

Very High Income \$112,000p.a. approx.



**QUALITY DWELLING FULLY COMPLIANT
NDIS - SDA Home
Fully compliant - fully leased.**

Investment Options

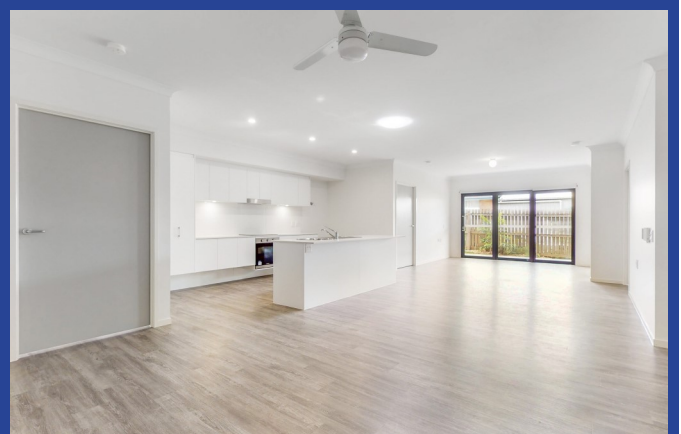
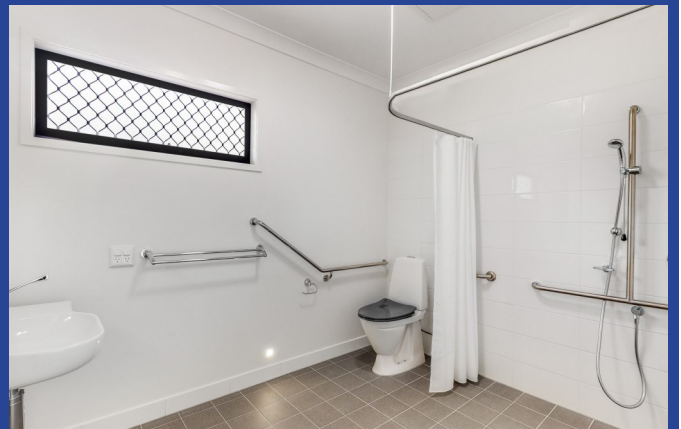
- * Buy & hold Investment.
- * Excellent for S.M.S.F.
- * High Cashflow Strong leases in place.
- * Expert management also in place.

Dwelling

- * Low maintenance, just on 18 mths old.
- * Purpose Built - Contemporary finishes.

**Conveniently Located,
Easy access to Ipswich & Logan
Motorways and Centenary Highways.
Approx. 23 km to Brisbane CBD**

**FOR SALE by Auction 2nd July 1.00pm
Unless Sold Prior.**



SELLERS MOVING TO OTHER OPPORTUNITIES!

Adrian White
0413 622 977
adrian@qpsr.com.au

**Any Inspections
By
Appointment Only**

Bruce Allom
0411 421 709
bruce@allom.com.au

19 Muriel Avenue Ellen Grove

NDIS - SDA SMART Home

Income (Approx's.)

Three Tenants and Carer in Place.

Tenant 1 \$22,644 p.a. NDIS, plus **\$10,088 p.a.** RRC Reasonable rent contribution = **\$32,732 p.a.**

Tenant 2 \$22,644 p.a. NDIS, plus **\$10,088 p.a.** RRC Reasonable rent contribution = **\$32,732 p.a.**

Tenant 3 \$36,468 p.a. NDIS, plus **\$10,088 p.a.** RRC Reasonable rent contribution = **\$46,556 p.a.**

Monies are paid by the NDIS* and Tenant (RRC), this completes their care and accommodation.

* Indexed to CPI

Gross Income per year \$112,020 p.a. Approximately.

* Proactive and specialized management with practical and simple methods that work are required.

SDA Smart Homes do manage many of these property types with a view to optimizing income, compliance and tenant care, hence maintaining the value of the Asset.

SDA SMART HOMES are happy to work with you to Continue this Asset Protection Process.

The electricity is paid by the tenants; however, back-up power is a legal requirement there is a generator provided.

This is a Strong Cash-flow property built to High Physical Support compliance.
This is the highest level of Certification for NDIS homes.

Land tax - Rateable value of The Land \$235,000.00 - contact Office of State Revenue QLD.

