

# View Apartments, Rockdale

## Frequently Asked Questions (FAQs)

### General

#### What is the NDIS?

The National Disability Insurance Scheme (NDIS) is the new way for the Government to provide support to Australians with disability, their families and carers.

The NDIS will provide about 460,000 Australians under the age of 65 who have a permanent and significant disability with the reasonable and necessary supports they need to live an ordinary life.

More information can be found at: <https://www.ndis.gov.au/about-us/what-ndis.html>

#### What is SDA?

Specialist Disability Accommodation (SDA) is one of the supports that may be funded for NDIS participants who have an extreme functional impairment or very high support needs. Eligible participants who have SDA funding in their NDIS plan can choose their SDA from the market.

SDA funding is for the dwelling and does not cover support costs (such as Supported Independent Living), which are assessed and funded separately by the NDIS. For further information go to: <https://www.ndis.gov.au/specialist-disability-accommodation>

#### How do I get SDA funding?

NDIS participants have to be assessed by the NDIA on their eligibility for SDA. Talk to your planner, support coordinator or local area coordinator (LAC) about your housing goals and options. The Summer Foundation has helpful information on SDA, which can be found at:

<https://www.summerfoundation.org.au/ndis-housing-resources/>

## **If I don't qualify for SDA, how can I get accessible housing?**

If you have an NDIS plan but are not eligible for SDA you can still get help with housing. If you need modifications to your existing home, you can talk to your planner or LAC about this. You can also ask your planner or LAC about getting help to explore your housing options.

If you live in area that hasn't yet transitioned to the NDIS use your existing supports to explore housing, or find a housing worker through a local agency to help you.

## **View Apartments, Rockdale**

### **What is Summer Housing?**

Summer Housing is an approved NDIS Service Provider of Specialist Disability Accommodation. Summer Housing expands the housing options for younger people with disability who currently have little choice but to live in nursing homes where they frequently lead impoverished lives, characterised by social isolation and boredom.

All younger people with disability and complex care needs should have the opportunity to live in high quality housing that enables them to live as independently as possible, enhancing their health, wellbeing and participation in the community.

### **Who are these apartments for?**

The View Apartments in Rockdale are designed to the SDA – high physical support design category. This means you will need to have (or be likely to have) funding for 'SDA – high physical support' in your NDIS plan.

The eligibility checker on The Housing Hub can help you determine your likely eligibility for SDA.

### **What are the features of the apartments?**

- External doors and external outdoor private areas accessible by wheelchair users
- Bathroom vanity/hand basin accessible in seated or standing position
- Power supply to doors and windows (blinds) - retrofitted as necessary

- Kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) accessible in seated or standing position, as appropriate
- Structural provision for ceiling hoists
- Assistive technology ready
- Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents
- 950mm minimum clear opening width doors to all habitable rooms
- Emergency power to ensure a minimum two-hour outage where the welfare of residents is at risk
- Livable Housing Australia 'Platinum' level

### **How many other apartments are in the building?**

There are **91** apartments in the building. 10 of them are SDA – high physical support. There is also one apartment for on-site overnight support. All the apartments are for one SDA occupant only.

### **When will the apartments be ready to move in to?**

The View Apartments in Rockdale are due for completion in **April 2019**.

### **How much is the rent?**

Rent will be 25% of the basic disability support pension plus 100% of Commonwealth rental assistance.

Tenants will also be required to pay for all utilities and food.

### **How do I pay rent?**

Rent can be paid electronically and terms can be negotiated with the property and tenancy manager. You may be able to get funding in your NDIS plan to build your capacity to pay your own bills in the future.

### **Can I have a pet?**

This will be subject to body corporate rules and approval.

### **Can I smoke in my apartment?**

No. If you smoke, you must smoke outside and be considerate of neighbours.

### **Can I have another person move in with me?**

Only the participant can permanently live in the apartment, but you can have visitors stay (for extended periods) at your discretion.

### **Are there sprinklers?**

Yes. All living areas have sprinklers.

### **What is the safety and fire plan for apartment living?**

A specialised fire plan will be individually made for you.

### **Do I need to take out insurance?**

The landlord will pay for building insurance. You should take out contents insurance to cover the loss or damage of your personal possessions.

## **On-site supports**

### **What exactly is the on-site support?**

A concierge service is available on site in the form of a Supported Independent Living (SIL) provider. In discussion with the successful tenants, an organisation will be selected to provide a support worker on-site 24 hours a day. Tenants will be able to contact the support worker via a communications system. This means when a tenant is not having a 'planned' support, and is alone in their apartment, they will be able to access on-site support if required.

### **What is ‘planned’ support?**

When you have a support worker attend on a regular or pre-determined time. For example, a support worker attending every Monday at 8am for personal care is a ‘planned’ support. Another example of a ‘planned’ support is a support worker attending every Saturday for community access.

### **When might I need the concierge service?**

A tenant may utilise the concierge support for unplanned needs. For example, requesting another support worker for support with transfers e.g. to use the toilet or requesting assistance in relation to the assistive technology within the apartments or to assist with meals or drinks.

### **Who will provide the on-site support?**

The process to identify the preferred provider is currently underway.

### **Can I choose my own support provider?**

There will be flexibility to choose your own support staff for your planned support shifts.

### **How do I give feedback?**

Summer Housing welcomes feedback and can be contacted on (03) 9916 7939 or [admin@summerhousing.org.au](mailto:admin@summerhousing.org.au).

Feedback can also be received by the support provider and property and tenancy managers once appointed.

# Applications

## How do I apply?

Summer Housing has engaged the Summer Foundation's Tenancy Matching Services team to coordinate the application process.

You can express an interest through the eligibility checker on The Housing Hub website. Once you complete the eligibility checker and provide your details, a staff member from the Tenancy Matching Services team will contact you.

If you are unable to complete the eligibility checker, you can contact the Summer Foundation, Tenancy Matching Services team (Kelly Aguirre) via email to [kelly.aguirre@summerfoundation.org.au](mailto:kelly.aguirre@summerfoundation.org.au) or by phoning Kelly on 0484 777 225. Alternatively, you can phone the Summer Foundation on (03) 9894 7006.

## What information do I need to supply?

If you are eligible to apply, staff from the Tenancy Matching Services team will assist you to complete an application form in person (where possible). You will need to provide contact details for two referees who can support your application. You will also need to provide therapy reports if you have them.

## When will I know the outcome of my application?

You will be kept informed throughout the application process.

If you would like to know more, the Summer Foundation's Tenancy Matching Services team will be hosting some information sessions. To attend a session, please speak with Kelly Aguirre or phone the Summer Foundation (numbers listed above).