



# Disability Homes Investments

Strong Yields with the Power to Change Lives

## The Buying Process SMSF

**The following** is to give you a clear direction on how the process works once you have lodged an Expression of Interest for a single contract SMSF purchase.

### 1. Expression of interest:

The expression of Interest is completed as a first step in the process. It allows us to prepare a single contract for the house & land purchase in a SMSF. At this stage a \$2,000 deposit is placed in the trust account of NDISP. This makes up part of your overall contract price.

### 2. Contract stage

A single contract for the house & land is issued to you & your lawyer with a 21 days subject to finance clause.

The contract must be signed & returned within 7 days

Let me know if you need a referral to a lawyer who understands NDIS SDA.

### 3. Deposit & payment schedule

- Expression of Interest \$2,000 paid to NDISP trust account
- Contract signing balance of 10% deposit
- 90% Balance on settlement

### 4. NDISP fees & Consultancy agreement. Outlined for full transparency.

**Note:** All fees make up part of the fixed price contract.  
**They are not on top of your contract price.**

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A. **\$40,000 plus GST (Included in build contract price)** is paid to NDISP by the builder in 3 stages for the following services.

1. Assessment of Land by Town Planner;
2. Acquisition/Identification of Site and Location as Suitable;
3. Consulting on Building Type, Design Category etc.;
4. Approval of Plans by LHA Assessor;
5. Approval of Plans by NDISP to SDAPA Gold Standard;
6. Payment for Intellectual Property for Plans from Designer (standard plans for houses/ standalone units);
7. Working with the Developer's Designer/Architect (units in complex);
8. Organising Plans to Engineer, Certifier to BA Level (houses/standalone units);
9. Liaising with Engineer & Other Professional (units in complex);
10. Obtaining Quote for Builder (houses/standalone units);
11. Liaising with Builder (units in complex);
12. Obtaining Quote for Electrical, Solar & Automation;
13. Inspection and Quality Control Throughout Build;
14. Inspections by LHA Assessor;
15. Identification of suitable Supported Independent Living (SIL) provider;
16. Tenant Identification, Evaluation and Matching (NFP's charge \$10k for this alone);
17. Enrolment of Dwelling with NDIA;
18. Initial Programming of Home Automation for Tenant, SIL & Other Service Providers;