

NDIS specialist disability accommodation 2021-22 quarter 1 report

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The NDIS logo consists of the lowercase letters 'ndis' in a white, sans-serif font. A small green dot is positioned above the letter 'i'. The logo is contained within a white rounded rectangular border.

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1. Introduction to data released by the NDIA

The National Disability Insurance Agency (NDIA) is committed to providing the specialist disability accommodation (SDA) market with information needed to foster continued growth for a thriving market that delivers quality, innovative SDA for National Disability Insurance Scheme (NDIS) participants and important national infrastructure.

This report is based on data that is released regularly through the [NDIA's Quarterly Reports](#) and data on the [NDIS data and insights webpage](#). These are the SDA data tables for 'Appendix P' published in the quarterly reports to the Disability Ministers, additional datasets for SDA enrolled dwellings, and NDIS demand data published for that quarter.

The NDIA recently released the [SDA Finder](#) to help participants search for accommodation vacancies that match their needs. The SDA Finder refines search results by building type, SDA design category, number of residents, price per participant and more. For further information on the SDA finder, refer to the [NDIS website](#).

The NDIA appreciates the response and feedback from the sector on the first SDA quarterly report. This report builds on the first report, incorporating feedback requesting the inclusion of unfinished/unenrolled dwellings and including further information on demand. The NDIA will continue to develop and release information to the market on key features of expected SDA supply and demand in response to feedback on ways in which these can be further enhanced for the benefit of participants and providers.

The impacts of coronavirus (COVID-19) have broadly affected the Australian residential market and is likely to have an impact on the future of the SDA marketplace. The NDIA is closely monitoring the implications of potential long term structural changes and will look to address these as required, and in the next SDA Pricing Review due in 2023.

As this quarterly report intends to be a high level overview, more in-depth geographical information can be found on the SDA data release found on the [NDIS data and insights webpage](#). The NDIA intends to release further information as it becomes available.

1.1 How to use this report

This report supplements the data that is released regularly through the [NDIA's Quarterly Reports](#) and data on the [NDIS data and insights webpage](#).

Participants, providers and other stakeholders can use this report as a starting point for engaging further with the very detailed SDA data that is contained in the [NDIS Quarterly Reports](#) and on the [NDIS data and insights webpage](#).

1.2 Commonly used terms

Culturally and Linguistically Diverse (CALD): People whose country of birth is not Australia, New Zealand, the United Kingdom, Ireland, the United States of America, Canada or South Africa, or the primary language spoken at home is not English.

In-kind: Existing Commonwealth or state/territory government programs delivered under existing block funding arrangements.

Specialist disability accommodation: Specialist disability accommodation (SDA) is a range of housing designed for people with extreme functional impairment or very high support needs.

SDA is designed to be more accessible for participants based on their disability related support needs. It assists participants to live more independently in their home and allows other supports to be delivered better or more safely. For example, participants might need a home with reinforced ceilings so a ceiling hoist can be installed.

SDA doesn't include the services or the funded support participants might get in their home that relate to their disability supports needs. For example, personal care supports, supported independent living, individualised living options and some assistive technology are other types of home and living support that may be funded.

SDA types

Enrolled dwelling: Means a dwelling enrolled under section 26 of the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* to provide SDA.

Existing: Dwellings built before 1 April 2016 that were used as disability related supported accommodation under a previous state, territory or commonwealth scheme. Existing dwellings must substantially comply with the requirements of a new build, and must meet the maximum resident requirement (5 residents or less).

Legacy: Existing dwellings that do not meet the maximum resident requirement of 5 residents or less. Over time, the NDIA will stop making SDA payments towards legacy dwellings (for more information, refer to section 71 in the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](#)).

New build: An SDA dwelling that was built (has a certificate of occupancy dated) after 1 April 2016 and meets all of the requirements under the [NDIS SDA Rules 2020](#) and the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](#).

New build (refurbished): A dwelling that was built before 1 April 2016 but has been significantly refurbished since and now meets all of the requirements for a new build in the [SDA Rules 2020](#) and [Pricing Arrangements for Specialist Disability Accommodation 2021-22](#). In order to qualify a new build (refurbished), providers must spend a minimum amount. These minimum amounts are specified per dwelling type in Appendix F of the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](#).

Refer to the [NDIS SDA Rules 2020](#) for detailed definitions of all the SDA types.

Pipeline (Unfinished/Unenrolled) dwellings: SDA pipeline data is based on information collected by the NDIA from SDA providers who are building properties they intend to enrol as SDA at a later date. This data is intended for the purpose of SDA market oversight only and there is no guarantee from the NDIA that all the dwellings listed will be enrolled as SDA. There may also be under-construction properties which will be enrolled as SDA and which are not yet represented in the data.

SDA design categories

Basic: Housing without specialist design features but with a location or other features that cater for the needs of people with disability and assist with the delivery of support services.

As per section 8 of the [NDIS SDA Rules 2020](#), from 1 April 2016, new build dwellings can only be for a SDA design category other than basic.

Improved liveability: Housing that has been designed to improve 'liveability' by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.

Fully accessible: Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.

Robust: Housing that has been designed to incorporate a high level of physical access provision and be very resilient, while reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.

High physical support: Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.

SDA building types

Apartments: Self-contained units that are part of a larger residential building.

Duplexes, villas and townhouses: Separate but semi-attached properties within a single land title or strata titled area. This also includes stand-alone villas or granny-flats.

Houses: Detached low-rise buildings with garden or courtyard areas.

Group homes: Houses that have 4 or 5 residents.

For more detailed information, refer to Schedule 1 in the [NDIS SDA Rules 2020](#) for SDA building types, features and Building Code of Australia classification for each building type.