Outgoings (Approximates) Fixed Costs for full Building

Asset Management/Compliance Fee	\$6,160.00	/	Year	Approx.
Property Management Fee	\$6,160.00	/	Year	Approx.
B.C.C. Rates	\$1680.00	/	Year	Approx.
Water Rates Connection & Sewer	\$1020.00	/	Year	Approx.
Internet	\$900.00	/	Year	Approx.
Fire Compliance	\$462.00	/	Year	Approx
Termite Inspection	\$450.00	/	Year	Approx
Insurance	\$1,687.00	/	Year	Approx.
Air-Con Service	\$500.00	/	Year	Approx.
Generator Service	\$880.00	/	Year	Approx
Outgoings/qtr	\$4,974.75	/	Year	Approx.
Outgoings/yr	\$19,899.00	/	Year	Approx.

DISCLAIMER-Whilst every care has been taken in respect to the information contained herein, no warranty is given as to the accuracy & prospective purchasers should rely on their own enquiries.



Form 11 Certificate/Interim Certificate of Occupancy




A Form 11 must be completed to fulfil the requirements prescribed in sections 102(2) and 103 of the Building Act 1975 for a Certificate of Occupancy.

A Form 11 must also be completed to fulfil the requirements prescribed in section 104 of the Building Act 1975 for an Interim Certificate of Occupancy.

<p>1. Type of certificate</p> <p>Indicate the type of Certificate of Occupancy being issued.</p> <p>Interim Certificate: Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.</p>	<p><input checked="" type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Interim Certificate of Classification</p> <p>Date Interim Certificate of Occupancy will expire (if applicable)</p> <div style="border: 1px solid black; width: 150px; height: 20px; margin: 5px auto;"></div> <p style="text-align: center;">DD / MM / YYYY</p>									
<p>2. Owner Details</p> <p>If the applicant is a company, a contact person must be shown.</p>	<p>Name (natural person or company)</p> <div style="border: 1px solid black; padding: 2px;"> [REDACTED] Pty Ltd </div>									
<p>3. Property description</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include number, street, suburb/locality and postcode)</p> <div style="border: 1px solid black; padding: 2px;">19 Muriel Ave</div> <p>ELLEN GROVE State <input type="text" value="QLD"/> Postcode <input type="text" value="4078"/></p> <p>Lot and plan details (attach list if necessary)</p> <div style="border: 1px solid black; padding: 2px;">Lot 2 on SP 299645</div> <p>Local government area the land is situated in</p> <div style="border: 1px solid black; padding: 2px;">Brisbane City Council</div>									
<p>4. Classification</p> <p>The building or part thereof described is classified as follows in accordance with Part A6 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part, state the part to which each classification relates.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Work Type</th> <th style="width: 50%;">Work Description</th> <th style="width: 25%;">Building Class</th> </tr> </thead> <tbody> <tr> <td>New Construction</td> <td>of Dwelling House including Community Residence (1 Storey)</td> <td>1b</td> </tr> <tr> <td>New Construction</td> <td>of Attached Garage</td> <td>10a</td> </tr> </tbody> </table>	Work Type	Work Description	Building Class	New Construction	of Dwelling House including Community Residence (1 Storey)	1b	New Construction	of Attached Garage	10a
Work Type	Work Description	Building Class								
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<p>5. Maximum numbers of people permitted</p> <p>If applicable, state the maximum number of people permitted in the building and the portion it applies to.</p>	<div style="border: 1px solid black; height: 80px;"></div>									

<p>6. Classification</p> <p>If the building work uses a performance solution and or a deem-to-satisfy solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.</p> <p>For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.</p>	Restrictions
	<p>The following restrictions apply to the use or occupation of the building:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

<p>7. Performance solutions</p> <p>If the building work uses a performance solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.</p> <p>This will provide building owners and occupiers with a concise and practical explanation of performance solutions that may have some operational implications on the use of the building.</p> <p>This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.</p>	Performance solution requirements							
	<p>The following systems and procedures form part of the performance solution:</p> <table border="1"> <thead> <tr> <th style="background-color: #cccccc;">BCA DTS Reference</th> <th style="background-color: #cccccc;">Description</th> <th style="background-color: #cccccc;">BCA Performance Requirement</th> </tr> </thead> <tbody> <tr> <td>NCC 2019 Vol 2 Part 3.1.3.3</td> <td>Site Drainage</td> <td> (a) Surface water, resulting from a storm having an average recurrence interval of 20 years and which is collected or concentrated by a building or sitework, must be disposed of in a way that that avoids the likelihood of damage or nuisance to any other property. (b) Surface water, resulting from a storm having an average recurrence interval of 100 years must not enter the building (c) A drainage system for the disposal of surface water resulting from a storm having an average recurrence interval of- (i) 20 years must— (A) convey surface water to an appropriate outfall; and (B) avoid surface water damaging the building; and (ii) 100 years must avoid the entry of surface water into a building. </td> </tr> </tbody> </table>			BCA DTS Reference	Description	BCA Performance Requirement	NCC 2019 Vol 2 Part 3.1.3.3	Site Drainage
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<p>8. Building certifier</p> <p>If the certifier is a company, a contact person must be shown.</p>	Name of building certifier (in full)		Licence number
	Jeremy Soden		A15032723
	Signature	Date	Building Approval Reference Number
		21/12/2020	00068531

What is SDA?



