

Specialist Disability Accommodation

Management options

Homes Tasmania provides homes for Tasmanians with disability. We are exploring different options to manage our Specialist Disability Accommodation (SDA) to make it better for the people who live in our SDA homes.

What is an SDA home?

An SDA home is a type of home built to make life easier, safer and more comfortable for people with disability.

An SDA home helps people to live independently.

What is Homes Tasmania?

Homes Tasmania provides housing to Tasmanians in need.

Homes Tasmania leases around 230 SDA homes to supported independent living (SIL) providers.

What is an SIL provider?

An SIL provider supports NDIS participants to live as independently in their homes.

What are SDA management options?

Options means there are different ways that SDA homes can be managed and different organisations who can do this.

Management means looking after people's homes, signing a lease, collecting rent, and doing **maintenance**.

Maintenance means fixing problems in the home when they happen.

Why do we need other SDA management options?

Many organisations have experience managing SDA homes.

They are approved by the National Disability Insurance Agency (NDIA) to do this.

They can get money from the NDIA to help manage the SDA homes.

More money helps to improve SDA homes for people in Tasmania.

What will happen?

We will give you information at every important step.

The first three steps are:

- Step 1 Ask organisations questions about managing Homes Tasmania's SDA homes in Tasmania. This will happen towards the end of 2025.
- Step 2 Think about what the organisations tell us about managing SDA homes.
- Step 3 Depending on what organisations tell us, select the best organisations to manage Homes Tasmania's SDA homes. If this happens, it will be in the first half of 2026.

What will happen to residents of SDA homes?

No changes to your tenancy are planned.

- ✓ Your rent will not change.
- ✓ Your lease will not change.
- ✓ Your support or SIL providers will not change unless you want them to. If you want your provider to change, you should talk to the NDIA.

Where can I get more information?



Call Homes Tasmania on 1300 665 663.



If you are d/Deaf, hard of hearing, or have a speech/communication difficulty please contact us through the National Relay Service (NRS).

The appropriate contact method for your needs can be found on their website at [NRS call numbers and links | Access Hub](#)

When you know which call channel best suits your needs, provide NRS with the phone number you wish to call.



Email housing.programs@homes.tas.gov.au