

🔍 1398 Heatherton Road, Dandenong



YOUR INVESTMENT SPECIALIST



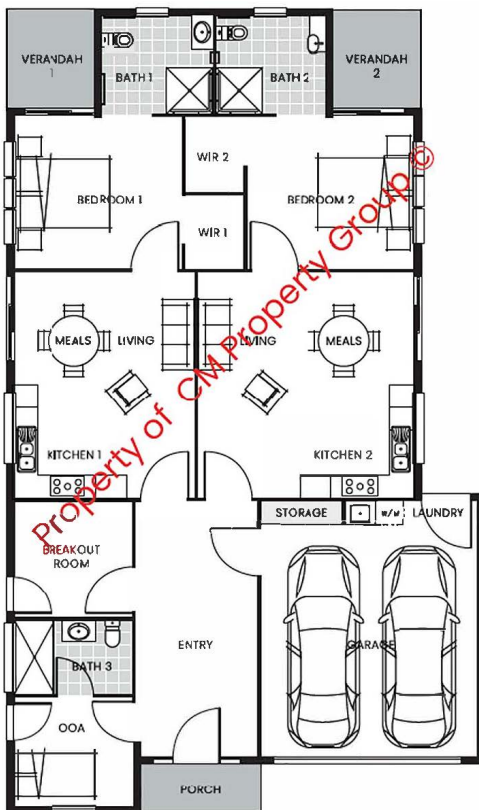
3 3 2 230sqm

**FIXED  
PRICE**  
**\$1,696,740**

**1398 Heatherton Road, Dandenong**

#### HOUSE & LAND BREAKDOWN

Land Size:	626m2
Land Price:	\$700,000
Land Title:	TITLED
House Price:	\$996,740



### CM PROPERTY

#### PACKAGE INCLUSIONS

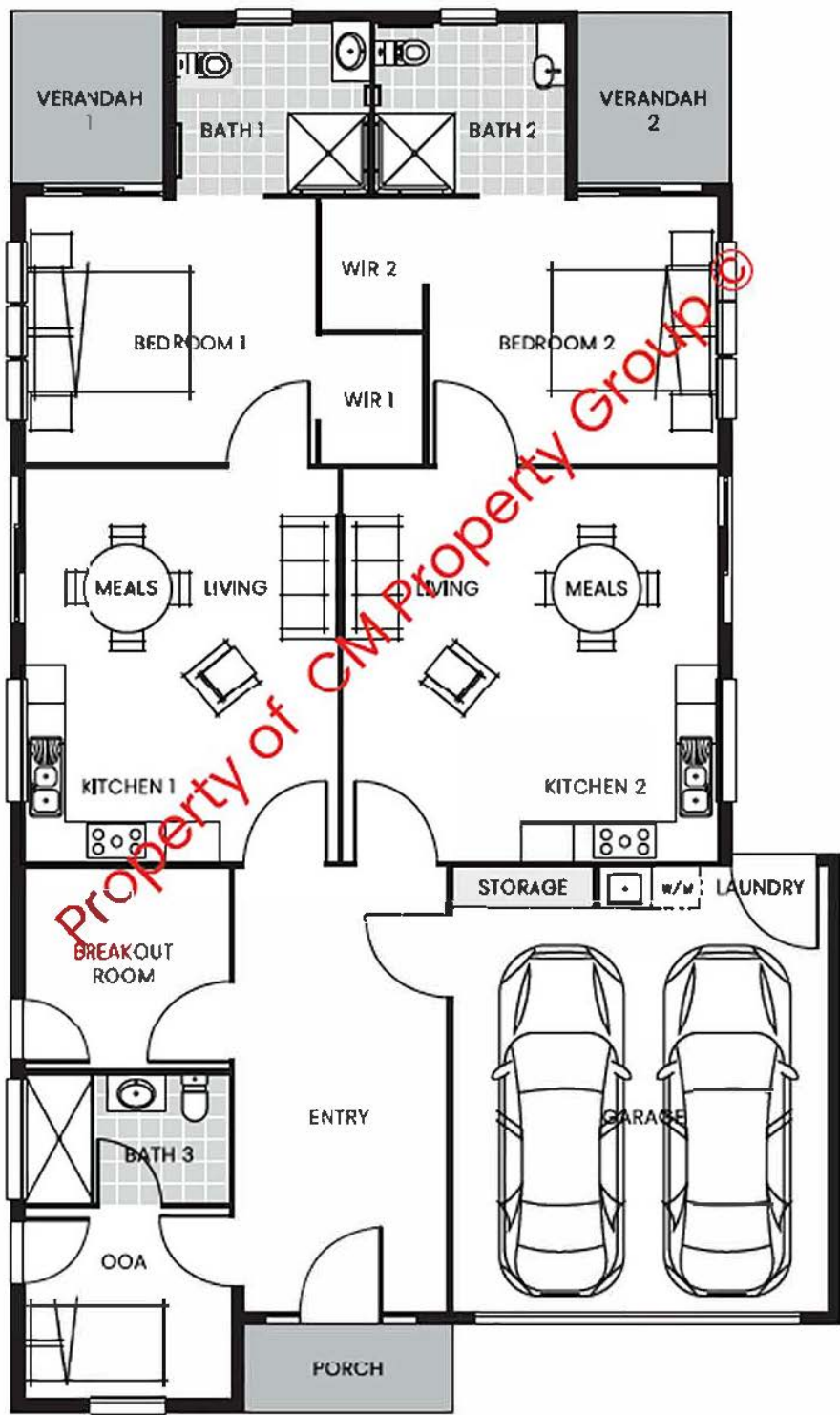
- *ROBUST Category Design, But Is Suitable for All Category Types*
- *12-Month Rental Assurance (\$100,431)*  
(speak to your consultant about the T&C details)
- *Full Furniture Pack Included (Value in excess of \$55,000)*
- *2700mm High Ceilings and Class 1b certified Sprinkler Systems*
- *Stainless Steel Appliances and Dishwasher*
- *SDA Compliant High-Quality Slip Resistant Flooring Throughout*
- *SDA Compliant Bedrooms and Bathrooms*
- *1200x2340mm Doorways Throughout*  
(Allowances in Place for Automation)
- *Toughened Glass Windows Throughout with Furnishings*  
(Allowances in Place for Automation)
- *All External Entry Points Are SDA Wheelchair Compliant*
- *Alarm, Camera and Intercom Systems Throughout*
- *Refrigerated Cooling System Throughout*
- *Full Landscaping with SDA compliant concrete pathways*  
(Front & Rear)
- *Fencing As Per Council Guidelines, And Letterbox and Clothesline*
- *All Demolition and Permit costs Included*

Floor plans, elevations and images are for illustration purposes only and may depict upgrade options available at additional costs (including but not limited to, landscaping, internal and external finishes, fencing, decking, render and driveways). All packages are based on the builder preferred siting and subject to Developer and Council Approval. The builder reserves the right to withdraw or amend plans and pricing without notice. Overall dimensions do not include eaves and may vary depending on facade style. This brochure does not constitute any offer or form part of any Contract. All designs are the property of the builder and must not be used, reproduced, copied or varied, wholly or in part without written permission from the builder.



# 2 BEDROOM ROBUST HOME

(CLASS 1B)



AREA	m2	SQR
GROUND FLOOR	174.42 m <sup>2</sup>	18.78
GARAGE	39.35 m <sup>2</sup>	4.24
EXTERNAL	15.91 m <sup>2</sup>	1.71
TOTAL	229.68 m <sup>2</sup>	24.72

