

**NDIS specialist
disability
accommodation
2021-22 quarter 3
report**

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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 is looking to release further information as it becomes available (for example from the SDA Finder) in future releases of this report. The NDIA encourages feedback on SDA quarterly reports and will continue to incorporate feedback received.

2021-22 quarter 3 report highlights:

- SDA supply continues to trend upwards, particularly in the High Physical Support design category (see section 2.3 and 2.7)
- The largest percentage of participants eligible for SDA and seeking a dwelling are for improved liveability needs (see section 3.2)
- SDA eligibility by primary disability type continues to diversify (see section 3.3)
- Introduction of a new table for the number of equivalent SDA places for residents in the pipeline (see section 2.7)

1.1 How to use this report

This report provides additional analysis of 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, including in-depth geographical information, that is contained in the [NDIS Quarterly Reports](#) and on the [NDIS data and insights webpage](#).

Definitions of commonly used terms are included at Appendix A.

2. SDA supply market overview

The total number of SDA dwellings as at 31 March 2022 was 6,858, up by 94 dwellings (or 1.4%) compared to December quarter 2021, and by 1,749 dwellings (or 34%) compared to the same time last year (March quarter 2021).

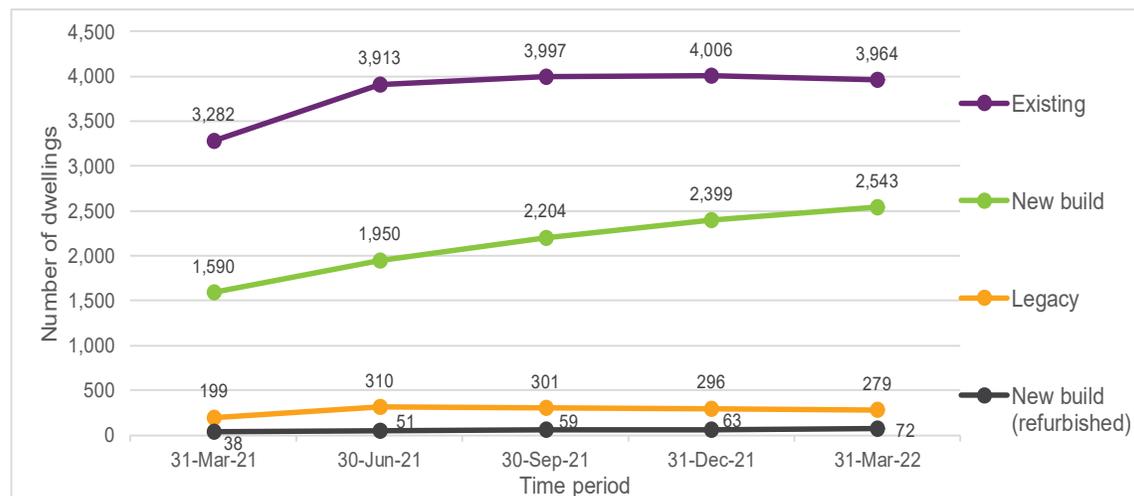
2.1 SDA type

Since Q2 FY21-22 (December quarter 2021), the largest increase in dwellings, in absolute terms, was in new build stock (144 dwellings, 6%). In relative terms, new build (refurbished) stock saw the largest increase at 14% (9 dwellings), and was also the only other SDA type to see an increase in dwellings. By contrast, existing stock and legacy stock saw 1% and 6% decreases respectively (42 and 17 dwellings, respectively) over the same period.

Since Q3 FY20-21 (March quarter 2021), there have been overall increases within each SDA type. There were 953 new build dwellings, and 34 new build (refurbished) enrolled.

Further breakdown by sub-state regions 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 Q3 FY20-21



NDIA observations

With all states and territories now part of the NDIS since December 2020, the vast majority of Existing SDA stock should be accounted for in these figures. The remaining exceptions relate to Western Australia and Tasmania, where:

- Western Australia's Existing stock is currently neither enrolled as cash or in-kind, and therefore not included in this analysis, and
- Tasmania still has 203 in-kind dwellings to transition in future quarters, which will appear in this data in future quarters.

Legacy stock decreased in March quarter 2022, for the third quarter in a row, but was higher on 31 March 2022 with 279 dwellings than the same time last year (199 dwellings, or a 40% increase over the year), due to the increase seen in June quarter 2021 (Q4 FY20-21). Most of the growth in existing and legacy stock dwellings in the June quarter 2021 (Q4 FY20-21) can be explained by Victoria's transfer of in-kind stock transferring to cash and now appearing in the enrolled SDA dwelling data (which excludes in-kind arrangements) as outlined in the Q4 2020-21 SDA Report.

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 Q2 FY21-22 (December quarter 2021), all states and territories saw increases in enrolled dwellings. The largest relative increase was 16% in Western Australian (by 16 dwellings) followed by 7% growth in both Queensland and the Australian Capital Territory (67 and 10 dwellings, respectively).

Since Q3 FY20-21 (March quarter 2021), the largest percentage increases have been in Victoria (131%, 1,030 dwellings) and Western Australia (92%, 56 dwellings).

