

# Specialist Disability Accommodation (SDA) Policy

*United Nations Convention on the Rights of Persons with Disabilities,  
Article 9 – Accessibility, Article 19 – Living independently, Article 20 – Personal mobility,  
Article 28 – Adequate standard of living*

## 1. Who does this policy apply to?

- 1.1. All Aruma personnel involved in the provision of Specialist Disability Accommodation (SDA). This includes staff involved in the:
- registration, oversight and provision of SDA when Aruma is an SDA Provider;
  - enrolment and management of Aruma SDA properties; and
  - management of supported independent living (SIL) service delivery in housing where there is an SDA Provider other than Aruma.

## 2. What will this policy achieve?

- 2.1. Compliance with all relevant national, state and territory legislation, standards and codes. In particular, those relating to landlord, tenancy, building, health and safety and NDIS SDA requirements.
- 2.2. Guidance on Aruma's obligations and staff roles surrounding Aruma SDA properties, Aruma as an SDA Provider and interactions in SDA properties when we provide other supports e.g. SIL.

## 3. What is our policy?

- 3.1. Specialist Disability Accommodation (SDA) is a type of housing for people with functional impairments or high support needs who require specialist housing solutions. We actively participate in the development of innovative and accessible housing designs that meet the needs of people with a disability.
- 3.2. We want to ensure everyone knows their responsibilities and the process required when we are an SDA Provider, have SDA properties and when customers we deliver other supports to e.g. SIL, also reside in SDA.
- 3.3. We will support SDA customers' human rights, including to have choice and control.
- 3.4. We will implement and uphold required practices and processes involved with being an SDA Provider and for any SDA properties we have enrolled. This includes (but is not limited to) addressing conflicts of interest, reporting of incidents, tenancy management and adhering to any external reporting requirements to do with SDA properties.
- 3.5. We will clearly define, document and communicate the provision of SDA. This includes having service agreements with customers and agreements in place with other providers when necessary.

## Relevant Resources

### 4. Legislation, external requirements and oversight bodies

<a href="#">Charter of Human Rights and Responsibilities Act 2006 (Vic)</a>	<a href="#">Privacy Code of Practice (General) 2003 (NSW)</a>
<a href="#">Department of Human Services Standards</a>	<a href="#">Privacy Policy (VIC)</a>
<a href="#">Disability Act 2006 (VIC)</a>	<a href="#">Privacy Regulation 2013</a>
<a href="#">Disability Discrimination Act 1992 (Cth)</a>	<a href="#">Residential Tenancies Act, 1997 (ACT)</a>
<a href="#">Disability Inclusion Act 2014 (NSW)</a>	<a href="#">Residential Tenancies Act, 2010 (NSW)</a>
<a href="#">Disability Inclusion Regulation 2014 (NSW)</a>	<a href="#">Residential Tenancies Amendment (Review) Act, 2018 (No. 58) (NSW)</a>
<a href="#">Disability Services Act 1991 (ACT)</a>	<a href="#">Residential Tenancies Regulation, 2019 (NSW)</a>
<a href="#">Disability Services Act 2006 (QLD)</a>	<a href="#">Residential Tenancies Act, 1997 (VIC)</a>
<a href="#">Disability Services Act 1986 (Cth)</a>	<a href="#">Residential Tenancies (COVID-19 Emergency Measures) Regulations, 2020 (VIC)</a>
<a href="#">Human Rights Act 2004 (ACT)</a>	<a href="#">Residential Tenancies and Rooming Accommodation Act, 2008 (QLD)</a>
<a href="#">Human Rights Act, 2019 (QLD)</a>	<a href="#">Residential Tenancies and Rooming Accommodation Regulation, 2009 (QLD)</a>
<a href="#">Human Services Quality Framework (QLD)</a>	<a href="#">Residential Tenancies and Rooming Accommodation (COVID-19 Emergency Response) Regulation 2020 (QLD)</a>
<a href="#">National Disability Insurance Scheme Act 2013</a>	<a href="#">United Nations Convention on the Rights of Persons with Disabilities</a>
<a href="#">NDIS Practice Standards</a>	
<a href="#">NDIS (Specialist Disability Accommodation) Rule 2018</a>	
<a href="#">NDIS (Specialist Disability Accommodation) Rules 2020</a>	
<a href="#">Privacy Act 1988 (Cth)</a>	
<a href="#">Privacy and Data Protection Act (Vic) 2014</a>	
<a href="#">Privacy and Personal Information Protection Act 1998 (NSW)</a>	

### 5. QMS policies, procedures and/or forms

(These documents can be directly accessed in the Quality Management Portal)

<a href="#">Aboriginal and Torres Strait Islander Policy and Practice Manual</a>	<a href="#">SDA Residency Agreement Information Statement</a>
<a href="#">Aruma Tenant Handbook</a>	<a href="#">SDA Residency Agreement Information Statement – Easy English</a>
<a href="#">Community Housing Provider Manual</a>	<a href="#">Service Access and Exit Policy</a>
<a href="#">Complaints and Feedback (Easy English)</a>	<a href="#">Service Access and Exit Procedure</a>
<a href="#">Complaints and Feedback PPM</a>	<a href="#">Service Access Procedure (Victoria)</a>
<a href="#">Complaint Form</a>	<a href="#">Service Agreement – Specialised Support</a>
<a href="#">Conflict of Interest Policy</a>	<a href="#">Service Agreement – Standard</a>
<a href="#">Conflict of Interest Procedure</a>	<a href="#">Service Agreement – Standard – Plain English</a>
<a href="#">Customer Framework</a>	<a href="#">Service Agreement – Support Coordination</a>
<a href="#">Customer Interview and Assessment Guide - Victoria</a>	<a href="#">Service Agreement – Supported Employee</a>
<a href="#">Customer Planning and Individual Outcomes Policy and Procedure</a>	<a href="#">Sexuality and Close Personal Relationships Policy</a>
<a href="#">Do You Want To Move</a>	<a href="#">Sexuality and Close Personal Relationships Procedure</a>
<a href="#">Duty of Care and Dignity of Risk PPM</a>	<a href="#">SIL &amp; SDA Compatibility Checklist</a>
<a href="#">Expression of Interest – Supported Living Options</a>	<a href="#">SIL Vacancy Flyer Request Form</a>
<a href="#">Human Rights Policy and Charter</a>	<a href="#">Specialist Disability Accommodation (SDA) Agreement</a>
<a href="#">Important To Me</a>	<a href="#">Specialist Disability Accommodation (SDA) Residency Agreement – Victoria</a>
<a href="#">Incident Reporting Policy and Practice Manual</a>	<a href="#">Specialist Disability Accommodation (SDA) Residency Statement – Victoria – Easy English</a>
<a href="#">Individual Emergency Plan Template</a>	<a href="#">Supported Independent Living (SIL) Agreement</a>
<a href="#">Intake, Assessment and Planning - Victoria</a>	<a href="#">Supported Living PPM</a>
<a href="#">Leaving Service Interview Report Form</a>	<a href="#">Transition Plan for Customers Moving to Aruma Support Services</a>
<a href="#">Privacy, Dignity and Confidentiality PPM</a>	<a href="#">What You Need to Know</a>
<a href="#">Privacy PPM</a>	<a href="#">What You Need to Know Easy English</a>
<a href="#">Residential Statement - Victoria</a>	<a href="#">Zero Tolerance to MEAN Policy and Practice Manual</a>
<a href="#">Residential Statement - Victoria – Easy English</a>	