FLOORPLAN DESIGN

NOT FOR CONSTRUCTION



34.2m approx

18.3m approx



18.3m approx

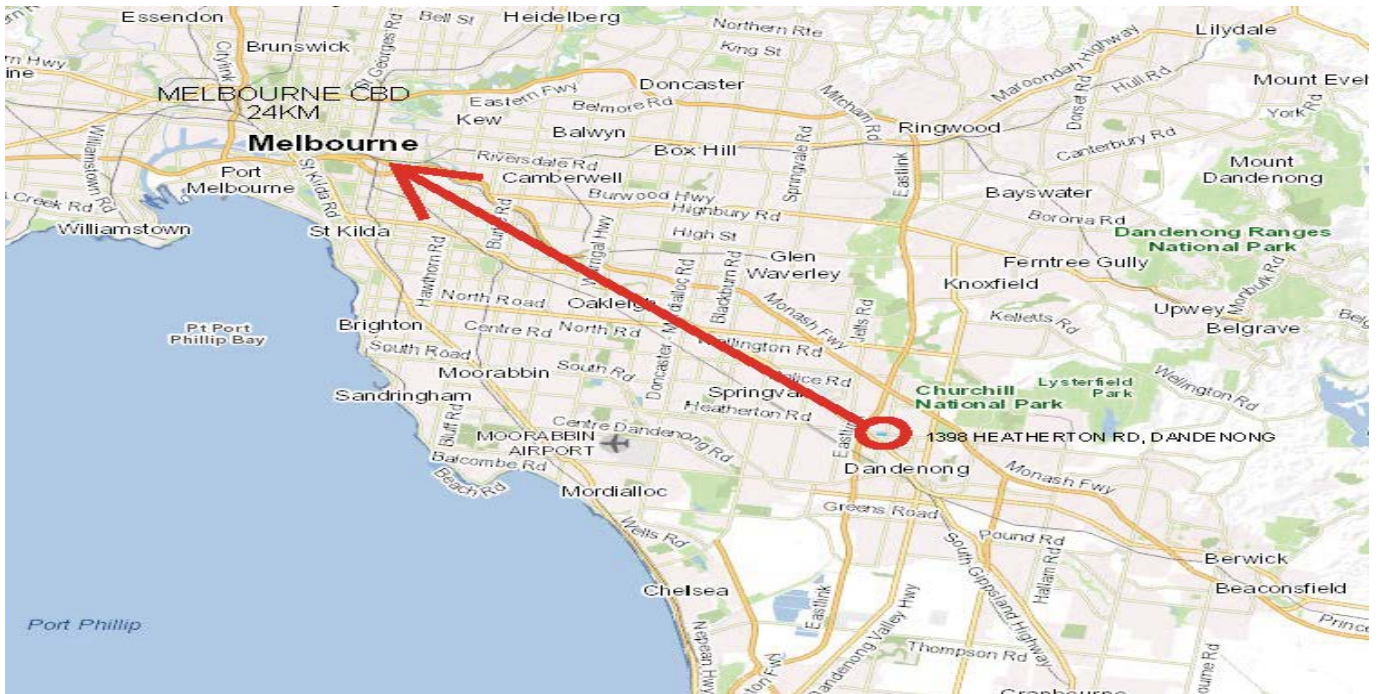
34.2m approx



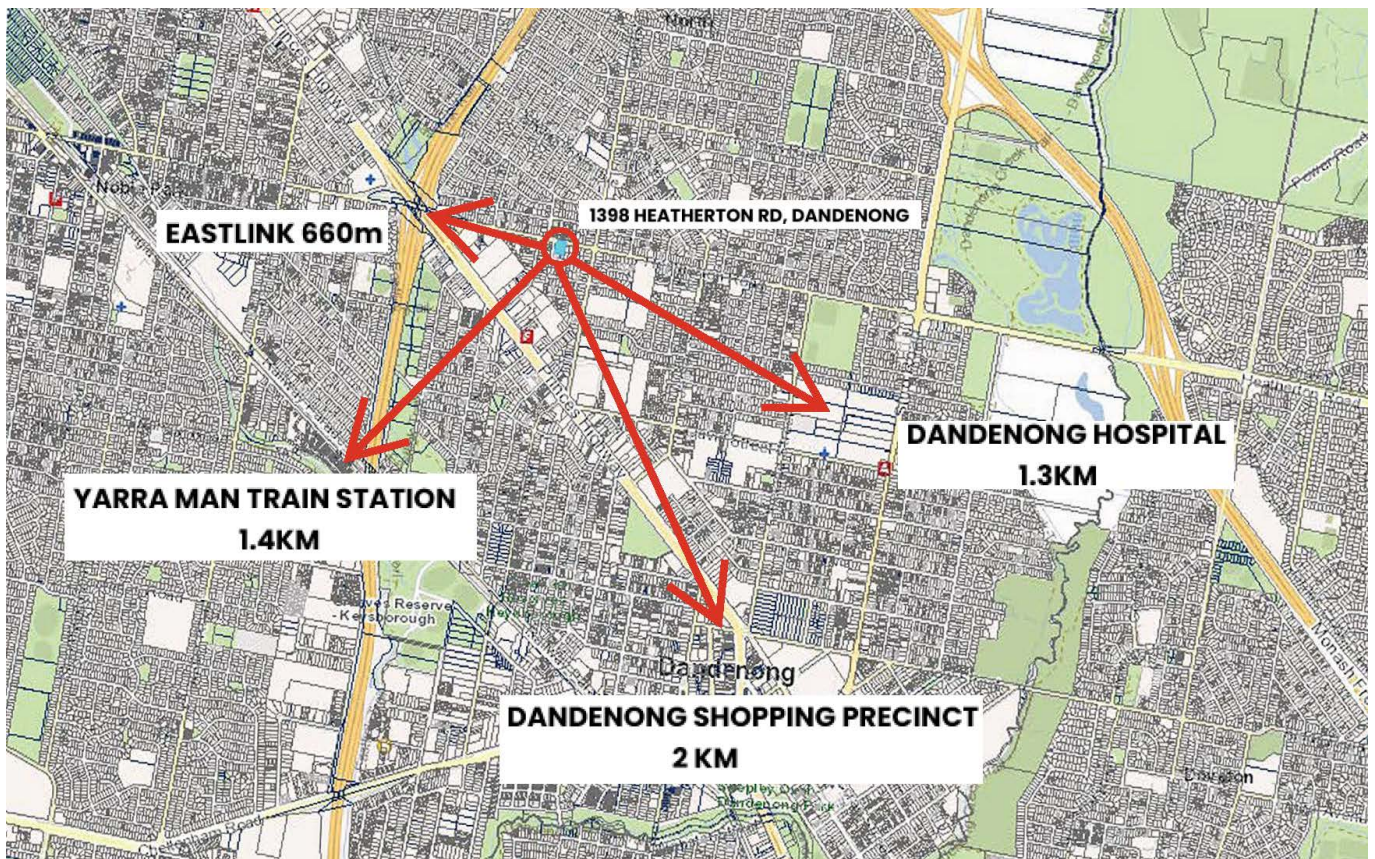


# 1398 HEATHERTON RD, DANDENONG

- 24km TO MELBOURNE CBD



- 660m TO EASTLINK
- 1.3KM TO DANDENONG HOSPITAL
- 1.4KM TO YARRMAN TRAIN STATION
- 2KM TO DANDENONG SHOPPING PRECINCT





# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 21 February 2025 04:58 PM

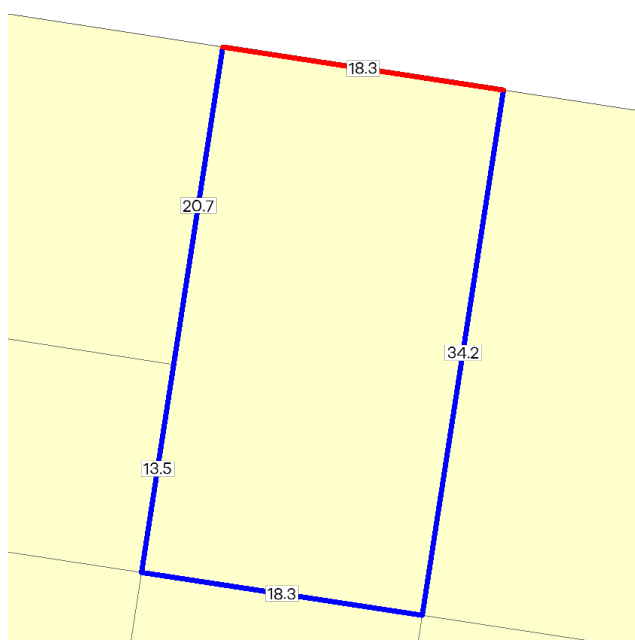
## PROPERTY DETAILS

Lot and Plan Number: **Lot 39 LP32766**  
Address: **1398 HEATHERTON ROAD DANDENONG 3175**  
Standard Parcel Identifier (SPI): **39\LP32766**  
Local Government Area (Council): **GREATER DANDENONG**  
Council Property Number: **303920**  
Directory Reference: **Melway 90 B2**

[www.greaterdandenong.com](http://www.greaterdandenong.com)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 626 sq. m

**Perimeter:** 105 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **South East Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **UNITED ENERGY**

## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
Legislative Assembly: **DANDENONG**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this parcel can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



# NDIS Specialist Disability Accommodation

## Robust

# Design Certificate



**Address of Certified Dwelling**

**Type of Dwelling**

HOUSE

**Assessor Details**

**Assessor Name:**

**Company name:**

**Direct contact number:**

**Date of Certification**

**Project Reference No.**



**Accredited Assessor**

**Number:**



# Specialist Disability Accommodation

## SDA Price Calculator 2025-26

This SDA Price Calculator is provided for information only. The Commonwealth and the National Disability Insurance Agency accept no liability to any person for any loss, damage, cost or expense suffered as a result of any use of or reliance on any of the information. The information in this document may change, is not advice, and should not be relied upon for any action or failure to act. The Commonwealth and the Agency accept no responsibility for the accuracy or completeness of the material contained in this SDA Price Calculator.

### SDA ANNUAL INCOME

Dwelling enrolled as	Select one	Post-2023 New Build
Building Type	Select one	House, 2 residents
Number of residents at full occupancy	Calculated value	2
Design Category	Select one	Robust with Breakout Room
With or without On-site Overnight Assistance (OOA)	Select one	With OOA
With or without Fire Sprinklers	Select one	With Fire Sprinklers
Were Input Tax Credits claimed for the GST paid on purchase cost of the dwelling?	Select one	Input Tax Credits were not claimed
Annual Benchmark Price	Calculated value	\$95,154
Location (SA4)	Select one	VIC - Melbourne - South East
Location Factor	Calculated value	0.92
Location Adjusted Annual SDA Amount	Calculated value	\$87,542

EXPECTED TOTAL ANNUAL INCOME PER ROOM (AT FULL OCCUPANCY)	ANNUAL SDA Amount	ANNUAL MRRC	ANNUAL Income (per participant)	ANNUAL Income (per room)
SDA Single (one SDA- eligible participant in a room)	\$87,542	\$12,889	\$100,431	\$100,431
SDA Share (two SDA participants share a room)	\$41,838	\$12,889	\$54,727	\$54,727
SDA-eligible participant shares room with child or financial dependent	\$87,542	\$12,889	\$100,431	\$100,431
SDA-eligible participant shares a room with an SDA-eligible participant	\$41,838	\$8,158	\$49,996	\$99,992
SDA-eligible participant shares a room with someone else*	\$83,675	\$8,158	\$91,834	\$95,268
Enter the amount of rent paid by the other person (not regulated).		\$3,434		

# 12-Month Rental Assurance

To provide investors with peace of mind, CCM Group offers a 12-month rental assurance on your Specialist Disability Accommodation (SDA) dwelling, ensuring a stable income stream during the initial leasing period.

## **Rental Assurance Terms:**

- **90-Day Enrolment Period:** SDA Care Australia has **90 days** from the official SDA enrolment date to secure at least one NDIS-registered participant with SDA funding for your dwelling.
- **12-Month Income Guarantee:** If the dwelling is not fully tenanted after the first 90 days, CCM Group guarantees a **gross rental income of \$100,431 per year** for the next 12 months. This amount reflects the expected income from one fully funded SDA participant contributing their full Maximum Reasonable Rent Contribution (MRRC).
- **Shortfall Coverage:** If the total rental income generated within the first year is less than the guaranteed amount, CCM Group will **cover the difference**, ensuring you receive the full \$100,431 for that period.

This assurance provides investors with financial certainty while the property is leased to eligible participants, reinforcing the stability and viability of SDA investments.



## **Our SDA Homes, a Specialist SDA Builder vs Volume Builders?**

There are several important reasons why our Specialist Disability Accommodation (SDA) homes are priced higher than those offered by volume builders. The differences reflect our commitment to quality, compliance, long-term value, and a true end-to-end solution for all investors.

### **1. We Are More Than Just a builder**

- We are not only the builder and developer, but also a registered SDA Provider (SDA Care Australia). This means we have real skin in the game—we're responsible for delivering a complete solution, from design through to participant placement and property management.

### **2. Hybrid Design Approach**

- All of our homes are designed and built as Hybrid models, making them suitable for multiple SDA categories. This dramatically increases the potential participant pool and, in turn, the rental income for investors.

### **3. Purpose-Built for Robust and High Needs**

Using our NDIS Co-living Design as an example, we've built these homes specifically to accommodate two *Robust* participants—regardless of behavioural needs. Safety and functionality for both participants and carers is at the core of our design.

### **4. Key Build Inclusions That Set Us Apart**

Compared to volume builders, our homes include significantly more features, such as:

- **Larger Size:** Our homes are typically 230 sqm (approx. 25 squares), compared to the average of 177 sqm (approx. 19 squares) from volume builders.
- **Dual Kitchens:** Each home includes two full kitchens with appliances, including an electric height-adjustable benchtop.
- **Fully Furnished:** Participant bedrooms, the OOA (Onsite Overnight Assistance) room, and living areas come fully furnished.