Further breakdown by design category, build type and sub-state regions 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 Q3 FY20-21

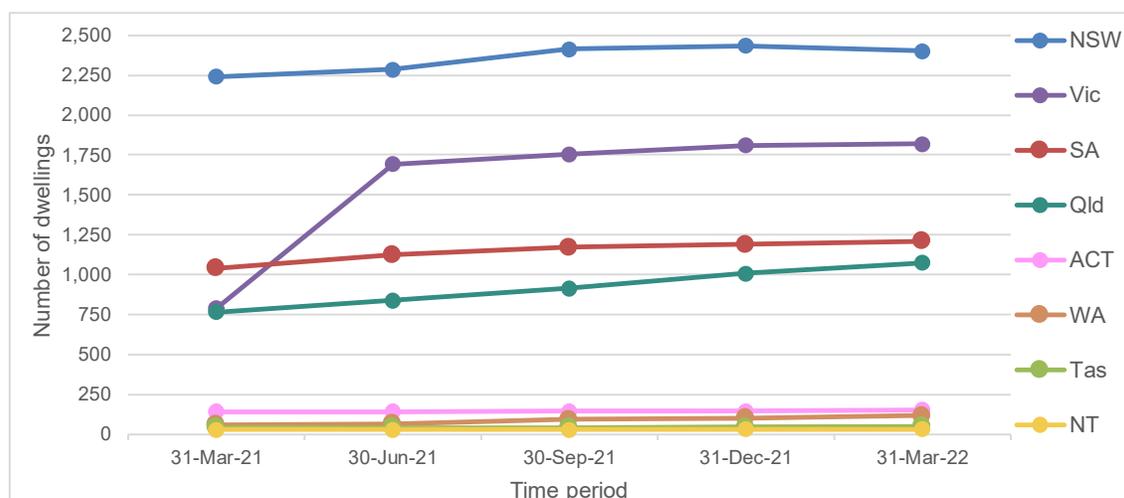


Table 1: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q3 FY20-21

Date / State	31-Mar-21	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	Percentage growth from Q3 20-21
NSW	2,242	2,285	2,413	2,433	2,403	7%
Vic	789	1,693	1,753	1,809	1,819	131%
SA	1,040	1,126	1,171	1,190	1,209	16%
Qld	765	840	916	1,009	1,076	41%
ACT	142	143	144	145	155	9%
WA	61	65	92	101	117	92%
Tas	42	43	43	46	48	14%
NT	28	29	29	31	31	11%
National	5,109	6,224	6,561	6,764	6,858	34%

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

NDIA observations

Observations for Western Australia and Victoria, which experienced the largest increases, are as follows.

- Western Australia's stock continues to grow because, being the last state or territory 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).
- Most of the Victoria's growth is due to its in-kind stock transferring to cash and now appearing in the enrolled SDA dwelling data from June quarter 2021 (which excludes in-kind arrangements).

There was a decrease in enrolled SDA dwellings in New South Wales in the March 2022 quarter compared to the previous quarter, which the NDIA is currently looking into.

2.3 Design category

Since the Q2 FY21-22 (December quarter 2021), dwelling numbers have increased across all design categories besides for Basic stock which saw a 2% decrease (25 dwellings). The largest increase, in relative and absolute terms, was for dwellings of the High Physical Support design category (6%, 102 dwellings). This was followed by dwellings of the Fully Accessible design category (2%, 24 dwellings), Robust design category (1%, 5 dwellings) and Improved Liveability design category (0.4%, 6 dwellings).

Since Q3 FY20-21 (March quarter 2021), the largest relative increases of dwellings were for Robust dwellings (74%, 187 dwellings) and High Physical Support dwellings (69%, 741 dwellings). There were also increases in Fully Accessible (50%, 335 dwellings), Improved Liveability (35%, 370 dwellings) and Basic (6%, 114 dwellings).

Across individual states and territories, there is a larger proportion of Basic SDA dwelling stock in South Australia and New South Wales (approximately 47% and 45%, respectively, compared to 31% nation-wide). Western Australia and Queensland have relatively large proportions of High Physical Support dwellings compared to other stock (62% and 43% respectively, compared to 27% nation-wide).

Further breakdown by sub-state regions is in 'Table P.5' in the [NDIS quarterly report to disability ministers](#). For a breakdown by design category, SDA type and sub-state 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 Q3 FY20-21