2. SDA supply market overview

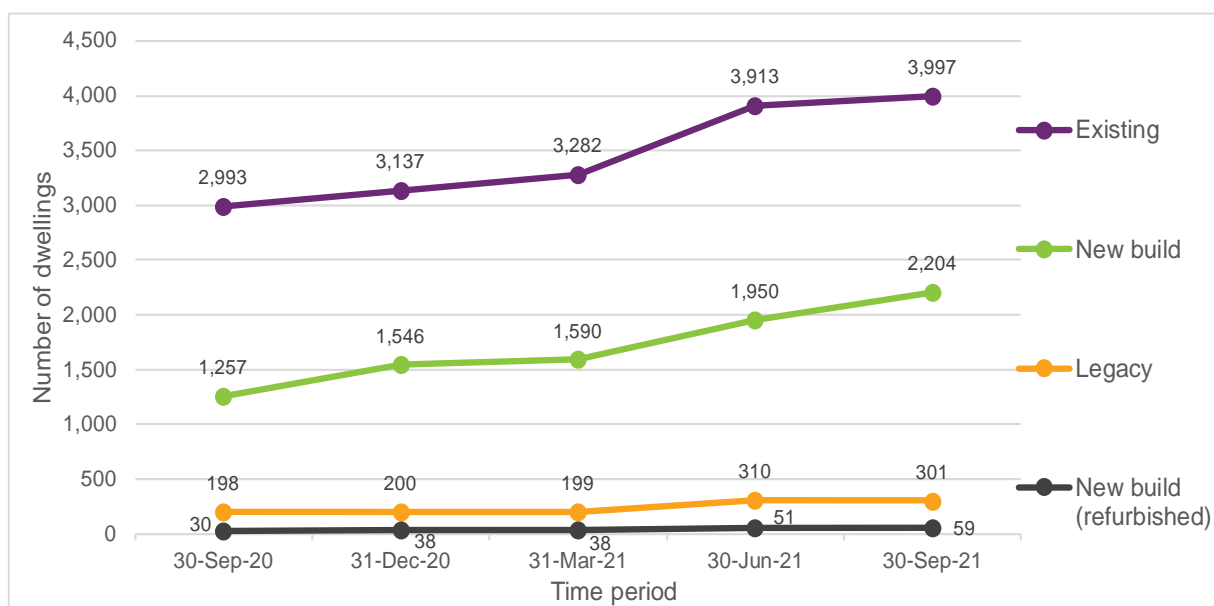
2.1 SDA type

Since Q4 FY20-21 (last quarter), there have been increases in all SDA types besides legacy stock. The largest absolute increase in dwellings was in new build (254 dwellings or 13%). New build (refurbished) had a larger relative increase (16%) but was much smaller in absolute terms (8 dwellings). Existing stock saw a 2% increase (84 dwellings). Legacy stock decreased by 3% from the previous quarter, equivalent to 9 dwellings.

Since Q1 FY20-21 (same time last year), there have been overall increases within each SDA type. There were 947 new build dwellings, and the number of new build (refurbished) almost doubled (29 new dwellings). There was an increase of 1,004 enrolled existing dwellings mainly from Victoria's in-kind stock transfers as outlined in the Q4 2020-21 SDA Report.

Further breakdown by SA4 regions in states and territories can be found within 'Table P.4' in the [NDIS quarterly report to disability ministers](#).

Figure 1: Enrolled SDA dwellings by building type (excludes in-kind arrangements) since Q1 FY20-21



NDIA observations

The increase in new build stock is positive for the market. It is expected this growth should continue to meet the needs of participants requiring supported accommodation (see section 2.7 for pipeline dwellings).

With all jurisdictions now part of the NDIS, it is expected that the vast majority of existing SDA stock should be accounted for in these figures. The NDIA expects some increases in the future as Western Australia's existing stock is brought into the NDIS. Currently Western Australia's existing stock is neither enrolled nor in-kind. Tasmania also has 203 in-kind dwellings to transition in future quarters.

Legacy stock also decreased by 3% over the last quarter, which is the largest decrease in legacy stock since Q2 FY19-20. As taken from section 71 of the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](#), for legacy stock:

- *Properties with 11 or more residents, SDA Legacy Stock payments will cease after the end of the immediate five year period after the property's location transitions into the Scheme.*
- *Properties with 6 to 10 residents, SDA Legacy Stock payments will cease after the end of the immediate ten year period after the property's location transitions into the Scheme.*

As all legacy stock is large, congregate living arrangements (at least 6 residents), the decrease in legacy stock may reflect some dwellings having payments ceased, being sold or the possibility of dwellings being re-purposed or re-developed.

2.2 Location

Since Q4 FY20-21 (last quarter), all states and territories except the Northern Territory and Tasmania (which remain unchanged) experienced increases in enrolled dwelling numbers. The largest increase was 42% in Western Australian dwellings (27 dwelling increase) followed by Queensland with a 9% increase (76 dwellings). Nationally, there was a 5% increase in overall dwellings enrolled in the last quarter.

Since Q1 FY20-21 (same time last year), there were three states or territories with increases over 100%: the Australian Capital Territory (380%, 114 dwellings), Victoria (159%, 1,077 dwellings) and Western Australia (130%, 52 dwellings).

Note, although Tasmania has shown no growth in enrolled stock over recent quarters, it still has up to 203 in-kind dwellings to transition over coming quarters.

Further breakdown by design category, build type and SA4 region for each state and territory can be found within 'Table P.13', 'Table P.14' and 'Table P.15' in the SDA data published on the [NDIS data and insights webpage](#).

Figure 2: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q1 FY20-21

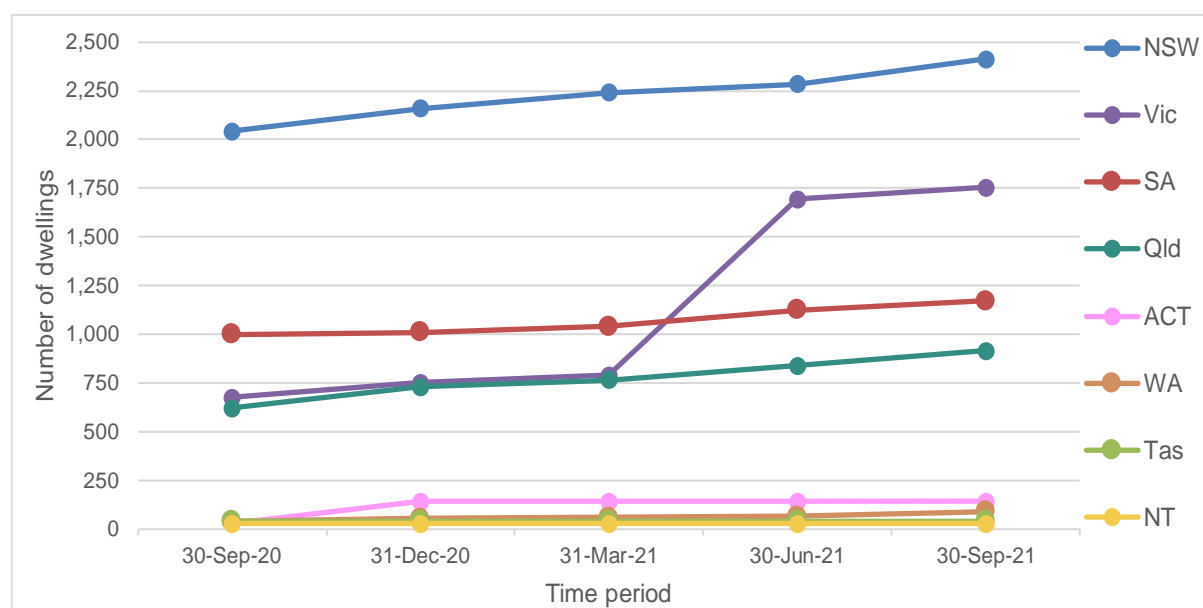


Table 1: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q1 FY20-21

Date / State	30-Sep-20	31-Dec-20	31-Mar-21	30-Jun-21	30-Sep-21	Percentage growth from Q4 2020
NSW	2,042	2,159	2,242	2,285	2,413	18%
Vic	676	753	789	1,693	1,753	159%
Qld	621	732	765	840	916	48%
WA	40	54	61	65	92	130%
SA	999	1,010	1,040	1,126	1,171	17%
Tas	42	43	42	43	43	2%
ACT	30	142	142	143	144	380%
NT	28	28	28	29	29	4%
National	4,478	4,921	5,109	6,224	6,561	47%

Note: this is the number of enrolled dwellings in a jurisdiction and does not equal the total number of potential SDA residents.