- **Fire Sprinkler System:** This includes compliant upgrades from the street mains to ensure the compliant water pressure. Volume builders often skip this upgrade, leaving investors with unexpected costs to upgrade or risk not having participants in their homes because a SIL provider requires fully compliant fire sprinklers as part of their policy, even though it is not a legal requirement.
- **Backup Power:** Diesel generator and solar battery systems ensure power continuity.
- **Oversized Solid-Core Doors:** We use 1200mm x 2340mm doors (except in the OOA room), far superior to the standard 920mm or 1020mm doors typically used.
- **Fully Accessible Entry Points:** All external doors, including the garage, are wheelchair accessible, with correct slab preparation and waterproofing.
- **Concrete Surfaces:** No loose Tuscan or sand-based toppings, which can be unsafe with high-behavioural clients.
- **SDA-Compliant Fixtures:** Vandal-proof internal and fire-resistant external door handles.
- **Premium Climate Control:** Refrigerated heating and cooling throughout.
- **Durable Fixtures:** Stainless steel toilets with seats—far more robust than ceramic options.
- **Integrated Systems:** Intercom and security camera systems (excluding bedrooms and garage).
- **Private Outdoor Space:** Each participant has their own undercover open area.
- **Multiple Exit Points:** Every room (except bathrooms) has at least two exit points for safety.
- **Automation Ready:** Electrical points installed above all windows and doors for easy automation upgrades at no extra cost.



- **HPS Ready:** Structural beams included to support tracking systems for clients up to 250kg.

We're not just building for today—we're future-proofing every home to cater to all SDA categories.

## **5. Location-Specific Factors**

- In Shepparton, trade and supplier travel costs are higher, which does impact the build price.

## **6. We Are a Specialist Builder by Choice**

- We're not a volume builder. We limit our SDA builds to 80–100 per year to maintain quality and oversight.
- Volume builders aim to construct hundreds of homes in clustered areas to reduce costs—but this often leads to market saturation, which harms long-term returns.

## **7. Endorsed and Backed by Industry Leaders**

- All our designs are vetted and endorsed by SDA-registered assessors and Columbus Capital, the largest SDA construction lender in Australia.

## **8. Data-Driven Location Selection**

We carefully select our build locations based on demand and suitability:

- We target brownfield sites (infill locations) and Regional Hubs that have hospitals, freeways, public transport, and shopping precincts.
- We analyse SDA demand data and consult with our SIL and support coordinator networks to identify the type of needs required by participants.

# SDA INCLUSIONS

## EXTERNAL:

- Builders range brickwork
- Rendered brickwork and lightweight cladding (façade specific)
- Painted FC sheeting to Eaves
- Painted cladding (where shown)
- Spoon drain with grate to external exit ways where applicable)
- External door thresholds to be lowered
- Wheelchair compliant sill to external doors including sliding doors (where applicable)

## FRAMING:

- Ceiling height: 2740mm single storey (Unless marked on plan)

## ROOF:

- Colorbond roof 22.5 degrees (design specific)
- Thermoseal RESIWRAP Sarking to roof
- Colorbond Fascia & gutter
- Colorbond down pipes

## WINDOWS:

- Aluminium powder coated windows & sliding doors with keyed locks & toughened single glazed glass

## GARAGE DOOR

- Colorbond Panel lift door with remote controls from selected range

## TERMITE TREATMENT:

- Australian standard compliant terminate barrier (where applicable)

## ENTRY:

- Entry door 2340mm x 1200mm wide from selected range with under door seal - Minimum 950mm door clear width
- Wheelchair compliant sill to entry
- Level Landing minimum 1500mm x 1500mm
- Pin code entry door set Chrome – installed 850 - 1100mm from FFL

## INTERNAL:

- 13mm impact plaster Board to all walls (excluding wet areas). 6mm Villaboard to wet areas
- 10mm plaster board to all ceilings
- 75mm cove cornice
- 1200mm solid core flush panel style internal doors with chrome fire escape hinges (where applicable)
- 1020mm solid core flush panel style internal doors with chrome fire escape hinges (where applicable)
- DAR skirting & architrave painted in gloss finish – 2 coats

- Chrome door stops
- Aluminium framed vinyl sliding doors to wardrobe and linen
- White shelf with hanging rail to wardrobes
- 4 x fixed White shelves to Linen

## KITCHEN:

- Laminate rolled edge benchtops to all joinery
- Double bowl stainless steel sink with drainer
- Builders compliant mixer tapware
- Pull out Pantry as per plans with white melamine fixed shelves
- 1 bank of 4 drawers with cutlery tray insert (where shown)
- Soft close to all drawers and cupboards
- Tile splash back from selected range
- 600mm Induction top from selected range
- 600mm electric wall oven from selected range
- Slide out drawer/shelve underneath oven
- Electric adjustable height benchtop
- 600mm slide out range hood from selected range
- Stainless steel dishwasher
- Microwave provision with single power point

## PARTICIPANT BATHROOMS:

### Basin and Vanity

- Wall hung basin
- Chrome Pop up waste plug
- Chrome Round bottle trap
- Mixer taps from builders SDA compliant range

### Shower

- Weighted shower curtain on L- Shaped rail system
- 1160mm x 1160mm recessed tiled shower base
- 600mm Chrome grab rail
- Chrome Shower rail with soap holder
- Mixer taps from builders SDA compliant range

### Toilet

- Stainless Steel Ambulant toilet with S/Trap
- Anti vandal single flap seat to toilet
- Backrest for Ambulant toilet (design specific)
- 90 degree grab rail (design specific)
- Toilet roll holder

### General

- Ceramic tile splashback, skirting and shower as per plans
- Smart tile floor wastes - Chrome 100mm.  
Note: Floor wastes must be installed to all bathrooms and identified on plan
- Polished edge semi-frameless mirror over basin
- Chrome Towel rail



# SDA INCLUSIONS

## LAUNDRY:

- European style laundry with bi fold doors
- Laminate laundry bench with drop-in tub
- Washing machine and dryer space as per plan
- Builders compliant mixer tapware Washing machine taps concealed in cupboard - Chrome.
- Wet area Tiling - skirting tile from selected range.

## FLOOR COVERINGS:

- Tiled flooring to wet areas (slip resistant P3 or R10)
- Rigid Plank timber look flooring to Entry, Hallway, Break Out room (design specific) Kitchen, Meals, Family and all bedrooms (slip resistant P3 or R10)

## WINDOW TREATMENTS:

- Roller blinds on all windows and sliding doors (excluding wet areas)
- Aluminium Flyscreens to openable windows only
- Toughened Glazing sufficient to meet energy efficiency requirements

## ELECTRICAL:

- 100% Energy efficient white downlights throughout the house (as per electrical plan)
- Batten light and double GPO in ceiling cavity (to garage)
- TV antenna for hard wired TV points in locations specified on plans.  
Note: If Optic Fibre is available, no Antenna will be provided
- Double & single power points (as per electrical plan)  
Note: all switches are to be rocker style SDA compliant
- Booster and Splitter
- TV points (as per electrical plan) Data connection points (as per electrical plan) (Add Data Points in all bedrooms)
- CAT 6 Data Points – back to one central point
- Self-closing Exhaust fans (as per electrical plan)
- External LED lights to front portico and alfresco, light to external laundry door (if applicable)
- Photoelectric Smoke Alarms connected to mains and battery backup (as per electrical plan)
- Sensor light activation to all bathrooms
- 3.74kW Solar Panel system
- Security and Intercom system

## HOT WATER AND HEATING:

- Electric hot water system 5 star rated
- 10kW ducted Heating and Cooling system  
Important Note: Air conditioning units where indicated on the Plans shall be fitted in accordance with the manufacturer's specifications. The size and final location of the unit will be calculated by an accredited installer based on the size and layout of the room

## PAINTING:

- Internal walls 3 coat paint system
- Ceiling builders white to ceiling and cornice
- Cornice and Eaves painted in low sheen finish
- Internal Timber work painted in gloss finish

## LANDSCAPING:

- Feature garden at front and rear of the property with a mixture of mature trees, shrubs, and a ground cover of instant lawn or seeded
- Coloured Concrete pathways around the home 1200mm to 1500mm wide (SDA Design Specific)
- 1200mm wide clear pathway of travel no steps, even slip resistance surface from the car space into the dwelling – No greater than 1:40, Max slope 1:14, Ramps may be used at Max 1:14  
Grade with landings at 9M (where applicable)
- 1200mm – 1500mm wide Pathway from Alfresco to the front entrance (design specific)
- Turf installed to remainder of property unless stated otherwise in Contract and/or Plans
- Coloured through concrete driveway, porch, laundry pad and Alfresco (if applicable). Driveway to be NO greater than 1:40, MAX  
Slope 1:14 (if achievable)
- Rendered look letterbox
- Full share fencing to comply with Developer/Council requirements with access winged gates as indicated. Refer to Plans for fencing location and type
- Wall-mounted clothesline

Note: Alternative landscaping specifications may apply to properties over 400m<sup>2</sup>. Please refer to Plans.

## ENERGY:

- Ceiling insulation in main roof area excluding garage, alfresco and porch
- Sisilation wrap and insulation to external walls
- Insulation and dampening between floors (where applicable to Double Storey designs)
- Energy efficiency rating to Australian Building standards
- Diesel powered backup generator

# SDA INCLUSIONS

## CARER'S BATHROOM:

### Basin and Vanity

- Wall hung basin (design specific)
- Chrome Pop up waste plug
- Chrome Round bottle trap
- Mixer taps from builders SDA compliant range

### Shower

- 900m x 900mm tiled shower base
- Semi Frameless Shower Screen with glass pivot swing door
- Anti Vandal Chrome Shower head
- Mixer taps from builders SDA compliant range

### Toilet

- Builders range toilet suite with soft closing seat
- Toilet roll holder

### General

- Ceramic tile splashback, skirting and shower as per plans
- Smart tile floor wastes - Chrome 100mm.  
Note: Floor wastes must be installed to all bathrooms and identified on plan
- Polished edge semi-frameless mirror over basin
- Chrome Robe hook

## Plumbing - Fire Sprinklers throughout the SDA Dwelling

- High Physical Support (HPS) – use a Class 3 Commercial Grade System.
- All other SDA Categories - Robust, Fully Accessible (FA), and Improved Livability (IL) – use a Class 1B system.
- Water Tapping from Street Frontage to increase to correct Water Flow Pressure

## Important Notes:

- All light switches to be 900-1,100mm above FFL horizontally aligned with door handles at the entrance to a room
- All light and power switches to be rocker action, toggle or push pad and recommended width of 35mm
- Basins and sinks to have lever-style tap hardware with central spout
- Doors to have hardware installed at 900-1,100mm above FFL
- Doors to have a non-slip lever or D-pull style hardware
- Minimum 900mm clear doorways
- 5mm Max tolerance between surfaces
- Min 1,200mm clear passageways
- Living room to have a 2,250mm diameter for free space to enable ease of movement
- Minimum 1,550mm clear space in front of the kitchen benches and appliances
- Minimum 1,550mm clear space in front of Laundry Appliances
- WC to have 900mm clear width and 1,200mm clear circulation space in front of a clear swing of door
- Shower to have 1,600mm clear width & 1400mm clear circulation space in forward of the shower
- Minimum Covered Car space 3,800mm x 6,000mm (check with certifier) with 2,500mm Vertical Clearance
- Bathroom to have slip-resistant hobless shower (Shower located in corner with reinforcement to walls for handrails)
- Providing nogging and plywood sheeting to WC, Bath, Shower as per details
- Provide slip resistant flooring throughout and feature a level transition between surfaces (Max 5mm vertical tolerance is allowable if bevelled or rounded)
- Minimum 1,540mm path of travel & 1,000mm to remaining sides for circulation of space in Powder Bedroom
- Powder Bathroom to have minimum 1,200mm clear space in front of WC
- space in Powder Bedroom
- All images shown below are subject to change at the sole discretion of the builder

# Why an NDIS Investment, is the right Investment.

*Invest in a Cutting-Edge Disability-Friendly residence. For the discerning investor, this opportunity represents more than just numbers on a balance sheet. It's a chance to align financial gains with social impact, to be at the forefront of a movement towards a more inclusive society.*



Empowering Lives, Building Homes, Your Partner in SDA Care Solutions





Welcome to **SDA Care Australia**, where we redefine what it means to invest in the future. Our cutting-edge, fully accessible homes aren't just residences; they're beacons of empowerment for individuals with disabilities, offering the freedom to live life on their terms.

