



INVESTMENT PROPERTY  
MELBOURNE

# THE ULTIMATE GUIDE TO INVESTING IN NDIS PROPERTY



## A SMART INVESTMENT OPPORTUNITY WITH A POSITIVE IMPACT



- Government-backed rental income.
- Long-term tenant stability.
- High demand driven by a growing population.

## INVEST WITH PURPOSE AND PROFIT

At IPM, we specialize in providing a fully turnkey service, from acquiring land to construction and property management. Our goal is to make NDIS property investment a seamless and rewarding experience for you.

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



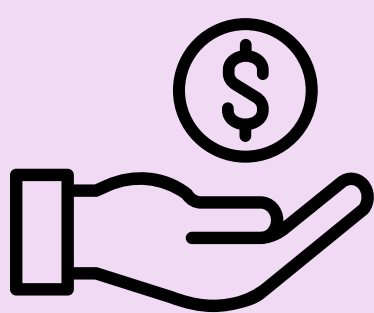
## **Welcome to Investment Property Melbourne's (IPM) guide to investing in NDIS property.**

Whether you're new to real estate investment or an experienced property owner, this guide will introduce you to a unique opportunity that combines financial rewards with positive social impact.

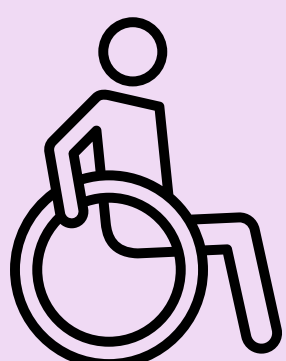
### **What is NDIS Property?**

The National Disability Insurance Scheme (NDIS) is an Australian government initiative that supports people with disabilities to achieve greater independence.

Specialist Disability Accommodation (SDA) is a key part of the NDIS. It provides purpose-built homes designed to meet the specific needs of participants. Investing in SDA property means you're helping address a critical housing shortage while enjoying benefits.



The Commonwealth Government has committed an annual recurrent budget of \$700 million to SDA for the next 20 years.



Our people genuinely love what they do and who they serve and are committed to providing people with endless opportunities to live life to their full potential.



# Benefits of Investing in NDIS Property

Investing in NDIS property isn't just about financial gain  
it's an opportunity to make a positive difference while  
securing a high-performing asset. Here are the key benefits:

1

## High Rental Yields

NDIS properties offer attractive, government-backed rental income, often exceeding traditional property returns.



2

## Stable, Long-Term Tenants

SDA participants typically remain in their homes long-term, reducing tenant turnover and vacancy rates.



3

## Social Impact

You're contributing to the well-being of individuals with disabilities by providing them with suitable and accessible housing.



4

## Government Support

Backed by the NDIS, this sector benefits from substantial government funding and incentives.



At Investment Property Melbourne, we make the process simple and hassle-free, ensuring you maximise these benefits.



## High Physical Support Properties

Dwellings in the High Physical Support SDA design category include features that provide enhanced physical access provisions for people with a significant physical impairment who have very high support needs.



People with very high support needs may be participants who have previously lived in SDA or similar accommodation for an extended time and now need additional support to transition to alternative living arrangements and services. They may also require access to constant or immediately available support services for a large part of the day.



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# NDIS Investing FAQ's

What makes NDIS property different from regular investment properties?

NDIS properties are built to meet specific disability accommodation standards and are backed by government funding, offering higher rental yields and long-term tenancy.

What are SDA standards?

SDA properties must meet design requirements to provide safe, accessible, and comfortable living spaces for people with disabilities.

What are the risks of investing in NDIS property?

While the market is promising, risks include delays in tenant placement or changes in government policies. IPM minimizes these risks by managing every aspect of the investment.

Do I need experience to invest in NDIS property?

No prior experience is necessary. IPM provides end-to-end support, making it an ideal option for first-time investors.

How long does the process take?

From land acquisition to tenant placement, the process typically takes 12-15, depending on factors like construction timelines.

What happens if the current tenant leaves: the property may be rented to another eligible NDIS participant. This would involve a new lease agreement that aligns with the specific requirements of the new tenant.



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## Why Choose IPM?

When it comes to investing in NDIS property, Investment Property Melbourne (IPM) stands out for our comprehensive turnkey service.

We take care of everything, so you can focus on enjoying the returns.



Our Promise:

- Expert guidance at every step.
- Transparent communication.
- A stress-free investment experience.

### Land Acquisition:

We source the perfect land in high-demand locations.

### Build Management:

Our team oversees construction, ensuring your property meets SDA standards.

### SDA Property

Management: From tenanting to ongoing maintenance, we manage it all.



Are you ready to start your journey into NDIS property investment? Here's how to take the next step with IPM:

Schedule a Meeting and let's discuss your investment goals and answer any remaining questions.

Contact Us for a free consultation  
[www.investmentpropertymelbourne.com.au/book-online](http://www.investmentpropertymelbourne.com.au/book-online)



# The Next Steps



## 1 Complimentary Consultation

We start by understanding your goals and answering your questions about NDIS property investment.



## 2 Financial Advice

Consult with a financial advisor. We have financial brokers who specialize in NDIS funding and can provide tailored advice to suit your needs.



## 3 Land Selection

Our experts identify prime land opportunities that align with your investment goals. Contract of sale for the land component signed. Settlement is expected to occur between 30 - 60 days.



## 4 Building Your SDA Property

We understand the design standards required for these specialised properties. We manage the construction process, ensuring compliance with NDIS guidelines and timely delivery.



## 5 Property Management

You will be introduced to your property management team, as well as the service provider that is going to be appointed to your property.

Our team handles tenant sourcing, leasing, and ongoing management to ensure long-term success.

## 6 Handover

At this stage, we will make sure your property is compliant with NDIS as well as the scheduling for the tenants to arrive at the property. The final handover will occur we guarantee full compliance for your property.



**Contact Us for a free consultation**

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**Schedule a Meeting and let's discuss your investment goals and answer any remaining questions.**

NDIS property investment is a unique opportunity to achieve financial freedom while making a meaningful impact on the community.

With Investment Property Melbourne's turnkey service, you can enjoy a seamless, stress-free investment experience from start to finish.

**Don't wait—join the growing number of Australians investing in NDIS property today!**

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