NDIA observations

Total enrolled SDA dwellings have grown by 47% from the same time last year (Q1 FY20-21). Further observations for Western Australia, Victoria and the Australian Capital Territory, which experienced the largest increases are as follows.

- Western Australia's stock continues to grow because, being the last jurisdiction to join the NDIS, SDA is still a relatively new support. There are likely to be further increases in enrolled stock over future quarters as the Western Australian Government enrolls their SDA with the NDIS, in addition to new dwellings supplied by the market (see section 2.7 for pipeline dwellings).
- The majority of Victoria's growth in enrolled dwellings over the last year was due to the transfer from in-kind arrangements completed during Q4 FY20-21.

- The growth in the Australian Capital Territory is largely from Australian Capital Territory Government owned dwellings becoming enrolled.

2.3 Design category

Since the Q4 FY20-21 (last quarter), dwelling numbers have increased across all design categories. The largest increase, in both absolute and relative terms, were dwellings of the high physical support design category (12%, 173 dwellings). High physical support dwellings accounted for the majority (51%) of the total increase of 337 dwellings since last quarter.

Since Q1 FY20-21 (same time last year), the number of high physical support dwellings has increased in absolute and relative terms (106%, 836 dwellings). There were also substantial increases in improved liveability (454 dwellings), fully accessible (361 dwellings) and basic (251 dwellings). Much of this was attributable to Victoria's in-kind stock being transferred to enrolled dwellings in Q4 FY20-21. While robust categories had solid relative growth (84%) absolute numbers remain smaller than any other category (181 dwellings).

For individual states and territories, there is a noticeably large proportion of basic SDA dwelling stock in South Australia and New South Wales (approximately 48% and 46%, respectively). Not including basic stock, improved liveability and high physical support dwellings have the highest proportions in states and territories besides for Northern Territory and Western Australia which have higher proportions of fully accessible dwellings.

Further breakdown by SA4 regions in states and territories is in 'Table P.5' in the [NDIS quarterly report to disability ministers](#). For a breakdown by design category, SDA type and SA4 region for each state and territory, refer to 'Table P.13', 'Table P.14' and 'Table P.15' in the SDA data published on the [NDIS data and insights webpage](#).

Figure 3: Growth in enrolled SDA dwelling by design category (excludes in-kind arrangements) since Q1 FY20-21