But the **advantages of investing with us** go beyond mere bricks and mortar. By choosing SDA Care Australia, you're not just investing in property; you're investing in progress, in inclusivity, and in the limitless potential of every individual.

Our commitment to excellence and innovation means that your investment doesn't just secure financial returns — it helps **shape a world** where everyone has the opportunity to thrive. Join us in building a brighter future, one accessible home at a time.

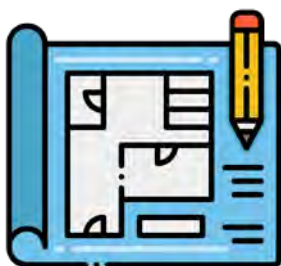
Invest with purpose.  
Invest with SDA Care Australia.



SDA Care Australia

## SDA Care Australia

At SDA Care Australia, we don't settle for meeting minimum standards—we set new benchmarks in disability accommodation. Our SDA Homes are meticulously designed to cater to all NDIS category types, ensuring accessibility and inclusivity for everyone.



### Beyond Compliance, Towards Excellence

Our commitment goes beyond mere compliance with **NDIS standards**. We exceed expectations by incorporating the most durable fixtures and fittings, chosen for their longevity and suitability for everyday use. Safety is our top priority, with every aspect of our homes thoughtfully crafted to provide a secure and supportive environment for residents and caregivers alike.

### Bespoke Floorplans for Individual Needs

Our homes surpass the Specialist Disability Accommodation (SDA) standards mandated by the NDIS scheme, making them the premier choice for NDIS Participants. Each residence is meticulously crafted to empower residents, **offering tailored designs** that cater to all NDIS SDA categories requiring funding. Additionally, our commitment to comprehensive support is evident in providing onsite overnight accommodation for 24-hour carers, ensuring residents receive the assistance they need.



### Transparent, Fixed Price Contracts

Rest assured, with SDA Care Australia, unexpected expenses are covered. Our fixed-price contracts ensure a smooth construction process, eliminating financial uncertainties. **Your investment is a full turnkey solution**, with premium-quality inclusions meticulously tailored to residents' requirements. Residents can personalise their living space, ensuring their home reflects their unique preferences and needs.

### Invest in a Lifestyle Designed for Satisfaction

With SDA Care Australia, your investment transcends property — it's a commitment to a lifestyle designed for ultimate satisfaction and fulfilment. Experience the difference with SDA Care Australia — **where excellence meets inclusivity**, and every resident's needs are not just met but exceeded.





## SDA Care Australia

SDA Care Australia offers premium housing solutions customised for NDIS participants, providing not only accommodation but also a reliable source of income and exceptional investment returns.

By partnering with SDA Care Australia, you'll unlock a tailored investment package that is aligned with your investment strategy. Yet, this is just the beginning. With our residents benefiting from government support through the National Disability Insurance Scheme (NDIS), you can have peace of mind knowing that your investment is backed by a secure framework, promising unmatched returns from the outset.



## How does it work?

### 1) *We are a registered SDA Provider.*

As a registered NDIS SDA Housing Provider, we are pivotal in facilitating access to SDA-registered participants. This enables us to understand participants' housing requirements, including preferred inclusions and proximity to essential amenities such as a shopping centre and medical facilities.

### 2) *How we occupy our NDIS homes.*

Once construction begins, as your SDA housing provider, we'll work closely with various NDIS SIL providers enlisted on our panel. Together, we'll allocate space within your investment property through an expressions of interest (EOI) process. This collaborative effort ensures efficient placement and optimal utilization of the property to meet the needs of NDIS participants.

### 3) *Tenants find comfort in their homes while you find peace of mind.*

Once tenants have secured their leases with us, the SDA provider, you can relax knowing that you have a dependable income stream, while residents delight in their lives within a property you've invested in.

**Don't pass up the opportunity to improve the lives of others and strengthen your investment portfolio.**



# The SDA Care 10 Step Process



1

## Our Package & Finance

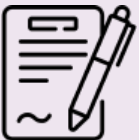
In addition to this brochure, explore our available House & Land options. We also request for you to consult with our trusted Mortgage Management team to assess your serviceability.

2



## The Next Steps

Secure your preferred package by submitting your EOI and paying your SDA Certification Fee of \$7,500. This starts the process of registering your home as an SDA home in the NDIS program.



3

## Land Contract

Once an EOI is paid, it is not time to sign your Land Contracts and pay a 10% deposit. This will be sent to you via DocuSign. A proof of payment receipt is provided for finance.

4



## Build Contract

You will also receive via DocuSign the Build Contract and pay a 5% deposit. A proof of payment receipt is provided for finance.



5

## Finance Application

Submit your contracts to your Mortgage Broker / Mortgage Manager to initiate the finance application.

6



## Formal Approval

Upon receiving Formal Approval from the lender, we will require a copy and proceed to finalise the Building Permit process.



7

## The Build

Post finance settlement, it's now time to begin construction on your NDIS home once we're on-site.

8



## Completion & NDIS Certificate

Upon completion of construction, we will obtain the NDIS as built registration, resulting in a registered SDA dwelling via the NDIS.



9

## SDA Registration

We now initiate the registration process of your SDA dwelling within the NDIS. Upon registration, we can begin the placement of a tenant into the property.

10



## Receive Income

Once a participant is registered and confirmed as a tenant in your property, you will begin receiving income from us as your SDA provider.

# Welcome to SDA Care Australia Your gateway to a Premium NDIS Housing Investment

Bespoke Homes SDA allows you to unlock a world of top-tier housing solutions meticulously crafted for NDIS participants, offering you unparalleled investment potential and consistent cash flow.

Partnering with SDA Care Australia grants you access to a bespoke investment package perfectly aligned with your financial goals. With our homes benefiting from partial funding under the esteemed National Disability Insurance Scheme (NDIS), you can embark on your investment journey with utmost confidence, assured of secure returns from the outset.

## True One-Stop-Shop Experience

SDA Care Australia transcends traditional offerings by providing comprehensive services tailored exclusively for NDIS housing. Beyond delivering customised House and Land packages, our commitment extends –

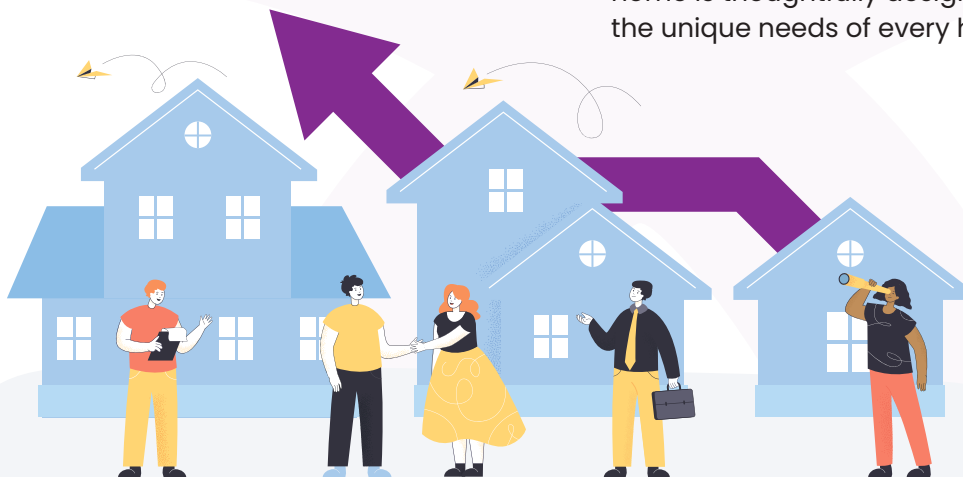
further. From facilitating finance up to 90% LVR of our package prices to curating offerings based on the NDIS demand map and SILs participants' preferences, we meticulously oversee every aspect. We ensure compliance with NDIS certifications and take on the role of an SDA provider, managing your property for the next 30 years.

## Quality Builds & Inclusions Elevation Your Experience

We recognise the significance of prioritising quality and inclusivity in NDIS housing, understanding that it's not just a property investment but a commitment to enhancing lives. Our dedication to superior construction, exceptional floor plans, and premium inclusions accelerates participant placement and fosters enduring tenancies, guaranteeing a steady stream of reliable annual income. Collaborating with esteemed builders and maintaining open communication channels with the NDIS enables us to meet participants' evolving needs consistently.

## Multiple Approved Design

At SDA Care Australia, we embrace diversity in design, eschewing cookie-cutter approaches. Instead, we tailor our offerings to cater to all NDIS categories, ensuring inclusivity and flexibility. With over five distinct designs meticulously crafted to accommodate various participant requirements, each home is thoughtfully designed to meet the unique needs of every household.



### **NDIS Finance: Empowering Your Investment Journey**

Unlocking the potential of your investment begins with sound financing. SDA Care Australia proudly partners with one of the nation's foremost NDIS finance experts, boasting over five years of specialised experience in the field. With financing options extending up to 90% LVR for NDIS investors, our team is poised to provide tailored solutions for your unique needs. Contact us today for an introduction to our trusted finance partner.

### **Open Homes: Your Gateway to Quality Investment**

Step into the future of NDIS investment with SDA Care Australia's open homes policy. Not only do we invite all investors to walk through their homes upon completion, but our dedication to maximising your investment doesn't stop there. From comprehensive marketing across various platforms to hosting open houses specifically for participants' support coordinators, we ensure that the quality and security of our homes are showcased to potential tenants. Interested participants are also extended personal invitations to explore our homes firsthand, ensuring alignment with their long-term residence needs and preferences.