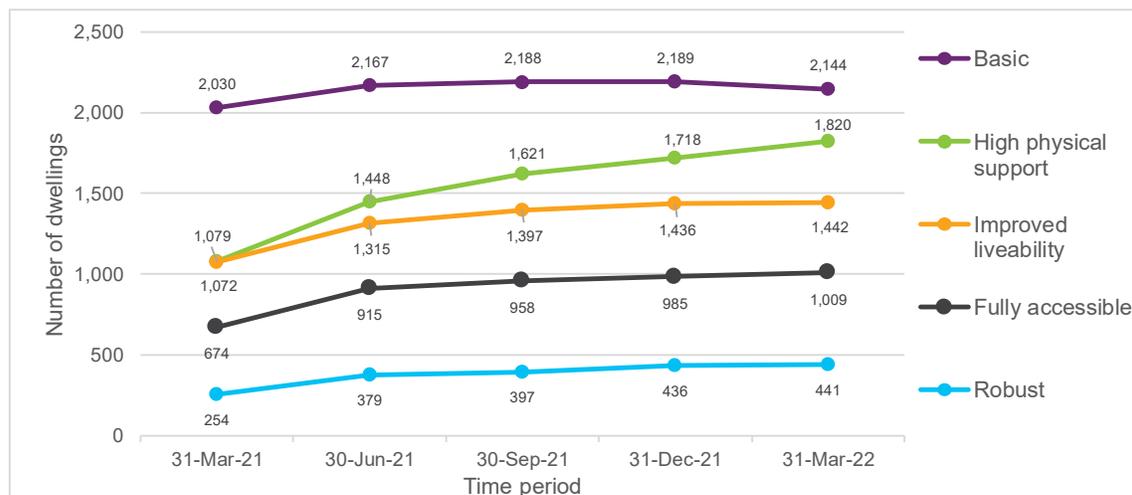


Figure 4: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q3 FY21-22

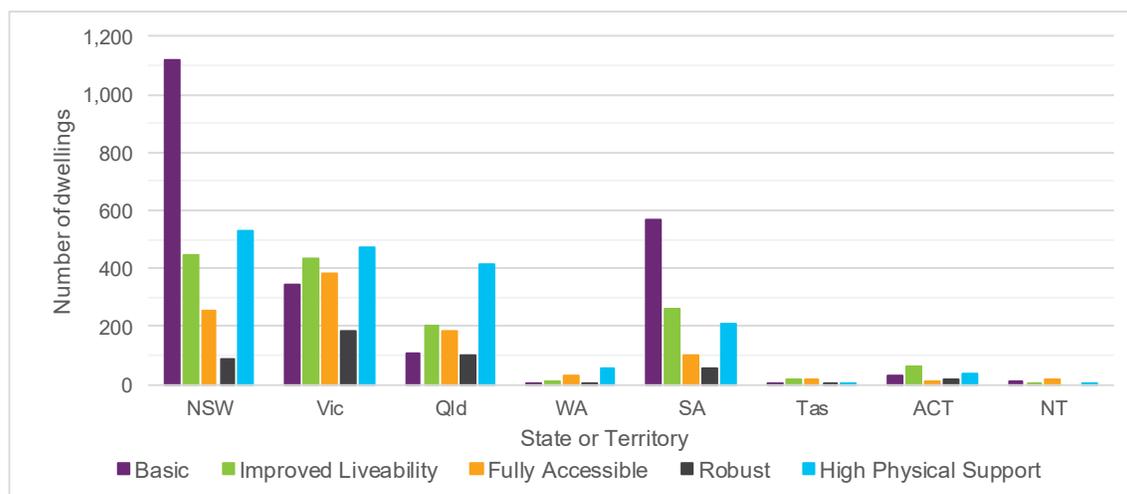


Table 2: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q3 FY21-22

Design category / State	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	High Physical Support and Fully Accessible	Total build types
NSW	1,081	454	249	77	540	2	2,403
Vic	340	435	378	182	484	0	1,819
Qld	106	203	202	107	458	0	1,076
WA	3	12	28	2	72	0	117
SA	568	258	114	55	214	0	1,209
Tas	6	18	16	4	4	0	48
ACT	32	59	7	14	43	0	155
NT	8	3	15	0	5	0	31
National	2,144	1,442	1,009	441	1,820	2	6,858

NDIA observations

As a result of the transition of disability support models continuing to be rolled into the NDIS, the New South Wales and South Australian governments at the end of March quarter 2022 enrolled almost half of their dwellings (45% and 47%, respectively) as the Basic design category.

Further information about the Basic design category is found at section 2.5 below. See section 3.2 for further information on participants with SDA needs seeking dwellings or alternative dwellings.

2.4 SDA building type including Legacy stock

The most common building type of SDA dwellings nationally are villas/duplexes/townhouses (32% of total dwellings) and group homes (31%). This is followed by apartments (19%), houses (15%) and legacy stock (4%).

Within New South Wales and Victoria, 'group home' building types comprise the largest proportion of dwellings (40% each). Of the Australian Capital Territory's dwellings, building type 'house' is the largest proportion (37%). The Northern Territory has 32% each for both the 'group home' and 'house' building types (for the purposes of SDA, that 'house' is 3 residents or less and a 'group home' is 4 or 5 residents).

'Villas/duplexes/townhouses' make up the largest proportion of dwellings in South Australia (52%), Tasmania (40%) and Queensland (30%). Of Western Australia's dwellings, 33% are of the building type 'apartment'. For legacy stock, the majority is in Victoria (64%), followed by New South Wales (19%) and Queensland (12%).

Further breakdown by design category, SDA type and sub-state 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 Q3 FY21-22

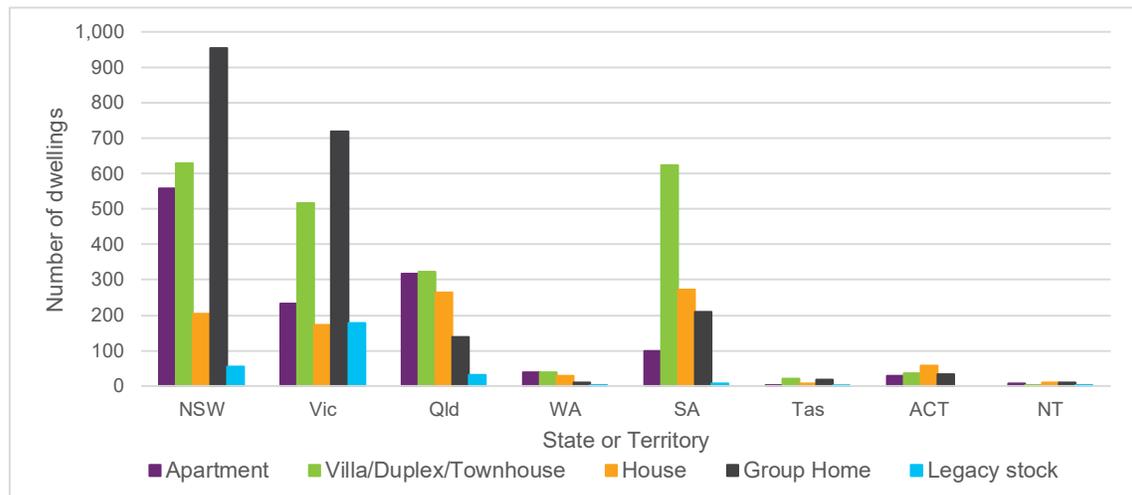


Table 3: Enrolled SDA dwellings in states and territories by building type including Legacy (excludes in-kind arrangements) at the end of Q3 FY21-22

Building type / State	Apartment	Villa/Duplex/Townhouse	House	Group home	Legacy stock (6+ residence)	Total
NSW	559	630	204	956	54	2,403
Vic	232	517	172	719	179	1,819
Qld	318	322	265	139	32	1,076
WA	39	38	28	11	1	117
SA	98	623	272	209	7	1,209
Tas	1	19	8	17	3	48
ACT	28	35	58	34	0	155
NT	8	1	10	10	2	31
National	1,283	2,185	1,017	2,095	278	6,858

NDIA observations

In most states and territories, legacy stock only comprises a small proportion of total stock, see section 2.1 for further information. Victoria (10%) is now the only state or territory to have 10% or more of their enrolled stock as legacy stock.

2.5 SDA building type by design category

Figure 6 shows that the largest proportion of dwellings are generally of the Basic design category, except for apartment builds. For 'apartment' building type, 62% of these are in the High Physical Support design category which is also the largest percentage within any type of dwelling (1% higher than from the previous quarter).