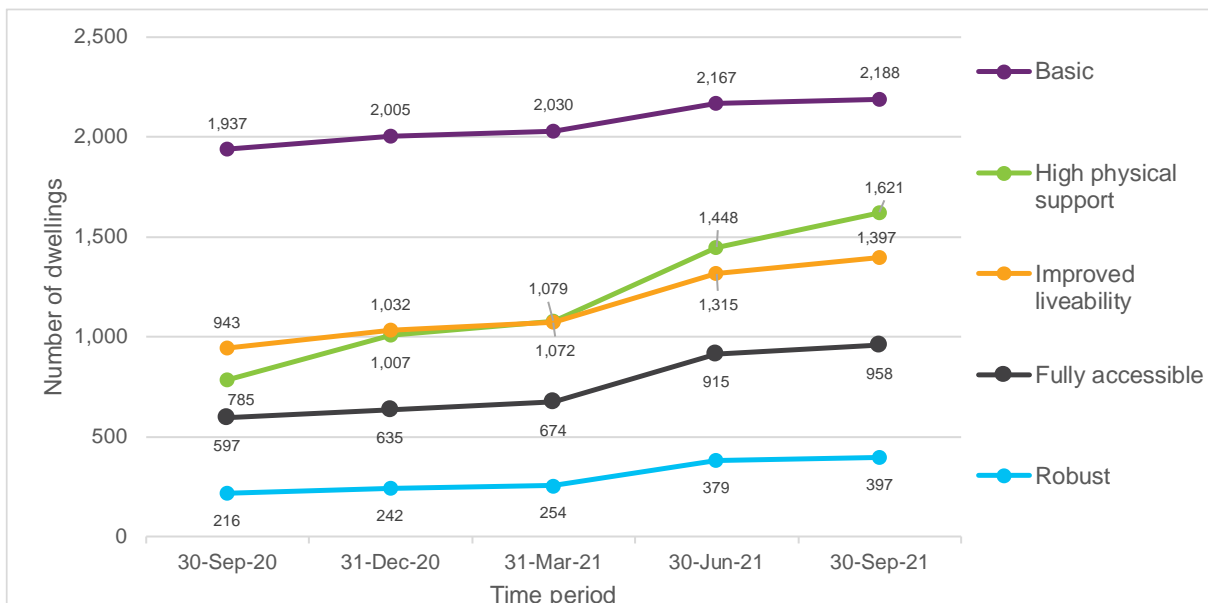


Figure 4: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q1 FY21-22

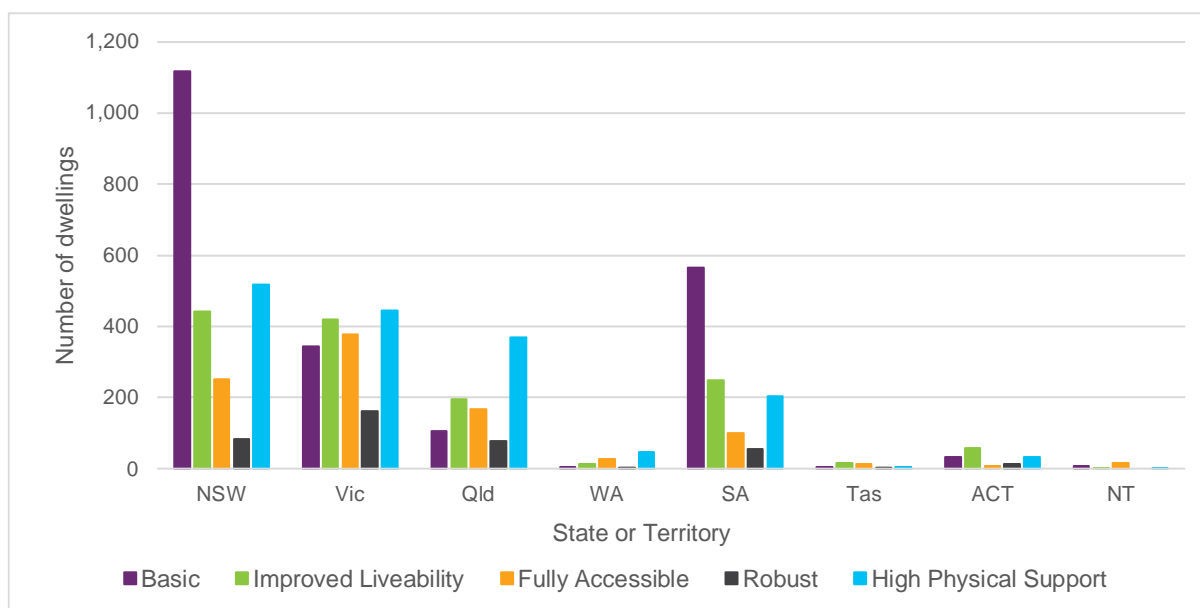


Table 2: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q1 FY21-22

Design category / State	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	Total build types
NSW	1,119	443	251	83	517	2,413
Vic	345	421	378	163	446	1,753
Qld	107	195	167	79	368	916
WA	5	12	27	1	47	92
SA	566	248	99	55	203	1,171
Tas	6	17	14	2	4	43
ACT	32	58	7	14	33	144
NT	8	3	15	0	3	29
National	2,188	1,397	958	397	1,621	6,561

NDIA observations

The NDIA received a large amount of dwellings enrolments from the New South Wales and South Australian Governments for basic dwellings. This led to an elevated number of enrolled, basic SDA dwellings in New South Wales and South Australia relative to other design categories.

See section 3.2 for further information on participants with SDA needs seeking dwellings or alternative dwellings.

2.4 SDA building type including legacy

The most common building type of SDA dwellings nationally are group homes and villas/duplexes/townhouses (approximately 32% of dwellings each).

Within each of New South Wales and Victoria, the group home dwellings comprise the largest proportion of type of dwellings (40% each). Villas/duplexes/townhouses, make up 52% of South Australia's enrolled dwellings.

For apartments, nearly half of these are enrolled in New South Wales (48%), followed by Queensland and Victoria (23% and 18%, respectively).

For legacy stock, the majority is in Victoria (65%), with the next highest states or territories being New South Wales (19%) and Queensland (11%). In most jurisdictions legacy stock only comprises a small proportions of total stock. Victoria (11%) and Northern Territory (10%) are the only two jurisdictions to have 10% or more of their enrolled stock as legacy.

Further breakdown by design category, SDA type and SA4 region for each state and territory, refer to 'Table P.13', 'Table P.14' and 'Table P.15' in the SDA data published on the [NDIS data and insights webpage](#).

Figure 5: Enrolled SDA dwellings in states and territories by SDA type (excluding in-kind arrangements) at the end of Q1 FY21-22

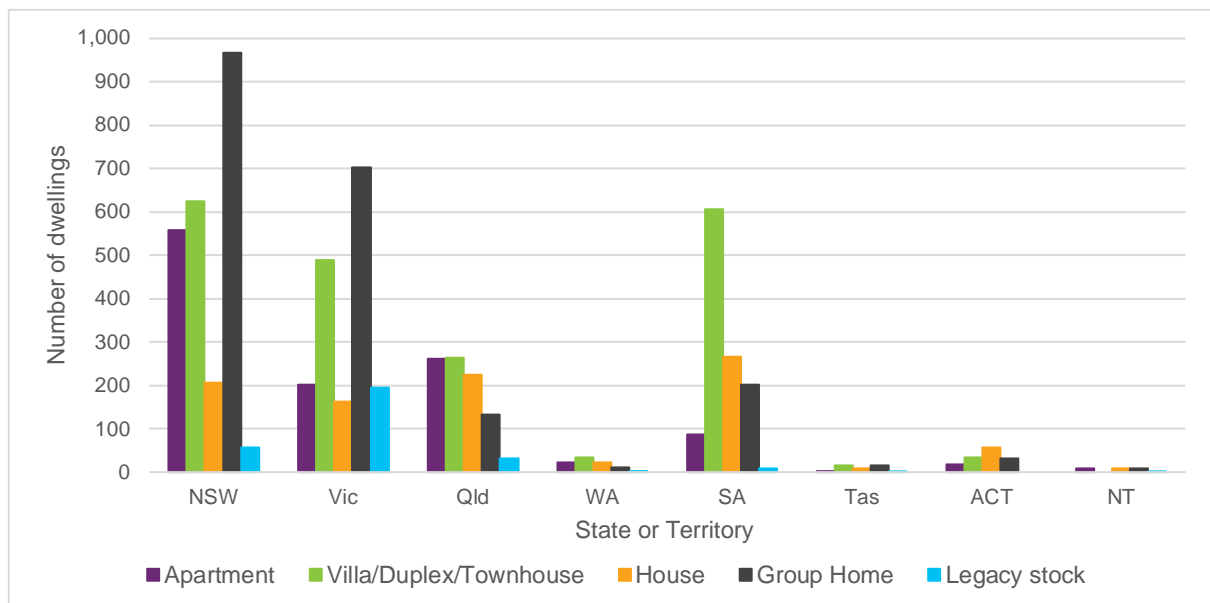


Table 3: Enrolled SDA dwellings in states and territories by building type including legacy (excludes in-kind arrangements) at the end of Q1 FY21-22

Building type / State	Apartment	Villa/Duplex/Townhouse	House	Group home	Legacy stock (6+ residence)	Total
NSW	558	624	206	967	58	2,413
Vic	203	488	163	703	196	1,753
Qld	262	264	224	134	32	916
WA	22	35	23	11	1	92
SA	87	606	267	203	8	1,171
Tas	1	15	9	15	3	43
ACT	18	35	58	33	0	144
NT	8	0	9	9	3	29
National	1,159	2,067	959	2,075	301	6,561

2.5 SDA building type by design category

Figure 6 shows that the largest proportion of dwellings are of the basic design category other than apartments. For apartment builds, 60% of these are in the high physical support design category which is also the largest percentage within any type of dwelling.

Basic dwellings account for a higher share of group homes (46%), houses (34%) and villas (36%) than it does of legacy (6+ residence) (32%). Across all types of buildings, improved liveability is the second most common design category for the buildings whilst robust buildings is the lowest across all types of buildings.