### **Location, Location, Location: Strategic Investment Planning**

Location is paramount in the investment landscape, influencing both property value and occupancy success. At SDA Care

Australia, we understand the significance of proximity to essential amenities such as shopping precincts and medical facilities. When selecting land for our packages, we prioritise locations within desired radiuses to ensure participants feel connected to everyday necessities, enhancing the appeal and functionality of our investments.

### **No Hidden Costs: Transparent Investment Solutions**

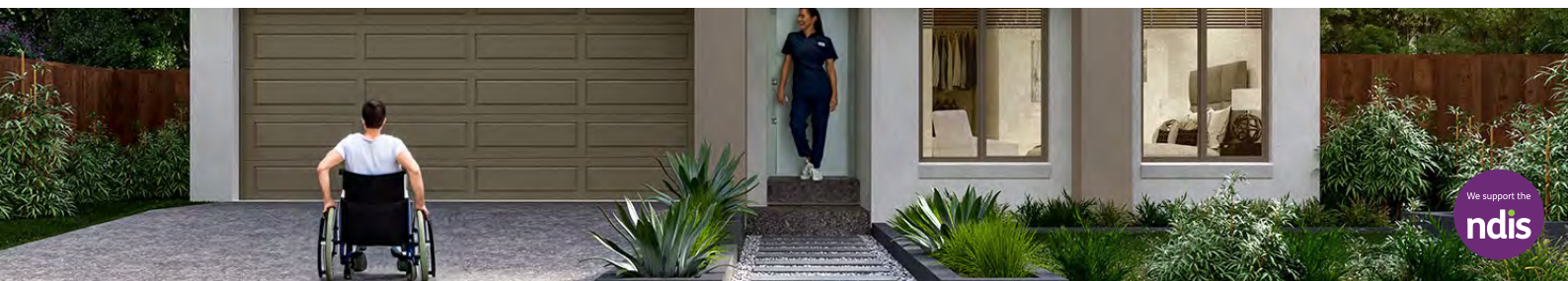
Transparency is the cornerstone of our commitment to investors at SDA Care Australia. We offer fixed-price contracts for our builds, guaranteeing clarity and peace of mind. With no hidden costs, any unforeseen expenses are fully covered by the builder, ensuring a seamless investment experience. For detailed information regarding the costs involved in our packages, contact us today.

### **Come Say Hi! Experience Personalized Investment consultation.**

Join us at our shopfront office space in Victoria, where face-to-face discussions await. At SDA Care Australia, we take pride in offering personalised consultations for investors, SILs, and more. We invite you to drop by and explore how our tailored investments can pave the way toward your financial freedom. Your journey to successful NDIS investment starts here.







# SDA Care Australia

## Property Features

### Location

At SDA Care Australia, we place great emphasis on the meticulous selection of land for our NDIS SDA builds. Prior to acquiring any location, we conduct thorough assessments in collaboration with our chosen SIL providers to ensure participant demand in the area. This crucial step guarantees that our investors' dwellings have potential participants lined up, either upon completion or shortly thereafter, maximising occupancy and investment returns.

### Facts & Features



**Parking**  
**YES**

1-2 Garage



**Security**  
**YES**

Top Security



**24/7 Care**  
**YES**

In house



**Furnished**  
**YES**

Full Turnkey



**Heat/Cool**  
**YES**

Control Zoned



**3 x Bed**  
**YES**

inc. Carer



**Compliant**  
**YES**

100% NDIS Compliant

### House Amenities

✓ *Extra strong walling*

✓ *Wheelchair accessible*

✓ *1200mm doorway widths*

✓ *Accessible features*

✓ *Wide hallways*

✓ *Internet available*

✓ *Built-in wardrobes*

✓ *Private outdoor areas*

✓ *Private ensuite*

✓ *Furnished (Full Turnkey)*

✓ *Separate break out room*

✓ *100% NDIS Compliant*

### Bespoke Niches

Achieving annual rental returns beyond the recommended NDIS rate for 30 years. Focusing on a specialised niche of hybrid robust participants, resulting in improved occupancy rates. Complimentary full furniture package included, valued at \$30,000, at no additional expense.

# SDA Care Australia Rental Return Offering.

SDA Care Australia recognises the diversity among investors, catering to both risk-averse and confident NDIS investors with tailored rental return options.

	SDA Management Fees
<b>NDIS Income:</b> <i>What your rental return will be</i>	<b>As per NDIS Calculator</b> <i>(<a href="#">NDIS Calculator &gt;</a>)</i>
<b>SDA Provider Fee:</b> <i>Property Management Fee</i>	15% p.a.
<b>SDA Engagement Fee:</b> <i>SDA Provider Engagement Fee</i>	–
<b>SDA Participant Fee:</b> <i>Cost involved to source participants</i>	<b>\$3,000 p.p.</b> <i>(per participant)</i>
<b>SDA Contract Term:</b> <i>Length of NDIS SDA Provider contract</i>	30yrs – 10 x 5 x 5 x 5 x 5
<b>Property Outgoings:</b> <i>ie: Bills, Rates, Insurance, Internet etc.</i>	Payable by landlord
<b>Special Notes:</b> <i>Additional Information about SDA Care Australia's rental return offerings.</i>	<ul style="list-style-type: none"> <li>Income is based off <i>current</i> NDIS Calculator.</li> <li>All outgoings are covered by the investor.</li> <li>SDA Provider property management will be deducted from the monthly rental income.</li> <li>For further details please contact us.</li> </ul>



**sda care  
australia.**  
Your trusted SDA Care Provider



SDA Care Australia



INVESTMENT  
ASSESSMENT  
REPORT

# DANDENONG

VIC



## MONTHLY CHANGE IN DWELLING VALUES

National dwelling values have seen consistent growth since March 2023. This rebound follows a decline from April 2022 to December 2022.

Since then, the market has shown resilience, with a 6.8% increase in dwelling values over the past year, reaching \$11,093 billion by September 2024.

**Key Drivers of Growth:**

**Interest Rate Stability:** Slower rate hikes improved buyer confidence and borrowing capacity.

**Housing Demand:** Limited property availability supports price growth.

**Economic Recovery:** Employment stability boosts purchasing activity.

**Investor Return:** Rising rental yields attract investors back to the market.

**Why Growth Will Continue:**

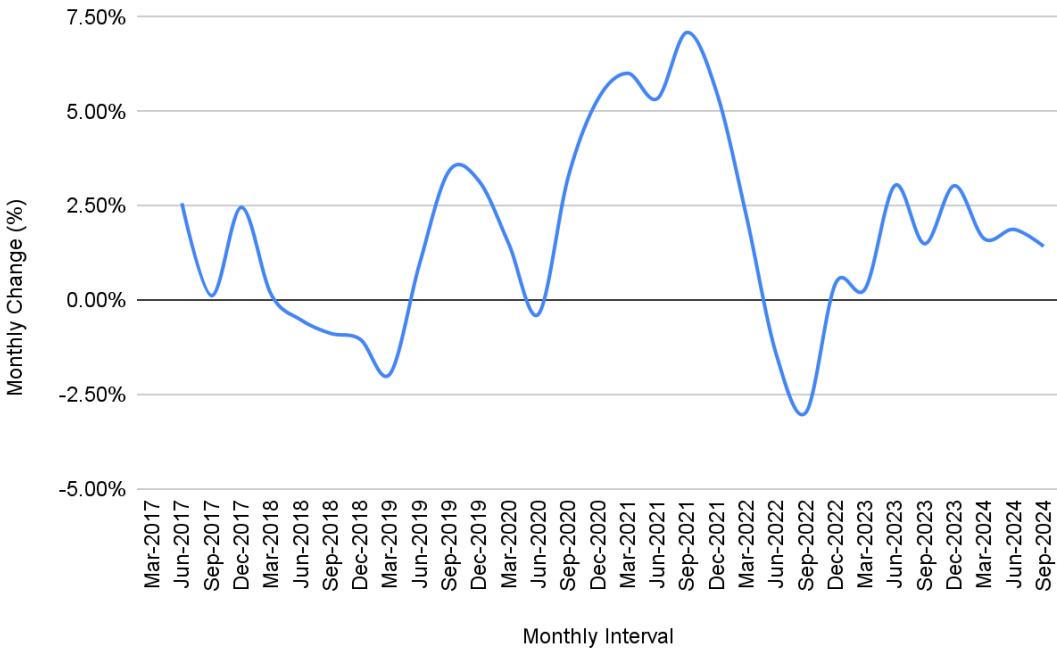
**Government Support:** Policies to increase housing supply and affordability.

**Demand-Supply Imbalance:** Housing shortages keep upward pressure on prices.

**Buyer Re-Entry:** Many buyers are returning after the rate-hike period.

The market's resilience and recovery signal strength and stability, positioning it for continued growth.

## MONTHLY CHANGE IN DWELLING VALUES



## NATIONAL HOUSING SUPPLY

### Property Listings Below Long-Term Average

#### Long-Term Listing Average:

Property listings have historically averaged between 310,000 to 330,000 per month. Since 2019, listings have consistently remained below this benchmark.

#### FACTORS DRIVING LOWER SUPPLY

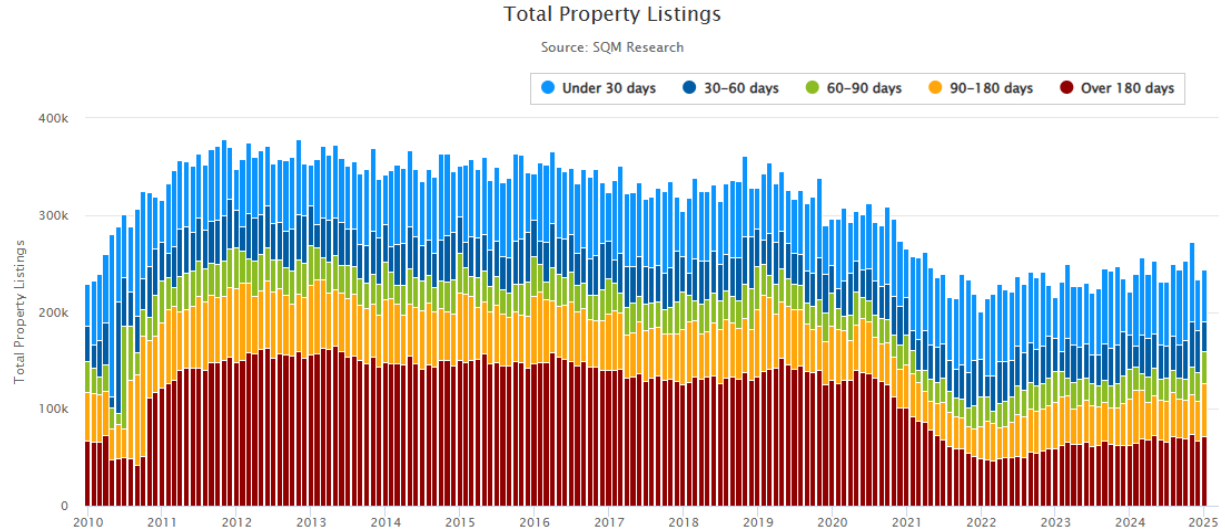
**Supply Constraints:** Rising construction costs, supply chain issues, and labor shortages. Slower land releases and restrictive zoning changes.

