to complete the assessment process. Your Support Coordinator should be able to assist or we can support you to access one.

## resources

The following resources will be valuable in providing more information:

### Supported Independent Living Information Pack

<https://www.ndis.gov.au/news/5103-new-supported-independent-living-participant-information-pack>

### SDA Design Standards

<https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/specialist-disability-accommodation/sda-design-standard>