NDIS

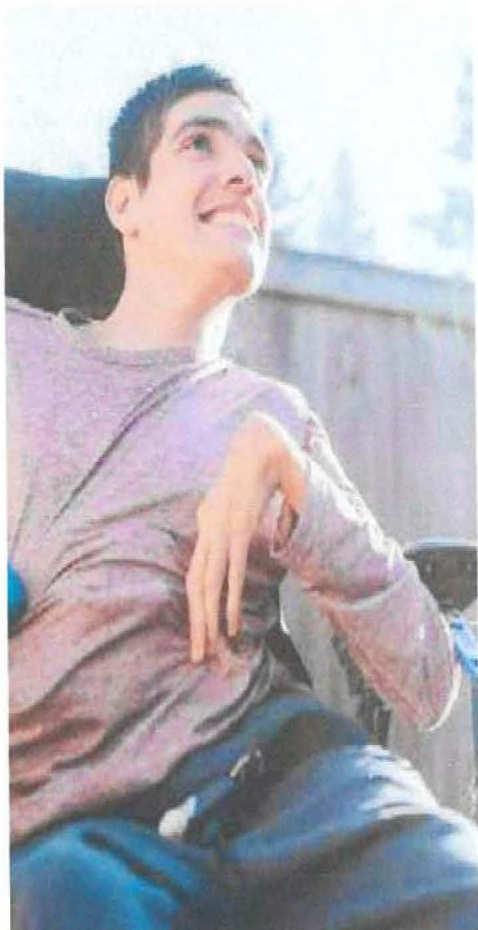
The **National Disability Insurance Scheme** is a Federal Act developed in 2013 to give people with a disability, choice and control over matters that affect them, such as their housing.



SDA

Specialist Disability Accommodation is housing built with special, accessible features to allow people with extreme functional impairment to live more independently. This type of housing was not readily available in the Australian rental market prior to the inception of SDA in 2019.

- Only approx. 6% of NDIS Participants are eligible for SDA.
- Eligibility requires a significant & permanent disability, which may be a result of brain or spinal injury, stroke, or chronic degenerative disease.
- There are 4 levels of SDA: High Physical Support, Fully Accessible, Improved Liveability and Robust
- The NDIS does not own any housing. The Australian Government has committed \$700 million annually for the next 20 years to encourage private investor development of SDA dwellings.
- This generous SDA funding delivers rental yields surpassing any other type of property investment in Australia, typically 10 to 15%.
- NDIS Participants pay a reasonable rent contribution and other day to day living costs such as electricity bills.
- Any personal care required in the home is provided by a SIL Provider (Supported Independent Living). SIL is an allocation of funding in the Participant's NDIS Plan, separate to SDA funding.



WHAT IS AN SDA SMART HOME?



SDA Smart Homes are shared accommodation for people with extreme functional impairment, who require housing with special features to help them live more independently. The home includes an OOA room (On-site Overnight Assistance) for the SIL Provider who is responsible for providing personal supports for the tenants.

Features

- Exclusive Ariel iSaint Assistive Technology package including automated Air Conditioning, lighting, and blinds
- Extra wide hallways & doorways for wheelchair access
- Large bedrooms allowing for queen-size bed + circulation space for wheelchairs
- Structural/power provision for ceiling hoist to beds/baths (excluding carer room).
- Private wheelchair accessible ensuite to each bedroom including hobless shower & pedestal sink
- Non-slip timber look flooring, non-slip tiles to wet areas
- Recessed door tracks/ smooth surface transitions
- Ceiling fans to living & alfresco, wall fans to bedrooms
- Wheelchair accessible kitchen with adjustable height kitchen bench top, pull-out style pantry, side opening oven.
- Private carer office & bathroom (OOA)
- Large undercover patio
- Fully landscaped & fully fenced
- Diesel Generator – required for emergency back up power



Experience a virtual 3D walk through of an SDA Smart home:

<https://thedisabilityhousingcentre.com.au/roadmap-to-sda/take-a-tour/>

