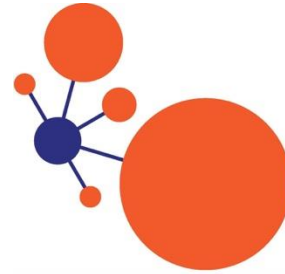




New
Dawn

HOUSING



MY ABILITY PATHWAY

Barossa Specialist Disability Accommodation (SDA) Seminar

Content

- **Who We Are**
- **Why We Started**
- **New Dawn Housing**
- **Specialist Disability Accommodation (SDA)**
- **Our Designs**
- **What We Do**
- **Available Projects**
- **Next Steps**

Who We Are

Mr. William Fryer

Managing Director & Founder

Why We Started

- Oliver Son/Brother Of Our Directors Is Profoundly Disabled
- Our Experience Finding And Living In Disability Accommodation
- Lives In SDA Accommodation



New Dawn Housing

New Dawn Housing are registered

**Specialist Disability
Accommodation (SDA) Providers**

with the

**National Disability Insurance
Scheme (NDIS)**



Special Disability Accommodation (SDA)

Housing Designed For People With

Extreme Functional Impairment

Or

Very High Disability Related Support Needs



Special Disability Accommodation (SDA)

- Annual SDA Funding
- Resident Demand Exceeds Supply
- NDIS Certified Properties
- Both Social Contribution And Rental Return



SDA Funding

- Design Standard
- Building Type
- Location



SDA Funding Design Standard

High Physical Support

Fully Accessible

Improved Liveability

Robust



SDA Funding Building Type

House

e.g. House 2 Residents

Apartment

e.g. Apartment 2 Bedrooms 1 Resident

Villa/Duplex/Townhouse

e.g. Duplex 2 Residents

Group Home

e.g. Group Home 4 Residents



SDA Funding Location

Adelaide – North	Barossa – Yorke – Mid North
Adelaide – South	South Australia - South East
Adelaide – West	
Adelaide – Central & Hills	South Australia - Outback



SDA Funding Example

Fully Accessible
House 2 Residents
Barossa – Yorke – Mid
North

\$81,044



SDA Funding Appendix H - Families

Shared Living
Arrangements
e.g. Son & Parents

Increased SDA
Funding



SDA Funding Use

Choice & Control

You Can Choose
Outside Of Your
Design Standard,
Building Type &
Location



SDA Funding How To Obtain

Are You Eligible?

NDIS Application -
Home & Living

SDA Services



SDA Designs

- SDA Designs
- Accommodate 1 - 3 Tenants
- 1 - 5 SDA Approved Houses
- 1 - 15 SDA Approved Apartments