Further breakdown by design category, SDA type and SA4 region for each state and territory, refer to 'Table P.13', 'Table P.14' and 'Table P.15' in the SDA data published on the [NDIS data and insights webpage](#).

Figure 6: Enrolled SDA dwellings by percentage of design category within the SDA building type (excludes in-kind arrangements) at the end of Q1 FY21-22

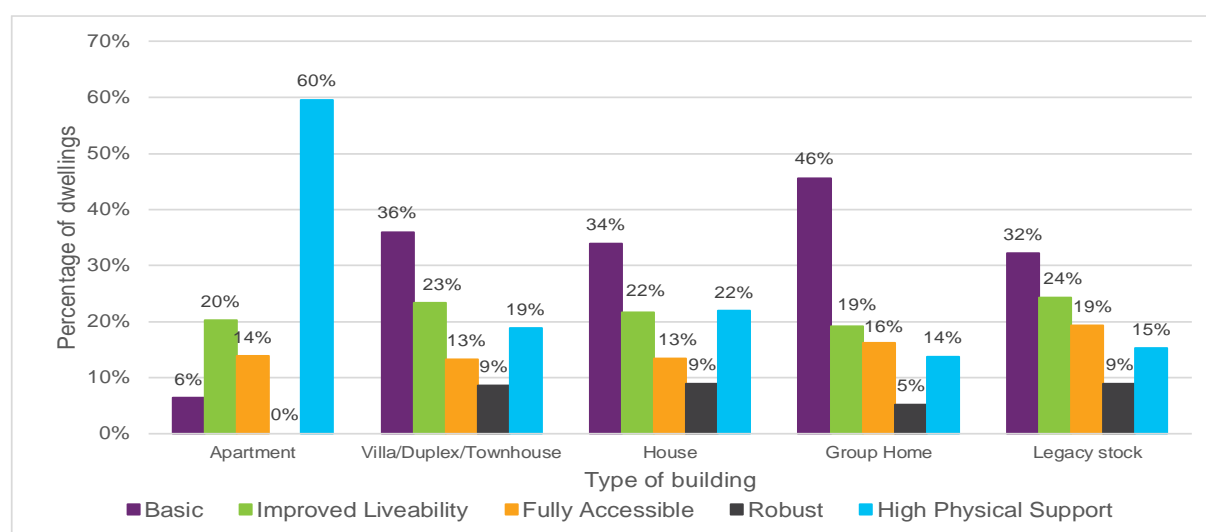


Table 4: Enrolled SDA dwellings by design category across SDA building types (excludes in-kind arrangements) at the end of Q1 FY21-22

Design category / Building type	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	Total build types
Apartment	74	235	160	-	690	1,159
Villa/Duplex/Townhouse	744	482	274	177	390	2,067
House	326	208	129	86	210	959
Group home	947	399	337	107	285	2,075
Legacy stock	97	73	58	27	46	301
Total design categories	2,188	1,397	958	397	1,621	6,561

NDIA observations

As indicated in the [SDA Market Information Statement](#), there may be a supply imbalance for single-resident high physical support apartments. Not only are most existing apartments already of high physical support design (60%), high physical support apartments are also the largest proportion (41%) of pipeline apartments. The total number of pipeline high physical support dwellings was 1,165 dwellings (equivalent to 2,035 places), while there was 1,121 participants eligible for high physical support, seeking a dwelling (section 3.2).

There are still a large number of group homes (32%), mostly in New South Wales and Victoria. Overall, the majority of these are existing or legacy stock (87%), mostly from pre-existing state and territory systems.

2.6 Maximum number of residents in dwellings

Since Q4 FY20-21 (last quarter), all except the largest category (6 or more resident) of dwellings increased in numbers, with the largest increase being in single-resident dwellings (12%, 212 dwellings). 6 or more resident dwellings (legacy stock) saw a 3% decrease.

Since Q1 FY20-21 (same time last year), 1 person, 3 persons, 5 persons and 6 or more persons dwellings each saw over 50% percentage increases. The larger resident dwelling increases (5 persons and 6+ persons) can be mainly explained by the transfer of Victoria's in-kind stock in Q4 FY20-21, as outlined in the Q4 2020-21 SDA Report. The largest absolute increase was in single resident dwellings (706 dwellings, 56% increase). The largest relative increase being for 3-resident dwellings (58%, 168 dwellings).

Further breakdown by SA4 region for each state and territory can be found within 'Table P.6' in the [NDIS quarterly report to disability ministers](#).

Figure 7: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q1 FY20-21

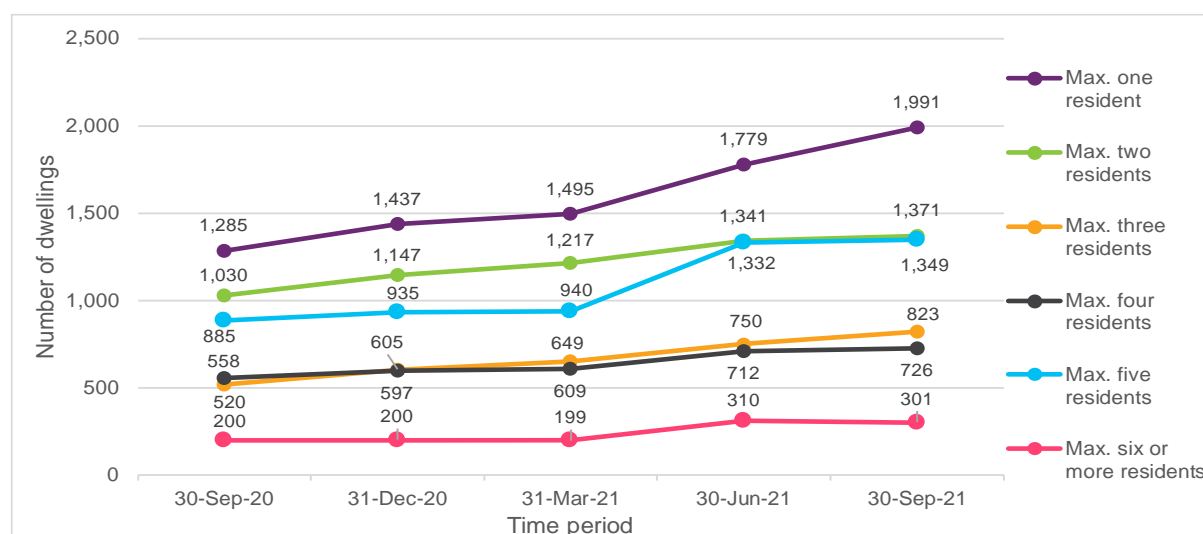


Table 5: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q1 FY20-21

Date / Maximum number of residents	30-Sep-20	31-Dec-20	31-Mar-21	30-Jun-21	30-Sep-21	Percentage growth from same time last year
One resident	1,285	1,437	1,495	1,779	1,991	55%
Two residents	1,030	1,147	1,217	1,341	1,371	33%
Three residents	520	605	649	750	823	58%
Four residents	558	597	609	712	726	30%
Five residents	885	935	940	1,332	1,349	52%
Six or more residents	200	200	199	310	301	51%

NDIA observations

As Figure 7 shows, growth in single-resident enrolments is still larger than most other dwellings by residents and has been for a considerable period of time. The majority (51%) of existing SDA dwellings are designed for 1 or 2 residents, as the market, encouraged by the NDIS, moves away from outdated, large facility type accommodation. Legacy (6 or more resident) dwellings are not expected to grow further once all states, including Western Australia, complete their enrolments.