Basic dwellings account for a higher share of 'group homes' (44%), 'houses' (31%) and 'villas/duplex/townhouses' (34%) and legacy (6+ residents) (32%). Across all types of buildings, Improved Liveability is generally the second most common design category for builds. The exception is 'houses', where High Physical Support is the second most common design category. Robust dwellings make up the smallest proportion of builds across all building types.

Further breakdown by design category, SDA type and sub-state region, 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 Q3 FY21-22

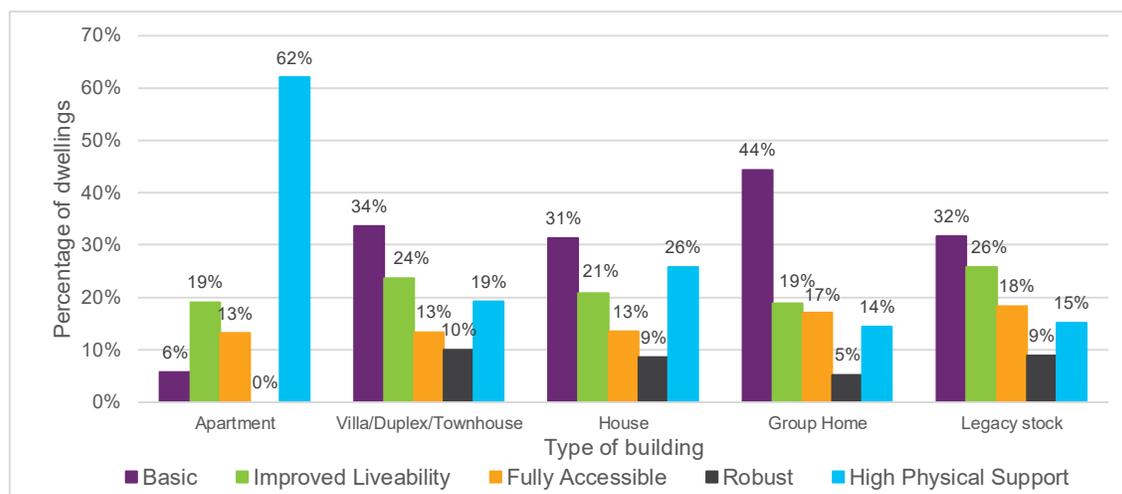


Table 4: Enrolled SDA dwellings by design category across SDA building types (excludes in-kind arrangements) at the end of Q3 FY21-22

Design category / Building type	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	High Physical Support and Fully Accessible	Total build types
Apartment	74	245	169	N/A	795	0	1,283
Villa/ Duplex/ Townhouse	735	516	293	220	420	1	2,185
House	318	212	137	87	262	1	1,017
Group home	929	397	359	109	301	0	2,095
Legacy stock	88	72	51	25	42	0	278
Total design categories	2,144	1,442	1,009	441	1,820	2	6,858

NDIA observations

The Basic design category of SDA was created to allow for the enrolment of disability accommodation that was previously used under state and territory models, where those dwellings did not meet the criteria of the other four design categories of SDA as defined in the SDA Rules. Only existing and legacy stock can be enrolled as Basic SDA.

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 (62%), High Physical Support ‘apartments’ are also the largest proportion (36%) of total pipeline dwellings. The total number of pipeline High Physical Support dwellings at the end of Q3 FY21-22 was 1,802 dwellings (equivalent to 3,152 places for residents across all building types), while there were 1,304 participants seeking a dwelling who were eligible for High Physical Support design category (see section 3.2).

The total number of Robust dwellings in the pipeline at the end of Q3 FY21-22 was 284 dwellings (equivalent to 468 places for residents across all building types) while there were 281 participants seeking a dwelling who were eligible for the Robust design category (see section 3.2).

2.6 Maximum number of residents in dwellings

Since Q2 FY21-22 (December quarter 2021), 1-resident to 5-resident dwellings increased in number, with the largest increase being in single-resident dwellings (5%, 98 dwellings). 6-or-more resident dwellings (Legacy stock) saw a 6% decrease (18 dwellings).

Since Q3 FY20-21 (March quarter 2021), 1-resident, 5-resident, and 6-or-more resident dwellings each saw over a 40% increase. The largest relative and absolute increase in enrolled dwellings were in single resident dwellings (48%, 717 dwellings).

Further breakdown by sub-state 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 Q3 FY20-21

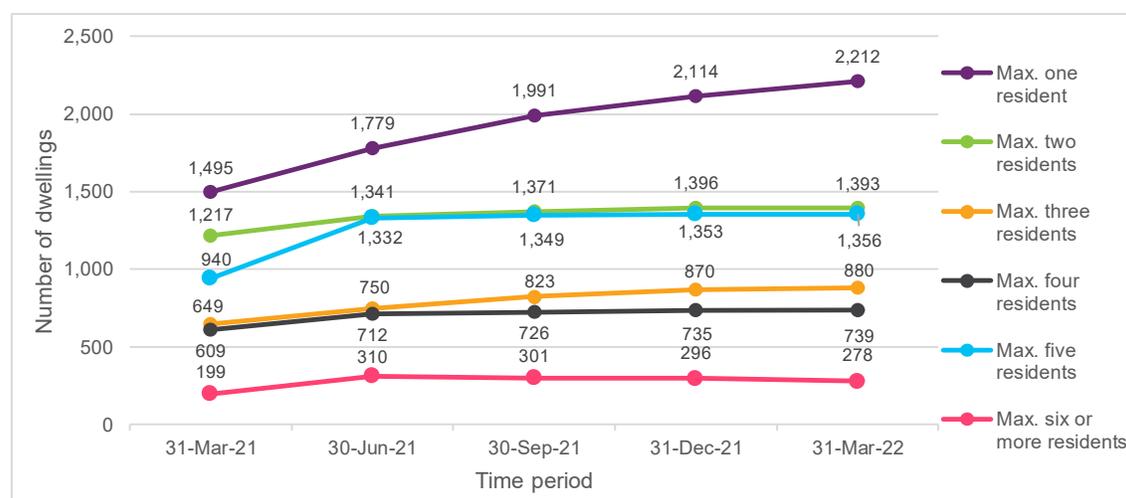


Table 5: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q3 FY20-21

Date / Maximum number of residents	31-Mar-21	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	Percentage growth from Q3 20-21
One resident	1,495	1,779	1,991	2,114	2,212	48%
Two residents	1,217	1,341	1,371	1,396	1,393	14%
Three residents	649	750	823	870	880	36%
Four residents	609	712	726	735	739	21%
Five residents	940	1,332	1,349	1,353	1,356	44%
Six or more residents	199	310	301	296	278	40%