**Increased Demand:** Record-low interest rates during 2020-2021.

Population growth, especially as migration resumed post-pandemic.

**COVID-19 Impact:** Sellers withdrew properties due to market uncertainty. Homeowners held onto properties as prices surged.

**Investor and Homeowner Hold Strategies:** Rising property values incentivised holding for capital gains. Low



#### MARKET IMPLICATIONS

**Price Increases:** Strong demand and limited supply are driving up prices, benefiting sellers but posing challenges for new buyers.

**Rental Market Pressure:** Reduced property availability is pushing rental prices higher.

**Market Volatility:** Limited supply may lead to sharper price fluctuations.

**Correction Risks:** A sudden increase in supply could trigger a market correction.

The below-average property listings indicate a constrained market where rising prices and low liquidity are likely to persist unless there are significant changes in supply or demand dynamics.



# NATIONAL BUILDING ACTIVITY

Building approvals in Australia show clear trends:

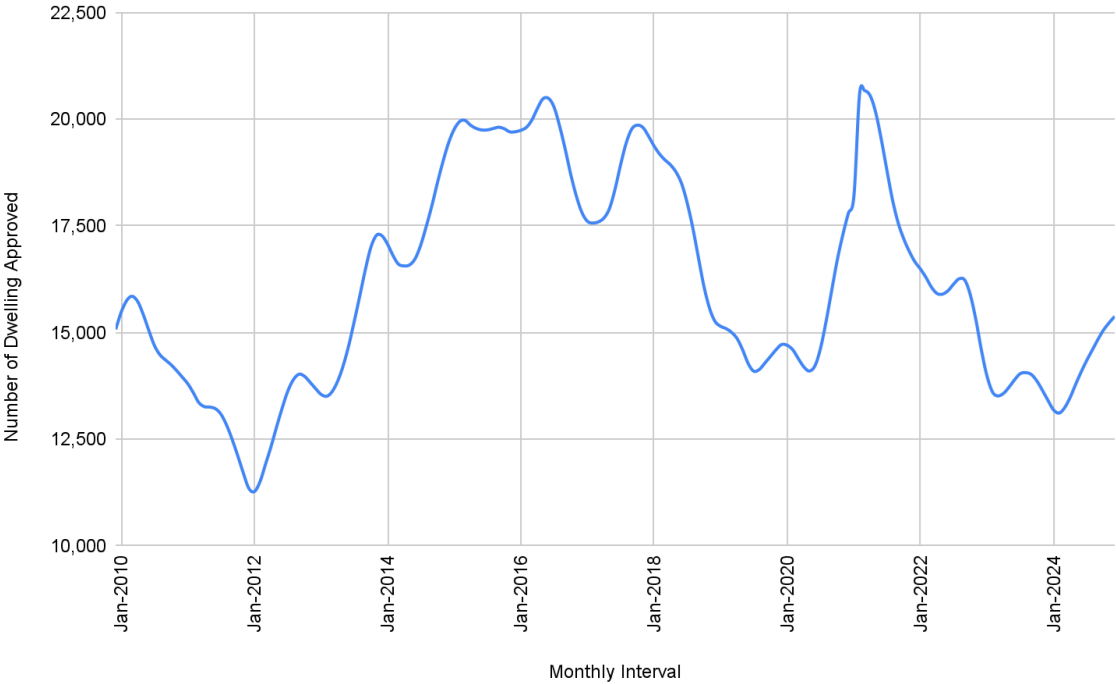
**Pre-2020:** Steady cycles with a 2018 peak, likely driven by population growth and lending conditions.

**2020-2022:** COVID-19 initially caused a dip, but government grants and low interest rates spurred a sharp recovery.

**Post-2022:** Declines followed as interest rates rose, construction costs increased, and affordability dropped.

**Current Market:** Housing demand remains high, but supply is limited by construction challenges and high borrowing costs.

Number of Dwelling Approved vs Monthly Interval



## NATIONAL POPULATION GROWTH

Looking at the national population growth and building approvals together offers key insights into Australia's property market dynamics:

### Population Growth

From 2004 to 2020, population growth showed steady upward trends, primarily driven by natural increases and overseas migration.

There was a sharp decline in growth during 2020 due to COVID-19, primarily from reduced overseas migration.

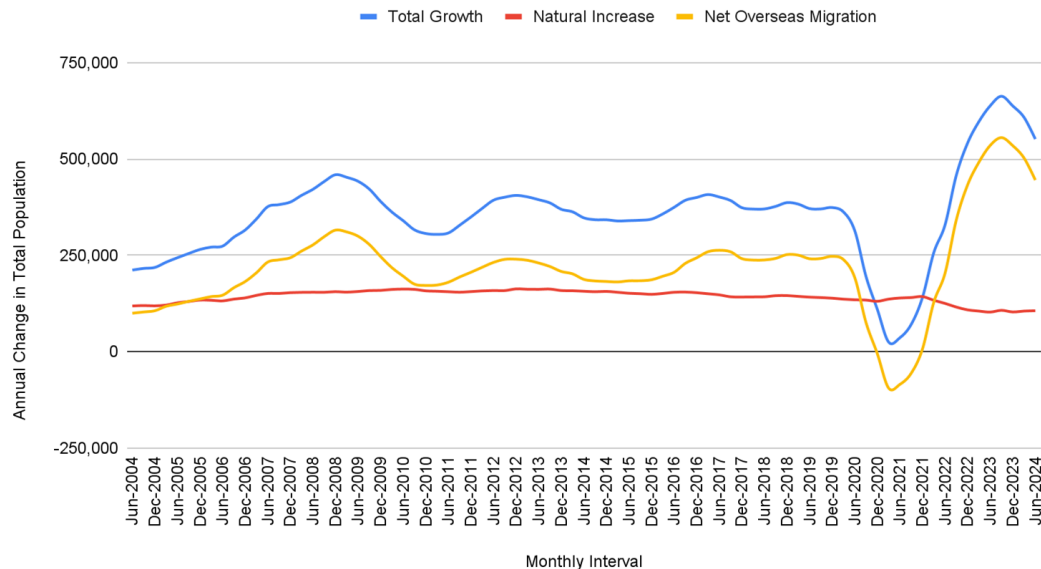
Post-2021, migration recovered dramatically, contributing to a significant population surge by mid-2024, with annual growth reaching over 500,000 at its peak.

### Supply Shortfall

The building approvals displayed a downward trend from 2022, coinciding with rising interest rates and increased construction costs.

Despite population growth rebounding strongly, construction activity did not keep pace, exacerbating supply constraints.

### Annual Change in population



### Property Market Implications

**Increased Demand:** The population surge, driven by migration, will continue to fuel demand for housing, especially in metropolitan areas.

**Supply Shortages:** With building approvals declining, the property market faces a supply crunch, leading to increased competition for available homes.

**Rising Property Prices:** The imbalance between supply and demand will likely drive property prices higher, particularly in sought-after suburbs.

**Rental Market Pressure:** A lack of new housing stock will push rental prices up, worsening affordability for renters.

**Government Intervention:** Potential incentives to boost housing supply, such as development grants or policy adjustments, may emerge to address the shortfall.

## NATIONAL RENTAL MARKET

Vacancy rates and weekly rents have shown an inverse relationship, with low vacancy rates driving strong rent growth. The 2021-2023 period saw record-low vacancy rates (below 1.0%), leading to rapid rent increases due to housing shortages and high demand. While vacancy rates have recently ticked up to ~1.5%, they remain low, suggesting continued upward pressure on rents, though at a moderated pace.

Looking ahead to 2025-2026, vacancy rates may rise slightly towards 2.0% as new housing supply enters the market, but demand (driven by population growth and limited investor activity) will keep rents elevated.

### Impact on the Australian Property Market:

- Investors benefit from strong rental yields but face higher borrowing costs.
- Renters continue to experience affordability pressures, with rent increases outpacing wage growth.
- Homebuyers may turn to ownership as renting becomes less attractive, fueling property price growth.
- Developers face challenges due to construction costs, potentially slowing supply recovery.

**Overall, Australia's property market remains tight, with demand outstripping supply. Unless construction ramps up, high rents and**

NATIONAL VACANCY RATE VS WEEKLY RENTS





# STATE POPULATION GROWTH - VIC

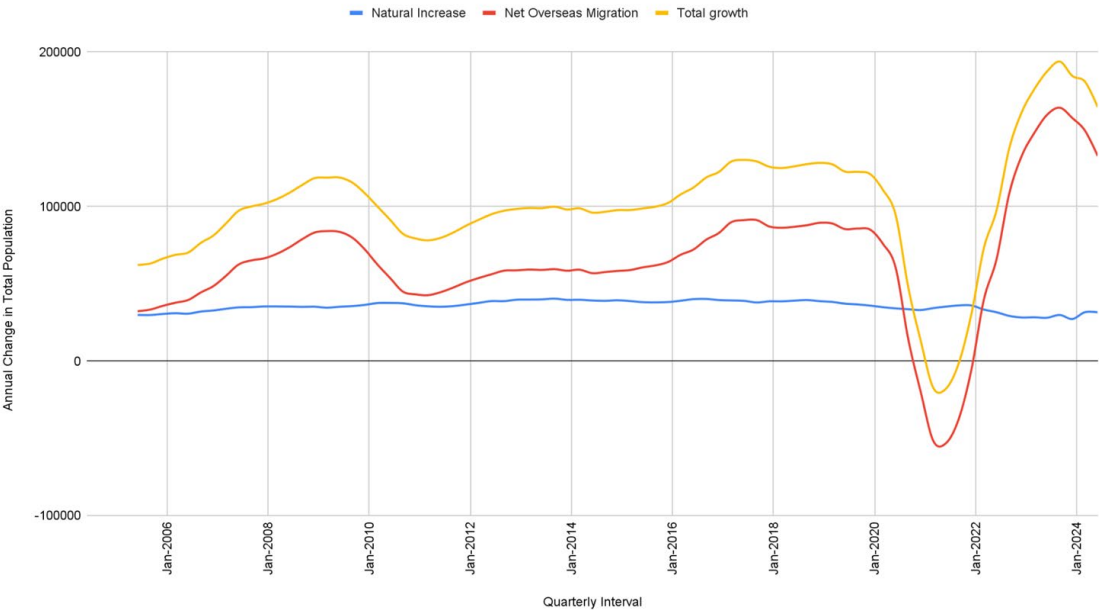
Victoria's population growth trends demonstrate significant volatility over time, particularly influenced by migration patterns. The following key insights are evident:

- **Natural Increase:** This component has remained relatively stable over time, showing only moderate fluctuations, contributing a consistent baseline to population growth.
- **Net Overseas Migration:** A sharp decline occurred during the pandemic period, with negative or near-zero migration rates. Following this downturn, migration surged, reaching unprecedented levels post-pandemic, clearly driving population growth recovery.
- **Total Growth:** Total population growth closely mirrors the trends in net overseas migration, indicating that migration is the dominant factor influencing growth. The sharp post-pandemic recovery aligns with the easing of international travel restrictions and strong migration policies.