2.7 Unfinished and/or unenrolled dwellings

The submission of design stage certification gives the NDIA a view of dwellings that are underway. At the end of Q1 FY21-22, there are 1,744 dwellings that are unfinished/unenrolled. Queensland has the largest number of dwellings underway (552 dwellings) spread out across the types of builds, followed by New South Wales (506 dwellings) and Victoria (405 dwellings).

As Figure 8 displays, besides Queensland, Tasmania and Northern Territory, the most unfinished/unenrolled dwellings are apartments. In the Australian Capital Territory, Western Australia and New South Wales, the majority of unfinished/unenrolled dwellings are apartments at 91%, 73% and 57%, respectively. In Queensland, the largest proportion of dwellings unfinished/unenrolled are houses (39%) and in Tasmania, group homes (60%).

Of the unfinished/unenrolled dwellings, 41% are high physical support apartments (719 out of 1,744 dwellings). The next largest proportion is high physical support group homes at 14% (Figure 9).

Further breakdown of unfinished/unenrolled dwellings by design category, build type and SA4 region can be found in 'Table P.20' in the SDA data published on the [NDIS data and insights webpage](#).

Figure 8: Number of pipeline SDA dwellings in states and territories at the end of Q1 FY21-22

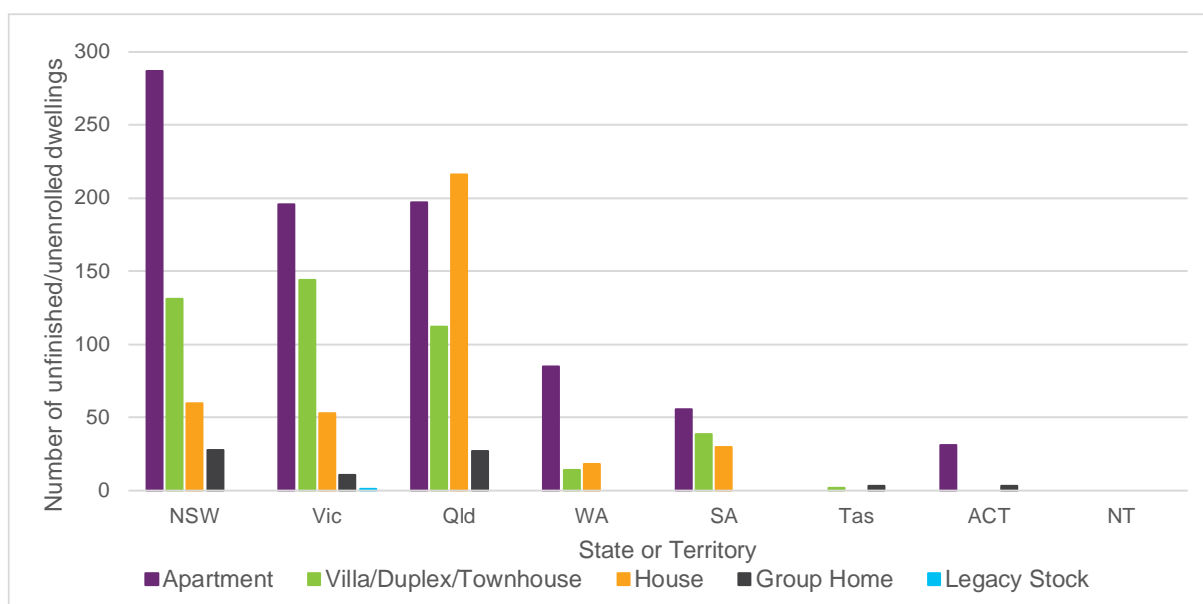


Table 6: Number of pipeline SDA dwellings in states and territories by building type at the end of Q1 FY21-22

Building type / State	Apartment	Villa/Duplex/Townhouse	House	Group Home	Legacy stock (6+ residents)	Total
NSW	287	131	60	28	0	506
Vic	196	144	53	11	1*	405
Qld	197	112	216	27	0	552
WA	85	14	18	0	0	117
SA	56	39	30	0	0	125
Tas	0	2	0	3	0	5
ACT	31	0	0	3	0	34
NT	0	0	0	0	0	0
National	852	442	377	72	1	1,744

*As there was a reduction in legacy dwellings, this dwelling is a re-enrolment (so appears unenrolled).

Figure 9: Number of pipeline SDA dwellings by building type (including legacy) and design category at the end of Q1 FY21-22

