

# Specialist Disability Accommodation Fund Property Book

A Fund that focuses on acquiring and developing high-quality Specialist Disability Accommodation (SDA) in attractive locations to support Australians living with a disability (NDIS Participants).

## Direct Property Assets

**150+**  
dwellings settled or under contract



<b>Richmond, VIC</b>	
Woiorung	
Type	Apartment
Purchase price	\$6.59m
Purchase date	9 Apr 20
Dwellings/land	7
Participants	6
Head lessee	Guardian Living
Lease type	Pass-through



<b>Point Frederick, NSW</b>	
Kuring-gai	
Type	Apartment
Purchase price	\$7.8m
Purchase date	12 Jan 24
Dwellings/land	11
Participants	10
Head lessee	Vera Living
Lease type	Fixed head lease



<b>Shepparton, VIC</b>	
Ngurraillam	
Type	Villas
Purchase price	\$1.75m
Purchase date	1 May 24
Dwellings/land	3
Participant	3
Head lessee	Guardian Living
Lease type	Pass-through



<b>Rockhampton, QLD</b>	
Darumbal	
Type	House
Purchase price	\$960k
Purchase date	6 Dec 21
Dwellings/land	1
Participants	3
Head lessee	LHA
Lease type	Fixed head lease



<b>Hervey Bay, QLD</b>	
Badtjala	
Type	Villas
Purchase price	\$1.02m
Completion date	22 Jul 23
Dwellings/land	2
Participants	4
Head lessee	LHA
Lease type	Fixed head lease



<b>Chermside, QLD</b>	
Bundjalung	
Type	Apartment
Purchase price	\$9.22m
Purchase date	17 May 22
Dwellings/land	10
Participants	10
Head lessee	Youngcare
Lease type	Pass-through



<b>Macquarie, ACT</b>	
Ngunawal	
Type	Apartment
Purchase price	\$7.15m
Purchase date	12 Aug 22
Dwellings/land	11
Participant	10
Head lessee	Vera Living
Lease type	Fixed head lease



<b>Southport, QLD</b>	
Bundjalung	
Type	Apartment
Purchase price	\$7.36m
Purchase date	17 Jan 25
Dwellings/land	1
Participants	10
Head lessee	Youngcare
Lease type	Pass-through



<b>Rouse Hill, NSW</b>	
Dharug	
Type	Apartment
Purchase price	\$7.19m
Purchase date	30 Sep 2024
Dwellings/land	1
Participants	10
Head lessee	Vera
Lease type	Pass-through



<b>Broadmeadows, VIC,</b>	
Woiorung	
Type	House & Townhouse
Development Cost	\$1.8m
Operational date	31 Aug 24
Dwellings/land	2
Participants	4
Head lessee	InPlace
Lease type	Pass-through



<b>Sebastopol, VIC</b>	
Wathaurong	
Type	Townhouses
Development Cost	\$1.89m
Operational Date	19 Dec 24
Dwellings/land	3
Participants	3
Head lessee	InPlace
Lease type	Pass-through

**Ringwood, VIC**

Woiworung

Type	Apartment
Purchase price	\$6.41m
Purchase date	28 Jul 22
Dwellings/land	1
Participants	6
Head lessee	Guardian Living
Lease type	Pass-through

**Winter Valley, Ballarat, VIC**

Wathaurong

Type	House
Purchase price	\$1m
Purchase date	1 June 23
Dwellings/land	1
Participants	2
Head lessee	Guardian Living
Lease type	Pass-through

**Cheltenham, VIC**

Woiworung

Type	Apartment
Purchase price	\$6.54m
Purchase date	9 Apr 20
Dwellings/land	1
Participants	6
Head lessee	Guardian Living
Lease type	Pass-through

**Essendon, VIC**

Woiworung

Type	Apartment
Purchase price	\$6.05m
Purchase date	23 Aug 23
Dwellings/land	1
Participants	9
Head lessee	Guardian Living
Lease type	Pass-through

Contact us  
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