## Housing Demand

With population growth now rebounding and potentially reaching record levels, housing demand is likely to increase. This, combined with limited housing supply, could lead to upward pressure on property prices in the future. These trends could have significant implications for Victoria's property market and infrastructure development.

ANNUAL CHANGE IN POPULATION - VIC



# DANDENONG LGA

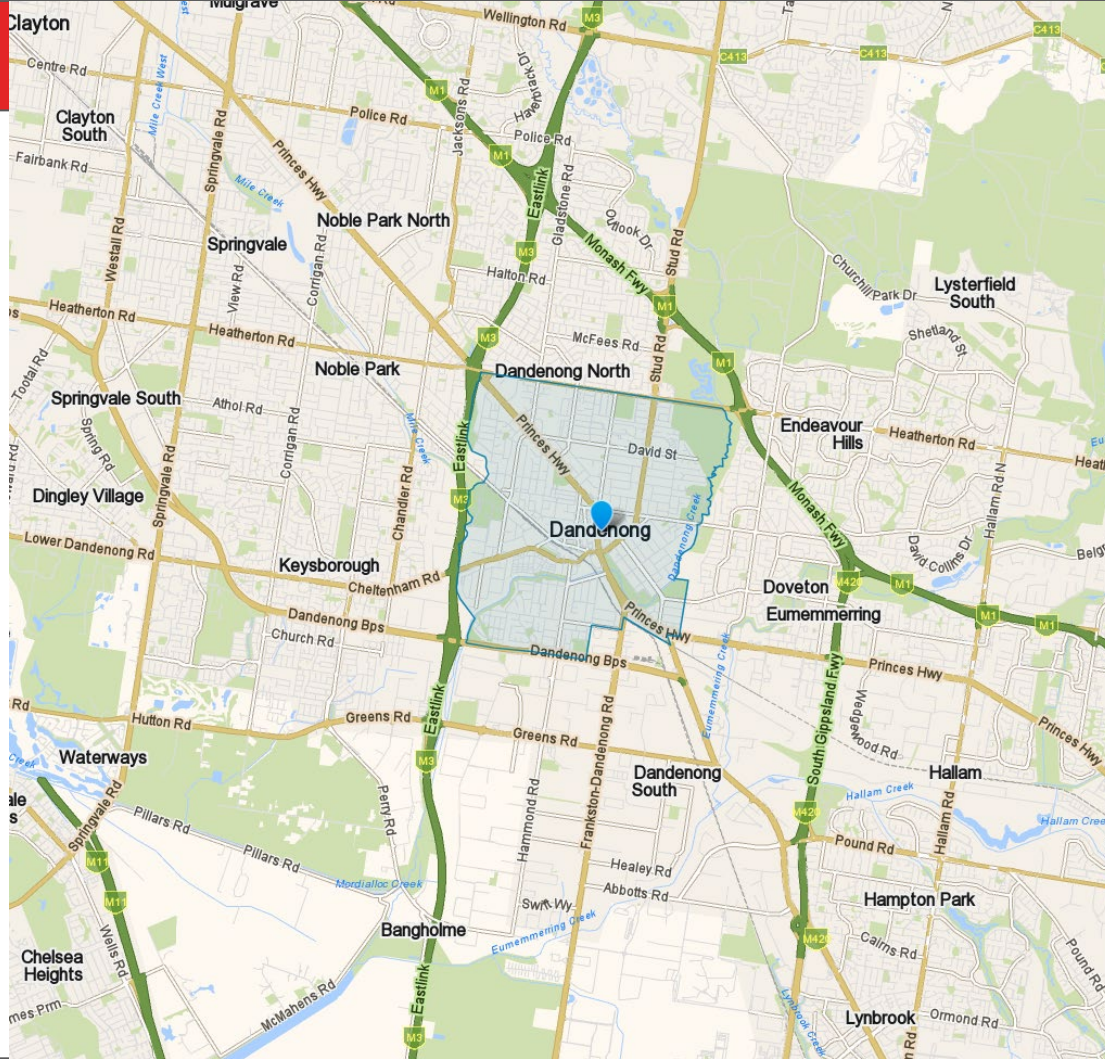
Dandenong is a major suburb located approximately 30 kilometers southeast of Melbourne's central business district. It serves as a key commercial and cultural hub in the southeastern suburbs, offering a diverse and vibrant community with a strong multicultural presence.

The area is well-equipped with amenities, including the large Dandenong Plaza shopping center, which houses numerous retail stores, supermarkets, and dining options. The famous Dandenong Market is another highlight, known for its fresh produce, international food stalls, and bustling atmosphere. There are also several parks and recreational spaces such as Dandenong Park and the nearby Dandenong Creek Trail for outdoor activities.

Transportation in Dandenong is highly accessible. The suburb has its own train station on the Pakenham line, providing direct access to Melbourne's CBD in around 50 minutes. Several bus routes run through the area connecting it to neighboring suburbs. Major roads such as Princes Highway and Eastlink make commuting by car convenient.

Dandenong has an urban feel mixed with pockets of residential areas that range from older homes to modern apartment developments. The suburb has undergone significant redevelopment over recent years aimed at improving infrastructure and livability while maintaining its rich cultural diversity. While some parts of Dandenong have historically had higher crime rates compared to other suburban areas, ongoing investment in public spaces and services continues to enhance safety and community engagement.

Overall, Dandenong offers affordability relative to inner-city living while still being well-connected with essential services making it an attractive option for families, professionals, and new migrants looking for convenience within Greater Melbourne.



DANDENONG DEMOGRAPHICS



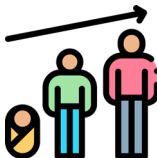
Population:  
30127

5 Year % Change:  
0.8%



Household Size:  
2.8

5 Year % Change:  
-3.5%



Median Age:  
33

5 Year % Change:  
3.2%



Family with Children:  
2377

5 Year % Change:  
-5.9%



Total Families:  
6771

5 Year % Change:  
1.1%



People with Bachelor  
Degrees:  
2989

5 Year % Change:  
22.2%



### DANDENONG DEMOGRAPHICS

Dandenong presents both opportunities and risks for investment. Here's an analysis based on the provided statistics and additional research:

#### Strong economic growth potential

The median family income has increased significantly over five years, suggesting improving economic conditions and rising affluence in the area. This could support higher property prices and rental demand over time.

#### Young demographic profile

A median age of 33 indicates a relatively young population, which can drive long-term housing demand as younger residents establish families or seek homeownership opportunities.

#### High unemployment rate is a concern

An unemployment rate of 9.46% is notably high compared to national averages, indicating potential financial instability among some residents. This may impact rental affordability and overall housing market stability.

#### Slow population growth raises questions about future demand

With only a 0.8% increase in population over five years, Dandenong's growth is relatively stagnant compared to other Melbourne suburbs experiencing rapid expansion. Limited population increases may constrain future capital gains on investments if supply outpaces demand.

#### Declining household size may impact rental dynamics

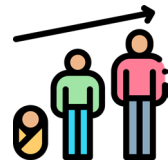
A decrease in average household size suggests shifting living arrangements, possibly due to lifestyle changes or affordability issues forcing people into smaller accommodations such as apartments rather than larger homes for families. Investors should consider whether smaller dwellings will perform better than traditional houses moving forward.

#### Diverse economy with ongoing infrastructure projects

Dandenong benefits from significant government infrastructure investments aimed at revitalization, including transport upgrades and business initiatives that could boost employment prospects and enhance property values long term.

#### Overall assessment

While there are positive signs such as increasing incomes and government investment, concerns around slow population growth and high unemployment pose risks for investors seeking strong short-to-medium-term returns.



DANDENONG DEMOGRAPHICS



Median Household

Income:

\$1413

5 Year % Change:

26.4%



Unemployment Rate:

9.46%

Top 10 Industries of employment

Top 10 Industries of employment		
1. Manufacturing	16.5%	(-5.1% over last 5 years)
2. Health care and social assistance	15.7%	(+24.6% over last 5 years)
3. Construction	13.6%	(+15.1% over last 5 years)
4. Retail trade	9.9%	(-0.5% over last 5 years)
5. Transport postal and warehousing	7.5%	(+23.2% over last 5 years)
6. Accommodation and food services	7%	(+0.2% over last 5 years)
7. Administrative and support services	5.2%	(-5.6% over last 5 years)
8. Education and training	5.1%	(+45.2% over last 5 years)
9. Professional scientific and technical services	4.9%	(+20% over last 5 years)
10. Wholesale trade	4.1%	(-2.2% over last 5 years)

### DANDENONG LOCAL AMENITIES



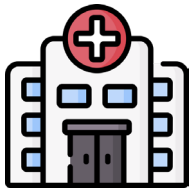
#### EDUCATION

Dandenong, VIC, has around 30 schools and educational facilities, including primary, secondary, and specialist institutions. This number is slightly higher than the average for similar suburbs, reflecting Dandenong's diverse population and strong focus on education accessibility and development.



#### SHOPPING & RETAIL

Dandenong, VIC, has around 1,400 shopping and retail businesses, which is significantly higher than the average for similar areas. The region features major shopping centres like Dandenong Plaza and vibrant local markets, making it a key retail hub in Melbourne's southeast.



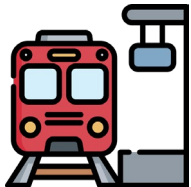
#### MEDICAL FACILITIES

Dandenong, VIC, has numerous medical facilities, including hospitals, clinics, and specialist centers. The area has a higher-than-average number of healthcare services compared to similar regions, ensuring comprehensive medical care for residents and surrounding communities.



#### RECREATION

Dandenong, VIC, has **\*\*13 recreational facilities\*\***, which is **\*\*higher\*\*** than the average for similar areas. These include parks, sports complexes, and community centers, providing ample opportunities for outdoor activities, fitness, and leisure for residents and visitors alike.



#### TRANSPORT

Dandenong, VIC, is a major transport hub with Dandenong Station offering Metro Trains services. It has extensive bus connections and easy access to the Monash Freeway and Princes Highway, ensuring seamless travel across Melbourne. The suburb also features the busy Dandenong Transport Hub.



## DANDENONG DEVELOPMENT INITIATIVES

### Here are key development initiatives in Dandenong, VIC:

Revitalising Central Dandenong – A \$600 million urban renewal project aiming to transform the city centre with new housing, retail, and public spaces. Expected uplift: Increased business investment and population growth. Estimated completion: 2030.