NDIA observations

As Figure 7 shows, there is continued growth in single-resident enrolments that is outpacing other sized dwellings by residents and has been for a considerable period of time.

The larger resident dwelling increases (5-resident and 6-or-more resident) was mainly explained by the transfer of Victoria's in-kind stock in Q4 FY20-21, as outlined in the Q4 2020-21 SDA Report. 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 Q3 FY21-22, there are 2,612 dwellings that are unfinished/unenrolled, an increase of 21% from the December quarter 2021 (2,162 dwellings). Queensland still has the largest number of dwellings underway (960 dwellings), followed by New South Wales (648 dwellings) and Victoria (621 dwellings).

As Figure 8 displays, apart from Queensland, Tasmania and the Northern Territory, the largest share of unfinished/unenrolled dwellings in all other states and territories are apartment builds. Nationally, apartment builds encompass 44% of unfinished/unenrolled dwellings (down from 48% of pipeline dwellings in the previous quarter), followed by house building types at 28% (up from 24% of pipeline dwellings in the previous quarter).

Of the unfinished/unenrolled dwellings, 36% are High Physical Support apartments (948 out of 2,612 dwellings, down from a proportion of 40% in the previous quarter). The next largest proportion is High Physical Support houses at 20% (up from a proportion of 18% of pipeline dwellings). Refer to Figure 9 for further information.

Further breakdown of unfinished/unenrolled dwellings by design category, build type and sub-state 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 Q3 FY21-22

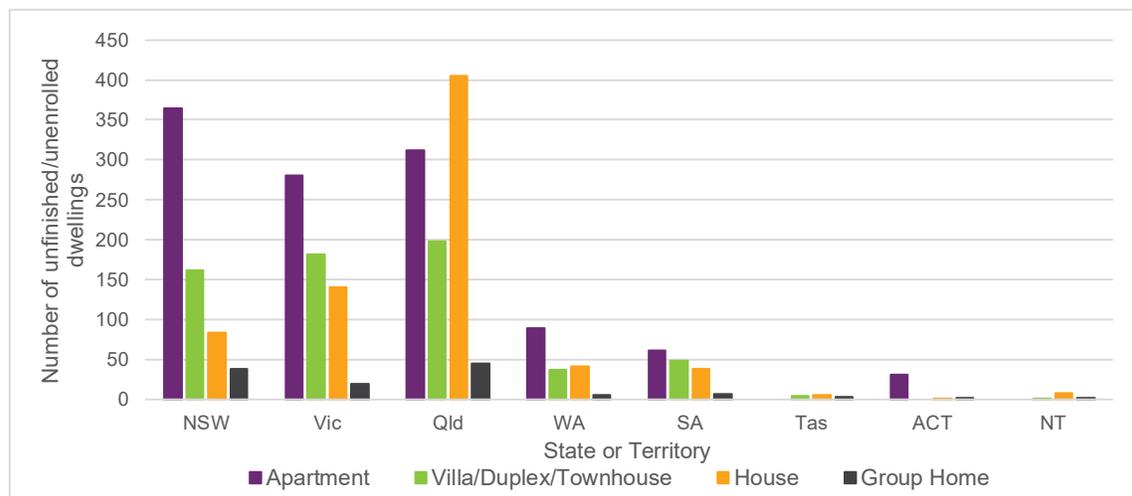


Table 6: Number of pipeline SDA dwellings in states and territories by building type at the end of Q3 FY21-22

Building type / State	Apartment	Villa/Duplex/Townhouse	House	Group Home	Total	Equivalent number of places for residents*
NSW	365	162	83	38	648	1,030
Vic	280	181	141	19	621	989
Qld	312	198	405	45	960	1,916
WA	89	37	41	5	172	283
SA	61	48	38	7	154	299
Tas	0	4	5	3	12	26
ACT	31	0	1	2	34	42
NT	0	1	8	2	11	33
National	1,138	631	722	121	2,612	4,618

*Note this is likely an over-estimate of future places due to these dwellings being unfinished/unenrolled and some may not end up enrolled.

Figure 9: Number of pipeline SDA dwellings by building type (including Legacy) and design category at the end of Q3 FY21-22