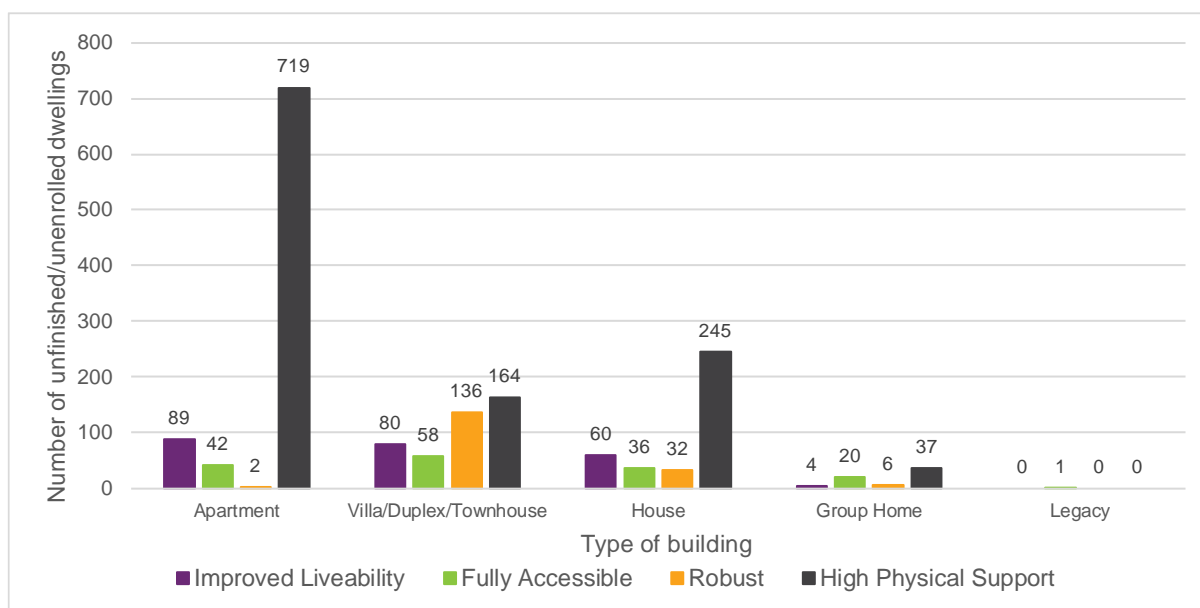


Table 7: Number of pipeline SDA dwellings across building type and design category at the end of Q1 FY21-22

Design category / Building type	Improved Liveability	Fully Accessible	Robust	High Physical Support	Combination of two design categories*	Total
Apartment	89	42	2	719	0	852
Villa/Duplex/Townhouse	80	58	136	164	4	442
House	60	36	32	245	4	377
Group Home	4	20	6	37	5	72
Legacy stock	0	1	0	0	0	1
Total design categories	233	157	176	1,165	13	1,744

*The five combinations of design categories were: improved liveability and fully accessible; robust and improved liveability; improved liveability and high physical support, high physical support and fully accessible; and robust and high physical support.

NDIA observations

Apartments are generally the most common unfinished/unenrolled SDA dwellings. High physical support apartments comprise the largest number of unfinished/unenrolled dwellings.

SDA stock in Western Australia is relatively low compared to other states and territories, however, there are 117 unfinished/unenrolled dwellings in the pipeline.

Only completed dwellings can be enrolled as SDA. From 1 July 2021, it became mandatory for all dwellings to be certified at both the design stage and the final as-built stage. SDA providers must inform the NDIA at the design stage of any proposed SDA dwellings to inform pipeline data. Accredited SDA Assessors must be engaged by SDA Providers to verify compliance of the dwelling against the nominated design category the dwelling is to be enrolled as.

3. SDA participant market overview

3.1 Eligible participant profiles

There are 16,347 participants with SDA funding in their plans at the end of Q1 FY21-22. New South Wales and Victoria are the 2 largest states by overall participants with SDA funding in their plans.

The Australian Capital Territory had the largest percentage growth in participants with SDA funding in their plans since the same time last year at 74%, followed by Queensland (24%).

Figure 10: Participants with SDA funding in plans by states or territory of residence at the end of Q1 FY21-22



Table 8: Active participants with SDA funding in current NDIS plan in states and territories since Q1 FY20-21

State / Date	30-Sep-20	31-Dec-20	31-Mar-21	30-Jun-21	30-Sep-21	Percentage growth from same time last year
NSW	5,429	5,513	5,533	5,572	5,598	3%
Vic	5,004	5,128	5,195	5,295	5,383	8%
Qld	1,451	1,524	1,595	1,650	1,793	24%
WA	1,024	1,152	1,160	1,149	1,160	13%
SA	1,669	1,676	1,670	1,675	1,700	2%
Tas	424	417	402	396	396	-7%
ACT	106	127	158	170	184	74%
NT	132	130	129	126	133	1%
National	15,240	15,667	15,842	16,033	16,347	7%

3.2 Participants seeking SDA dwellings or alternatives

At the end of Q1 FY21-22, there was 18,361 participants with SDA needs. Of these, 1,843 participants with SDA were seeking an alternative dwelling whilst 2,014 participants who were not in an SDA dwelling were seeking a vacancy (combined for 21% of participants with SDA needs).

The largest proportion of participants with SDA needs who are seeking dwellings whilst not currently in an SDA dwelling are in Queensland and Northern Territory (21% and 19%, respectively). For participants already in an SDA dwelling but seeking alternatives, Queensland and New South Wales have the largest percentages at 13% each.

Nationally, the most common design category dwellings participants are eligible for is improved liveability (34%), followed by high physical support (29%) and fully accessible dwellings (20%).

Further breakdown of participants seeking SDA dwellings by SA4 region and design category is in 'Table P.11' and 'Table P.12' in the [NDIS quarterly report to disability ministers](#).

Figure 11: Percentage of participants with SDA needs seeking a SDA dwelling at the end of Q1 FY21-22



Figure 12: Number of participants seeking a SDA dwelling in states and territories by eligible design category at the end of Q1 FY21-22

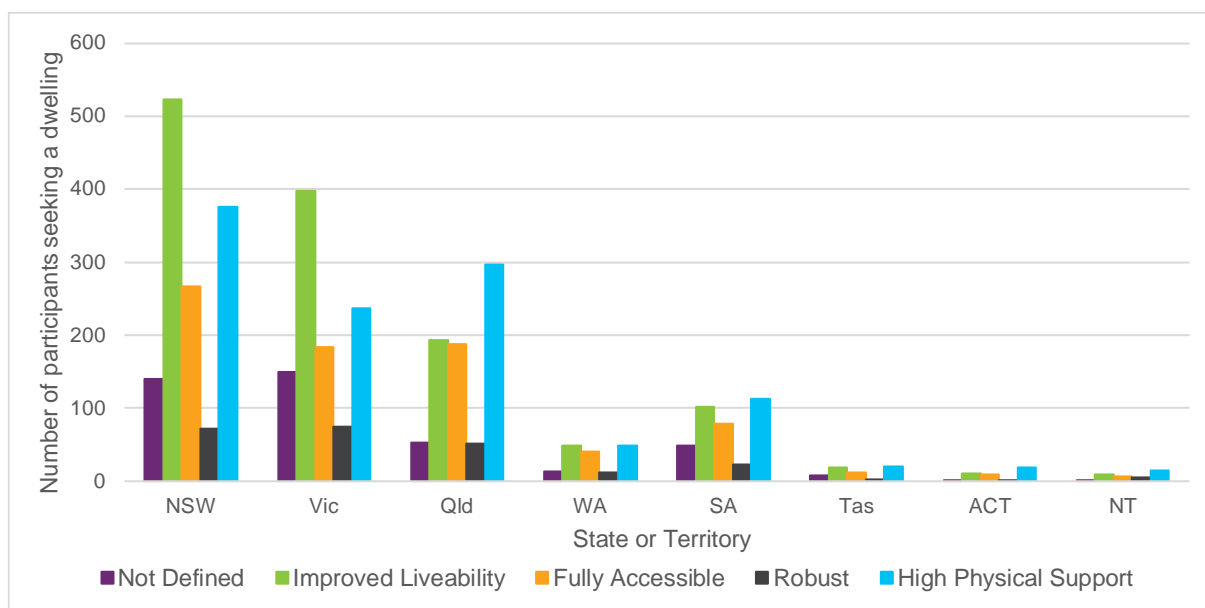


Table 9: Number of participants with SDA needs seeking a SDA dwelling in states and territories by design category at the end of Q1 FY21-22