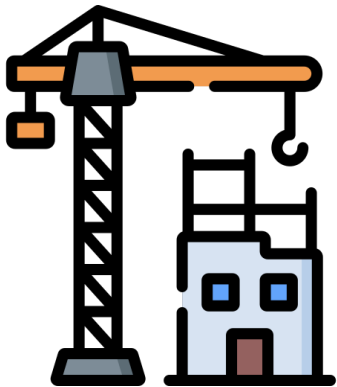
Dandenong Hospital Expansion – A \$295 million upgrade adding more beds and improved healthcare services. Expected uplift: Better medical facilities and job creation. Estimated completion: 2029.

Level Crossing Removals – Part of a \$15 billion state-wide program, removing multiple crossings to ease congestion and improve safety. Expected uplift: Faster travel times and better connectivity. Estimated completion: 2025-2027 (varies by site).

Greater South East Economic Corridor Plan – Multi-billion-dollar initiative boosting industrial zones, logistics hubs, and employment precincts across Dandenong South. Expected uplift: Thousands of jobs created; increased economic activity. Estimated completion: Ongoing beyond 2030.

Keysborough South Secondary College Expansion – A \$42 million school development to accommodate growing student numbers with modern facilities. Expected uplift: Improved education access for families in the area. Estimated completion: 2026.

These projects aim to enhance livability, infrastructure, transport efficiency, healthcare access, education standards, and economic opportunities in Dandenong over the coming decade.



## DANDENONG KEY EMPLOYMENT HUBS

**Dandenong and its surrounding areas are home to several key employment hubs within a 20-minute drive, offering thousands of jobs across various industries. Here are the top five:**

### Dandenong South

Over 50,000 jobs with strong growth in manufacturing, logistics, and wholesale trade

Economic output exceeds \$40 billion annually

Major industries include advanced manufacturing, food processing, transport, and warehousing

### Mulgrave

More than 30,000 jobs across corporate offices and industrial sectors

Economic output surpasses \$15 billion per year

Key industries include professional services, pharmaceuticals (e.g., Monash Medical Centre), automotive parts manufacturing

### Keysborough-Braeside Industrial Precinct

Around 25,000 jobs in distribution centres and production facilities

Annual economic contribution of approximately \$12 billion

Main sectors include logistics, construction materials supply chain, metal fabrication

### Clayton-Monash Employment Cluster

Over 95,000 jobs anchored by Monash University and the Australian Synchrotron

Generates more than \$30 billion in economic activity each year

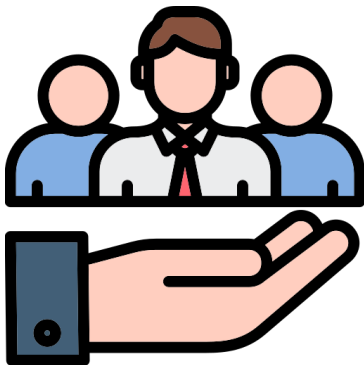
Dominated by education & research institutions plus high-tech innovation firms

### Narre Warren-Fountain Gate Business District

Approximately 20,000 jobs concentrated around retail hubs like Westfield Fountain Gate

Contributes over \$8 billion to the local economy annually

Retail trade dominates alongside finance services and small business enterprises



# SDA MARKET ANALYSIS – ENROLLED SDA DWELLING IN DANDENONG LGA

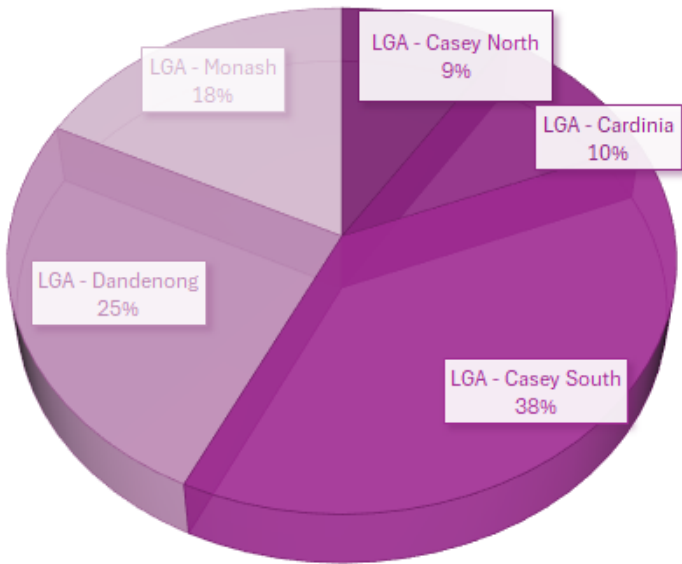
Dandenong sits in the Melbourne–South East, as per the SDA Calculator, and in this Corridor, there are 5 LGA’s, Dandenong resides in the Dandenong LGA zone (SA3).

- In the Melbourne–South East Corridor, currently has 387 enrolled SDA Dwellings
  - The number of dwellings that sit in each LGA
    - Casey South – with 148 Enrolled Dwellings (38%)
    - Dandenong – with 98 Enrolled Dwellings (25%)
    - Monash – with 68 Enrolled Dwellings (18%)
    - Cardinia – with 38 Enrolled Dwellings (10%)
    - Casey North – with 35 Enrolled Dwellings (9%)

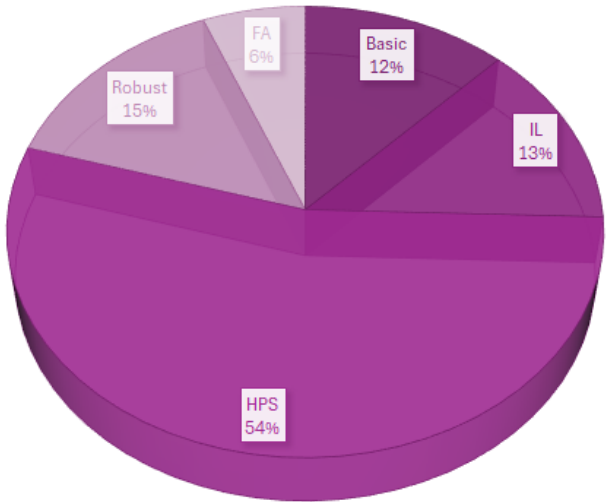
Of the 98 Dwellings in the Brimbank LGA that are enrolled, this is the breakdown of design categories:

- High Physical support (HPS)– 53 Dwellings (54%)
- Improved Livability (IL) – 13 Dwellings (13%)
- Basic – 6 Dwellings (12%)
- Fully Accessible (FA) – 6 Dwellings (6%)
- Robust – 14 Dwellings (15%)

## ENROLLED SDA DWELLINGS PER LGA



## DWELLING BY DESIGN CATEGORY



## NEXT STEPS TO SECURE YOUR NDIS PROPERTY

1. Fill in reservation form (next page)
2. Pay reservation deposits = \$7,500  
(this is a separate fee to the build and land contracts, and is non-refundable deposit. It acts as the reservation of the property, and is for the NDIS Certification and Enrollment process with our certified SDA assessors.)

CCM GROUP PROPERTY SERVICES PTY LTD

BSB: 033396

Acc: 410938

3. Email reservation forms and deposit receipt and wait for reservation confirmation.



## NDIS Expression of Interest (EOI)

**Congratulations on placing an Expression of Interest (EOI) to secure your NDIS investment! You are one step closer on securing your NDIS Investment.**

By submitting your EOI, you are securing a strong investment for yourself. You are also supporting the disabled community by providing a new specialised designed home catered for the individual needs of your participant.

Due to the high demand of participants requiring accommodation, it is very important that we have our properties built in a timely manner. Therefore, it is crucial that all investors have their finance formally approved.

To help assist you with this process, please follow the below steps outlined to take you from EOI to Settlement, to secure your investment.

STEP	EXPLANATION	CHECK				
Submit this Non-refundable EOI (Expression of Interest)	Submitting this EOI and paying the non-refundable \$7,500 Deposit will give CCM Group the confidence to generate contracts. Please have a conveyancer and broker (if borrowing funds is required) chose and list details below.					
Engage a Conveyancer	<p>You will now need to engage your conveyancer immediately for legal advice on the Land Contract and receive a letter of advice. (if you are purchasing through a Trust, please provide your solicitor with your accountant’s contact details and trust documentation)</p> <p><b>Victorian Suggested Conveyancer:</b></p> <table><tr><td>James and Co Conveyancing</td></tr><tr><td>Andrew Curtis</td></tr><tr><td>Email: andrew@jamesco.net.au    Phone: 03 9620 7578</td></tr><tr><td>Unit 2/101 Yale Drive, Epping, Vic, 3076</td></tr></table>	James and Co Conveyancing	Andrew Curtis	Email: andrew@jamesco.net.au    Phone: 03 9620 7578	Unit 2/101 Yale Drive, Epping, Vic, 3076	<input type="checkbox"/>
James and Co Conveyancing						
Andrew Curtis						
Email: andrew@jamesco.net.au    Phone: 03 9620 7578						
Unit 2/101 Yale Drive, Epping, Vic, 3076						
Sign Land Contract	Once land contract is issued, it is due back signed within 3 business days or you may lose your lot.	<input type="checkbox"/>				
Sign Build Contract	Your CCM Group consultant may answer any questions you may have in regards to the build contract.	<input type="checkbox"/>				
SDA Head Lease	Signing your land and build contracts generates the SDA lease agreement.	<input type="checkbox"/>				
Finance Approval	Receive finance formal approval (is borrowing funds required)	<input type="checkbox"/>				
Settlement	Settlement on land occurs and your conveyancer provides a letter of settlement.	<input type="checkbox"/>				

## NDIS Expression of Interest (EOI)

Date:

### Purchaser/s Details

Buyer/s (inc Middle Name):			
Name:		Name:	
Name:		Name:	
Purchasing as:	(please select one)	Individual Name/s	<input type="checkbox"/>
		Trust / Company	<input type="checkbox"/>
		SMSF	<input type="checkbox"/>
Residential Address:			
	Postcode		
Trust / SMSF - Name:	ATF		
Trust / SMSF - ABN:			
Trust / SMSF - Directors:			

### Purchaser/s Contact Details (Must provide email & mobile for all buyers)

Mobile:		Email:	
Mobile:		Email:	
Mobile:		Email:	

### Purchaser/s Solicitor Details (Must provide solicitor details for contracts)

Company Name:			
Att:		Email:	
		Phone:	

### Purchaser/s Finance Details

Company Name:			
Att:		Email:	
		Phone:	

### Purchase Property Details

Address:			
Land Price:		Build Price:	
		Package Price:	

### Deposit

Deposit Amount:		Deposit Pay Date:	
Receipt Attached:	Yes <input type="radio"/>	No <input type="radio"/>	Sent Directly to:

Purchaser Signature

Purchaser Signature

Purchaser Signature