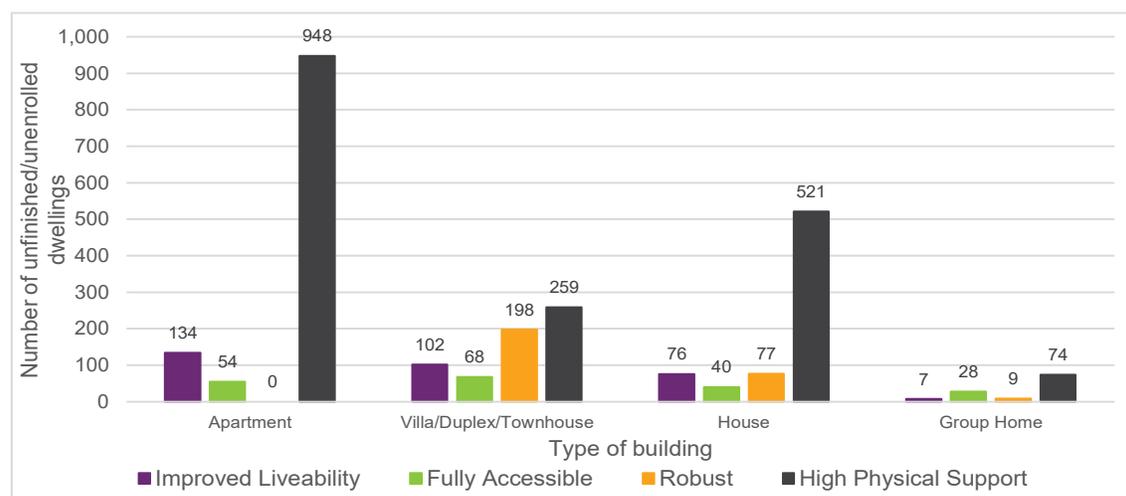


Table 7: Number of pipeline SDA dwellings across building type and design category at the end of Q3 FY21-22

Design category / Building type	Improved Liveability	Fully Accessible	Robust	High Physical Support	Combination of two design categories*	Total
Apartment	134	54	N/A	948	2	1,138
Villa/Duplex/ Townhouse	102	68	198	259	4	631
House	76	40	77	521	8	722
Group Home	7	28	9	74	3	121
Total design categories	319	190	284	1,802	17	2,612

*The three combinations of design categories for dwellings in the pipeline were: Improved Liveability and Fully Accessible; Improved Liveability and High Physical Support; and High Physical Support and Fully Accessible.

Table 8: Number of equivalent places for residents in the pipeline across building type and design category at the end of Q3 FY21-22*

Design category / Building type	Improved Liveability	Fully Accessible	Robust	High Physical Support	Combination of two design categories**	Total
Apartment	156	62	N/A	1,068	4	1,290
Villa/Duplex/ Townhouse	170	106	245	327	8	856
House	200	110	183	1,438	22	1,953
Group Home	30	118	40	319	12	519
Total design categories	556	396	468	3,152	46	4,618

*Note this is likely an over-estimate of future places due to these dwellings being unfinished/unenrolled and some may not end up enrolled.

**The three combinations of design categories for dwellings in the pipeline were: Improved Liveability and Fully Accessible; Improved Liveability and High Physical Support; and High Physical Support and Fully Accessible.

NDIA observations

Apartments are the most common unfinished/unenrolled SDA dwellings, with High Physical Support apartments comprising the largest number of unfinished/unenrolled dwellings. It should be considered that building types vary by the number of residents that may reside within (e.g., apartments can be built for one or two residents whereas group homes may be built to house four or five residents).

This will be an important indicator to watch in coming quarters, given several factors that are likely to affect the magnitude and composition of future supply of SDA dwellings, including: the Coronavirus (COVID-19) pandemic, the Reserve Bank of Australia commencing a cycle of monetary tightening, changes to the minimum accessibility standards of the National Construction Code in FY22-23 and how this may affect Improved Liveability SDA, and the SDA Pricing Review.

3. SDA participant market overview

3.1 Eligible participant profiles

There are 17,693 participants with SDA supports at the end of Q3 FY21-22. New South Wales and Victoria are the 2 largest states by overall participants with SDA funding in their plans.

Since Q3 FY20-21 (same time last year), the Australian Capital Territory had the largest percentage growth in participants with SDA funding in their plans at 56%, followed by Queensland (38%).

Further breakdown of participants with SDA supports by sub-state region is in 'Table P.1' in the [NDIS quarterly report to disability ministers](#).

Figure 10: Participants with SDA supports by states or territory of residence at the end of Q3 FY21-22

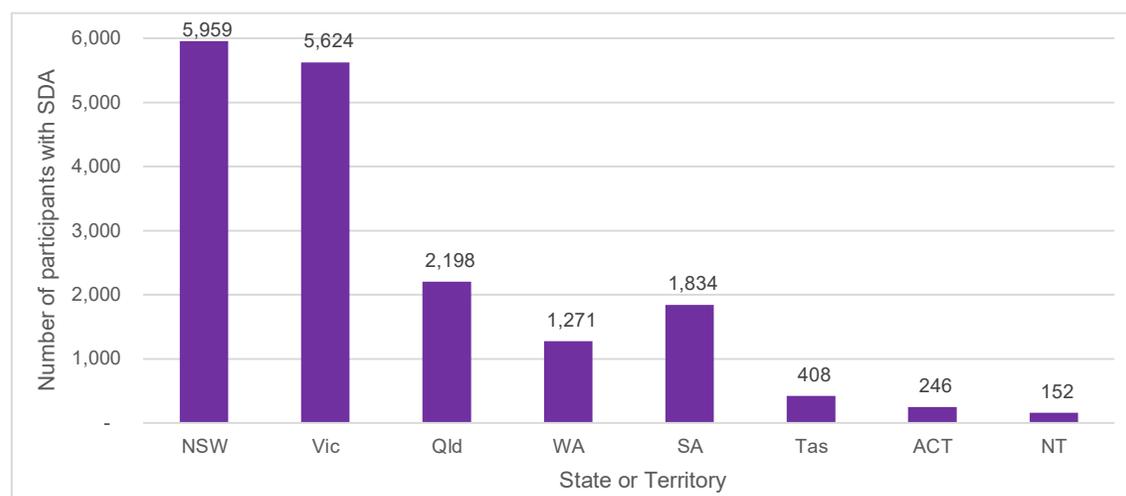


Table 9: Active participants with SDA supports in states and territories since Q3 FY20-21

State / Date	31-Mar-21	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	Percentage growth from Q3 20-21
NSW	5,533	5,572	5,598	5,762	5,959	8%
Vic	5,195	5,295	5,383	5,495	5,624	8%
Qld	1,595	1,650	1,793	1,969	2,198	38%
WA	1,160	1,149	1,160	1,222	1,271	10%
SA	1,670	1,675	1,700	1,775	1,834	10%
Tas	402	396	396	393	408	1%
ACT	158	170	184	212	246	56%
NT	129	126	133	143	152	18%
National	15,842	16,033	16,347	16,972	17,693	12%

3.2 Participants seeking SDA dwellings or alternatives

At the end of Q3 FY21-22, there were 19,781 participants with SDA needs, a 4% increase from the December quarter 2021 of 18,984 participants with SDA needs. Of these, 2,658 participants with SDA were seeking an alternative dwelling whilst 2,088 participants who were not in an SDA dwelling were seeking a vacancy (combined for 24% of participants with SDA needs seeking, up from 22% in the previous quarter).