Design category / State	Not defined	Improved Liveability	Fully Accessible	Robust	High Physical Support	Total participant seeking SDA
NSW	140	523	267	71	376	1,377
Vic	150	397	183	74	236	1,040
Qld	52	193	187	51	296	779
WA	13	49	41	12	48	163
SA	49	101	78	22	113	363
Tas	7	19	12	2	20	60
ACT	1	11	9	1	18	40
NT	1	9	6	5	14	35
Total	413	1,302	783	238	1,121	3,857

NDIA observations

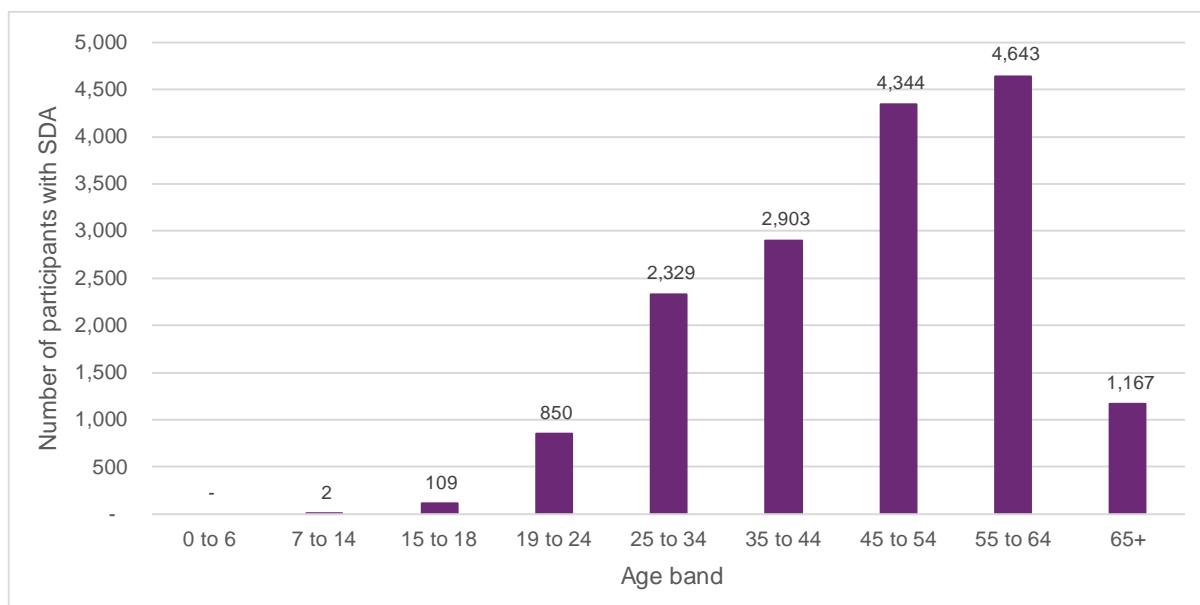
Currently, there is a higher demand from participants seeking dwellings with improved liveability support needs across most states and territories. However, improved liveability dwellings is the third most enrolled design category (see section 2.3) and a distant second for pipeline dwellings (233 dwellings compared to 1,165 high physical support dwellings, see section 2.7). The data shows there may be an opportunity for the market to meet the demand of participants with improved liveability support needs.

3.3 Participant demographics

3.3.1 Age

There were no major changes to the proportion of participants in each age band from the previous quarter, most SDA-eligible participants remain in the 45 to 64 age bracket.

Figure 13: Participants with SDA by age at the end of Q1 FY21-22



3.3.2 Primary disability type

Almost half of SDA eligible participants have an intellectual disability as their primary disability (47%). The next 2 largest groups are participants with cerebral palsy (11%) and participants with autism (10%). These figures remain relatively stable from the Q4 2020-21 SDA Report.

The proportion of SDA eligible participants with intellectual disability has decreased by 1% from the previous quarter (a decrease of 14 participants). The largest increases to proportion of participants eligible for SDA by primary disability type came from participants with primary disabilities of other neurological (0.35%), stroke (0.27%) and multiple sclerosis (0.21%).

Table 10: Percentage of participants with SDA by primary disability type at the end of Q1 FY21-22

Primary disability type / number of participants with SDA	Number of SDA participants	Proportion of SDA participants
Intellectual disability	7,647	47%
Cerebral palsy	1,873	11%
Autism	1,704	10%
Down syndrome	1,267	8%
Acquired brain injury (ABI)	1,242	8%
Other neurological	749	5%
Psychosocial disability	659	4%
Stroke	317	2%

Primary disability type / number of participants with SDA	Number of SDA participants	Proportion of SDA participants
Multiple sclerosis	292	2%
Other physical	245	1%
Spinal cord injury	222	1%
Other	71	0%
Visual impairment	55	0%
Hearing impairment	4	0%
Total	16,347	100%

3.3.3 Other characteristics

Figure 14: Participants with SDA who identify with a gender at the end of Q1 FY21-22

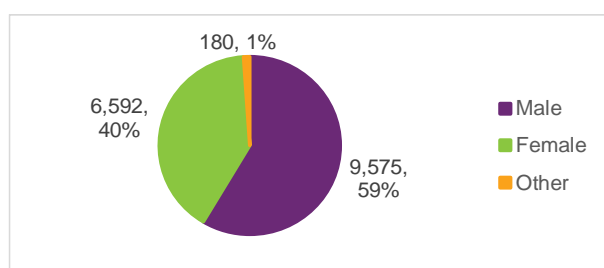


Figure 15: Participants who identify as indigenous at the end of Q1 FY21-22

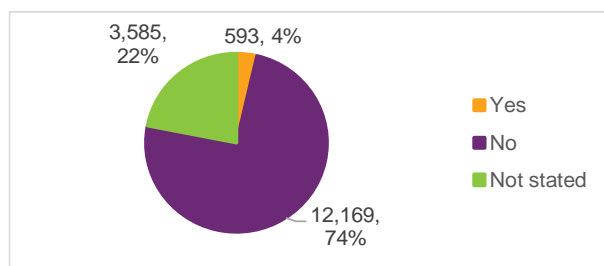


Figure 16: Participants by CALD status at the end of Q1 FY21-22