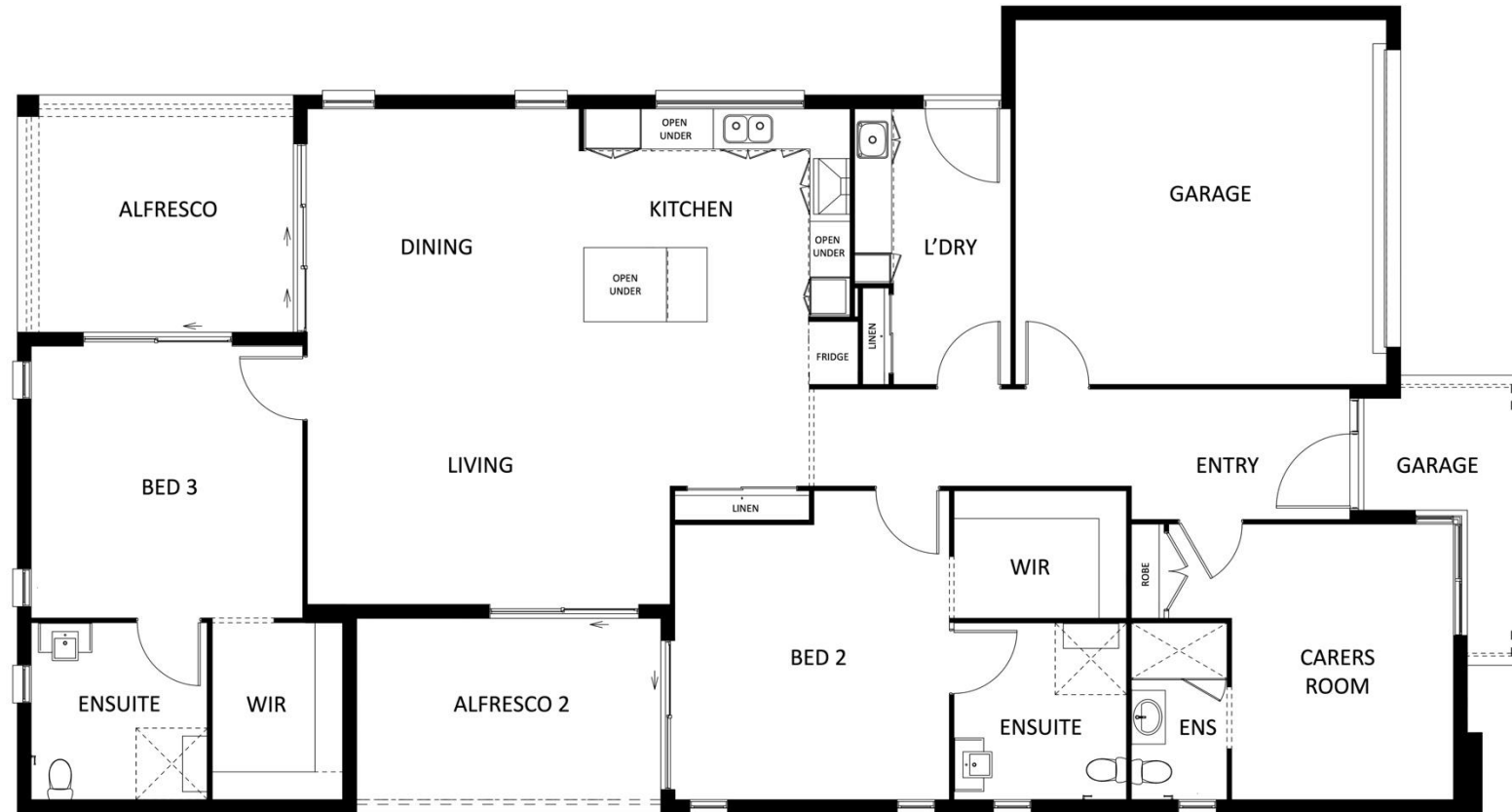
SDA Designs

- Quality
- Location
- Suitable





Nuriootpa









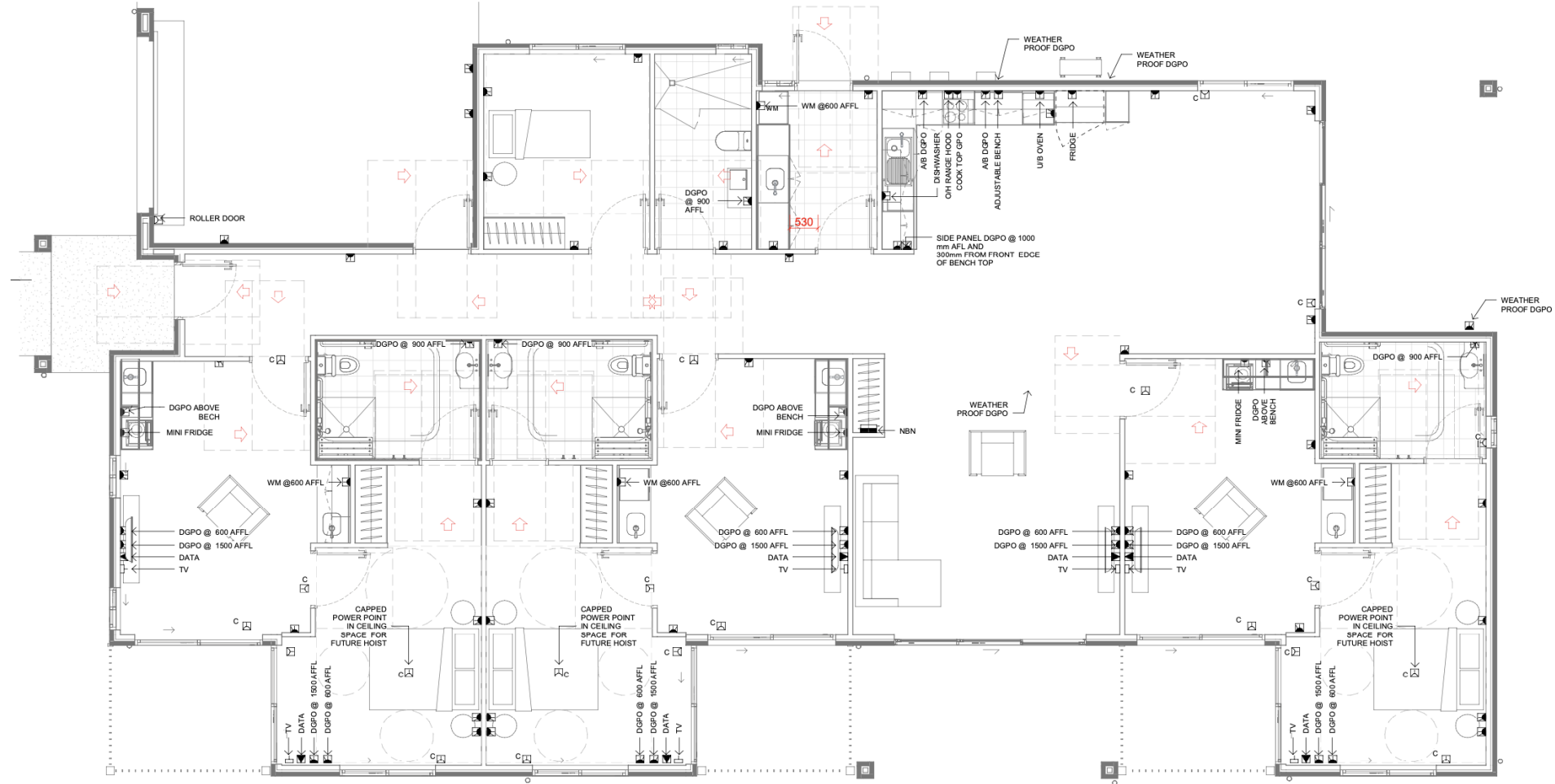






25 a

Murray Bridge



















South Brighton



South Brighton



















What We Do

- Consult On The SDA Project Such As Land, Design & Builder
- Assist Tenant's SDA Journey
- Find Compatible Tenants
- Manage The Property
- Collection & Allocation Of Rent



Available Projects Completed

Two Residents House

Angle Vale

Seaford Meadows

Virginia Grove

Nuriootpa

Elizabeth South

Morphett Vale

Salisbury North

Three Residents House

Salisbury North

Christies Beach



Available Projects In Construction

Two Resident House

Royal Park - Late 2025

Largs North - Early 2026

Victor Harbor - Middle 2026

Modbury - Late 2026

Two Resident House – Open To Sole Occupancy

Munno Para Downs - Early 2026



Available Projects In Construction

Apartments

2 Bedrooms 1 Resident

Salisbury – Early 2027



Next Steps

- Suitable For SDA?
- Express Interest In A Project



Other Locations

- Area Of Interest Not Mentioned?
- Don't Be Disheartened
- Express Interest
- More Projects In The Future



Questions?

Email

contact@newdawnhousing.com

Visit

www.newdawnhousing.com

Thank You For Listening