The largest proportion of participants with SDA needs who are seeking dwellings whilst not currently in an SDA dwelling are in Northern Territory and Queensland (22% and 18% respectively, compared to 11% nationally). For participants already in an SDA dwelling but seeking alternatives, Queensland and New South Wales have the largest shares (17% and 16% respectively, compared to 13% nationally).

As per Table 9, nationally, the most common design category dwellings the two participant groups above are seeking is Improved Liveability (33%), followed by High Physical Support (27%) and Fully Accessible dwellings (21%).

Further breakdown of participants seeking SDA dwellings by sub-state 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 Q3 FY21-22

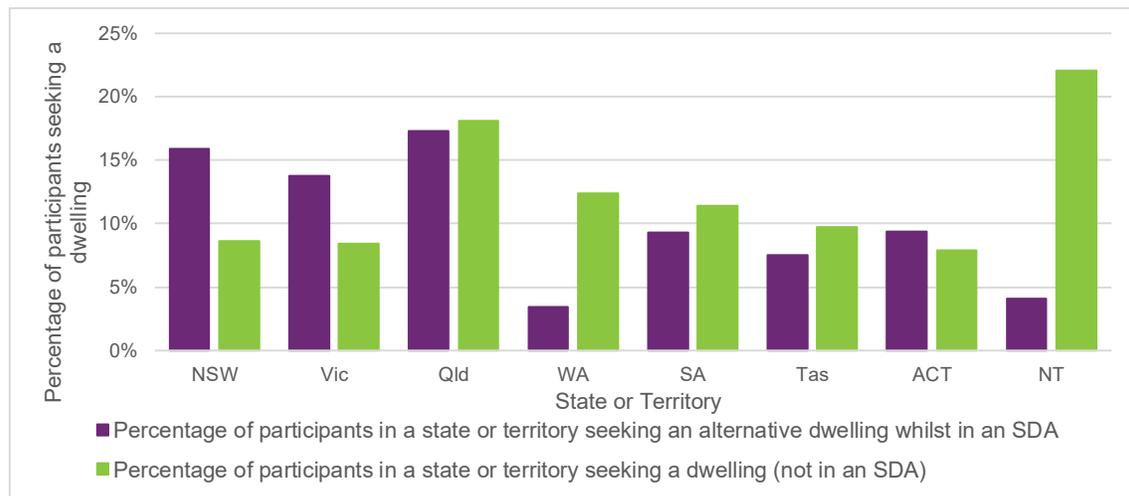


Figure 12: Number of participants seeking a SDA dwelling in states and territories by eligible design category at the end of Q3 FY21-22

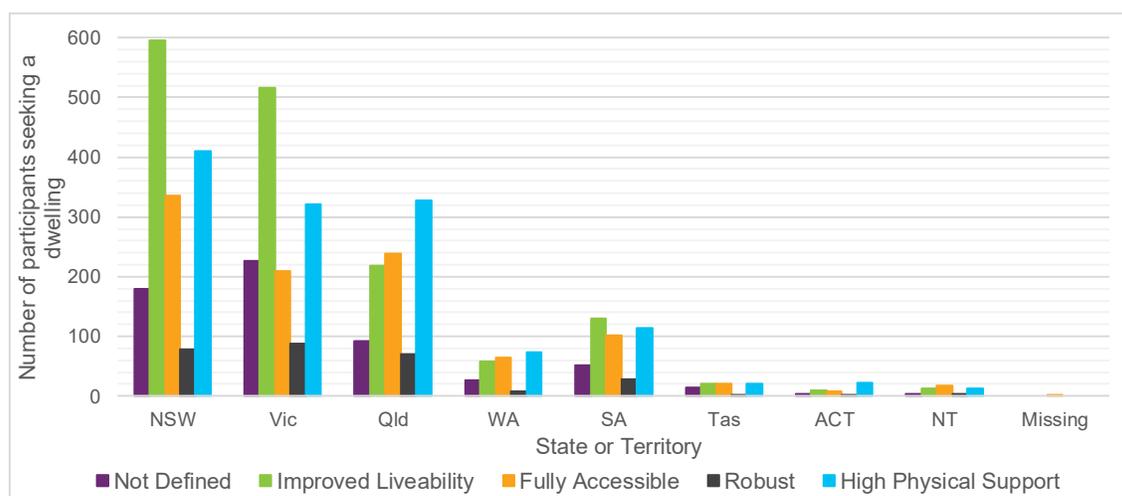


Table 10: Number of participants with SDA needs seeking a SDA dwelling in states and territories by design category at the end of Q3 FY21-22

Design category / State	Not defined*	Improved Liveability	Fully Accessible	Robust	High Physical Support	Total participant seeking SDA
NSW	180	596	335	78	411	1,600
Vic	227	516	210	88	321	1,362
Qld	93	218	239	71	328	949
WA	27	58	64	8	73	230
SA	52	130	102	29	115	428
Tas	15	20	21	2	20	78
ACT	3	10	9	1	23	46
NT	4	13	17	4	13	51
Missing**	0	0	2	0	0	2
Total	601	1,561	999	281	1,304	4,746

* Where a participant has been found eligible for SDA supports but the type of SDA is not recorded. ** State/Territory is defined by the current residing address of the participant, where this is not available it is considered "Missing".

NDIA observations

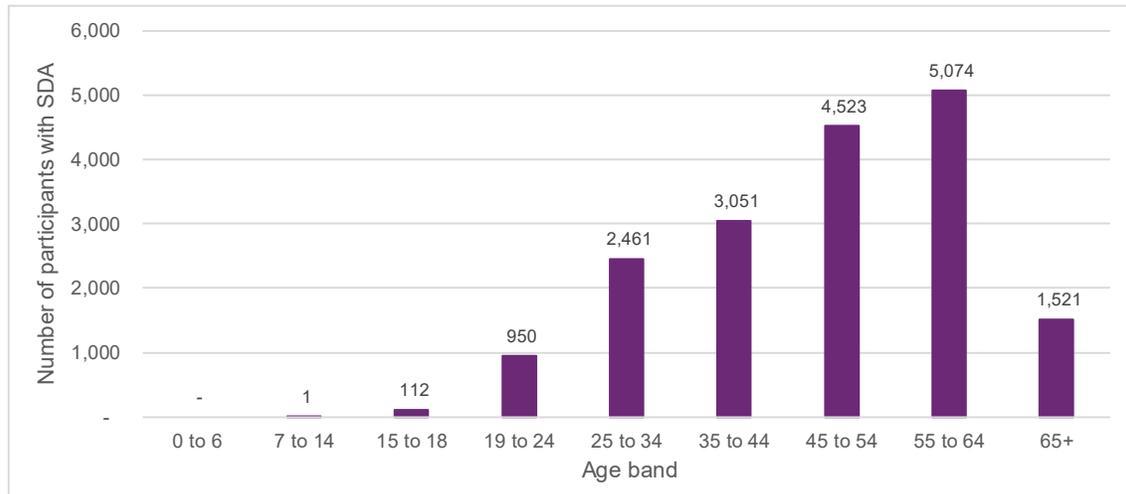
Currently, there is a higher demand from participants seeking dwellings with Improved Liveability support needs across most states and territories. However, Improved Liveability dwellings is the third most enrolled design category (see section 2.3) and still a distant second for pipeline dwellings where a gap continues to grow over Q3 FY21-22 (318 dwellings compared to 1,802 High Physical Support dwellings, see section 2.7).

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 quarters, with most SDA-eligible participants remaining in the 45 to 64 age brackets.

Figure 13: Participants with SDA by age at the end of Q3 FY21-22



3.3.2 Primary disability type

Almost half of SDA eligible participants have an intellectual disability as their primary disability (44%). The next 2 largest groups are participants with cerebral palsy (11%) and participants with autism (10%).

The proportion of SDA eligible participants with intellectual disability has decreased for the second consecutive quarter by 1.2% from the December quarter 2021 (despite an increase of 117 participants). The largest increases to the proportion of participants eligible for SDA by primary disability type came from participants with primary disabilities of other neurological (0.4%, 107 participants) and other physical (0.24%, 54 participants).

Table 11: Percentage of participants with SDA by primary disability type at the end of Q3 FY21-22

Primary disability type / number of participants with SDA	Number of participants with SDA	Proportion of participants with SDA
Intellectual disability	7,807	44%
Cerebral palsy	2,014	11%
Autism	1,835	10%
ABI	1,423	8%
Down syndrome	1,312	7%
Other neurological	977	6%
Psychosocial disability	736	4%
Stroke	440	2%
Multiple sclerosis	349	2%

Primary disability type / number of participants with SDA	Number of participants with SDA	Proportion of participants with SDA
Other physical	315	2%
Spinal cord Injury	301	2%
Other	125	1%
Visual impairment	54	0%
Hearing impairment	5	0%
Total	17.693	100%

3.3.3 Other characteristics

Figure 14: Participants with SDA who identify with a gender at the end of Q3 FY21-22

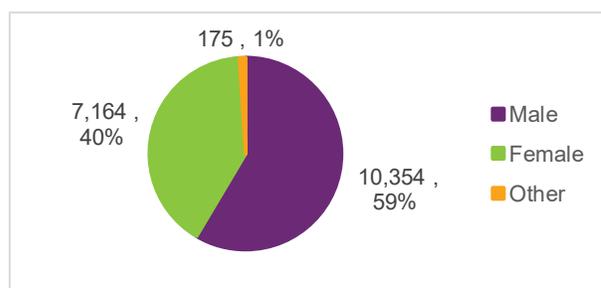


Figure 15: Participants who identify as indigenous at the end of Q3 FY21-22

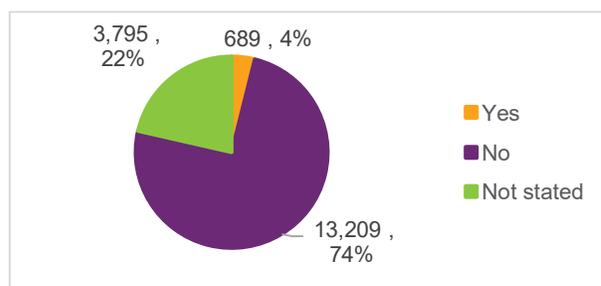
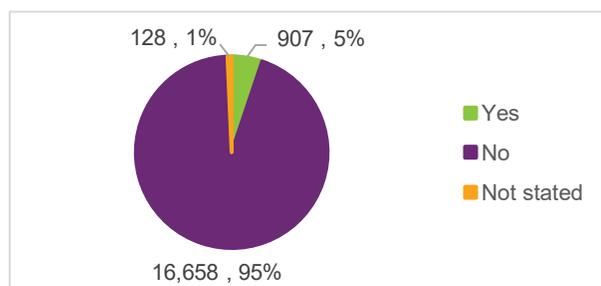


Figure 16: Participants by CALD status at the end of Q3 FY21-22



Appendix A – 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.

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

SDA types

1. **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).
2. **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](#)).
3. **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](#).
4. **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

1. **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 an SDA design category other than Basic.
2. **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.
3. **Fully Accessible:** Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.
4. **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.
5. **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

1. **Apartments:** Self-contained units that are part of a larger residential building.
2. **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.
3. **Houses:** Detached low-rise buildings with garden or courtyard areas.
4. **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.