

National Disability Insurance Scheme

Pricing Arrangements for Specialist Disability Accommodation 2022-23

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Further information

Further information on pricing in the National Disability Insurance Scheme can be found at the [NDIS Pricing Arrangements and pricing page](#) of the NDIS website.

Publication Schedule

The *NDIS Pricing Arrangements for Specialist Disability Accommodation* is published at least three times a year as set out in the following Table. Additional amendments as published as needed and sequentially numbered from the base version for the relevant period.

Version	Date	Details of publication
1.0	1 July	<ul style="list-style-type: none">SDA prices are indexed on 1 July each financial year for movements in the CPI
2.0	20 September	<ul style="list-style-type: none">The Maximum Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension.SDA amounts for participants sharing bedrooms and where SDA eligible participants share a dwelling with non-SDA eligible participants are modified (see Appendix G).
3.0	20 March	<ul style="list-style-type: none">The Maximum Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension.SDA amounts for participants sharing bedrooms and where SDA eligible participants share a dwelling with non-SDA eligible participants are modified (see Appendix G).

Version Control

The *NDIS Pricing Arrangements for Specialist Disability Accommodation* is subject to change. The latest version of the *NDIS Pricing Arrangements for Specialist Disability Accommodation* is available on the [NDIS website](#).

A Table setting out all updates to this *NDIS Pricing Arrangements for Specialist Disability Accommodation* is on page 44. Refer version 1.0 of that table for details of the changes made in this update to this Arrangement.

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Introduction

1. Specialist Disability Accommodation (SDA) is one of the supports that may be funded under the National Disability Insurance Scheme (NDIS) for some participants. SDA funding is provided to participants who require a specialist dwelling that reduces their need for person-to-person supports, or improves the efficiency of the delivery of person-to-person supports. SDA funding is only provided for participants who meet the eligibility criteria. Participants who meet the eligibility criteria will have an extreme functional impairment and/or very high support needs.
2. In brief, in order to receive NDIS SDA payments in respect of a participant living in a dwelling:
 - (i) the provider must be a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC); and
 - (ii) the provider must be approved for the SDA Registration Group by the NDIS Q&SC; and
 - (iii) the provider must have enrolled the dwelling with the NDIA; and
 - (iv) the SDA payment must be equal to or less than the maximum amount that the NDIA has determined that it will pay based on the age, location and features of the dwelling; and
 - (v) the NDIA must have determined that SDA is a reasonable and necessary support for the participant.¹

Legislative framework

3. The legislative framework for providing SDA to participants under the NDIS, including the criteria for when a participant will have SDA included in their NDIS plan, the dwellings that can be used for SDA and the payments that will be paid to providers of SDA are set out in:
 - (i) the *National Disability Insurance Scheme Act 2013* (the [NDIS Act](#)) and the NDIS Rules under the Act, including the *NDIS (Specialist Disability Accommodation) Rules 2020* ([SDA Rules](#)) and the *NDIS (Specialist Disability Accommodation Conditions) Rule 2018* ([SDA NDIS Q&SC Rule](#)), which incorporate the *NDIS (Specialist Disability Accommodation Conditions) Amendment Rules 2020*;
 - (ii) this NDIS Pricing Arrangements for SDA; and
 - (iii) the general [NDIS Pricing Arrangements and Price Limits](#).
4. This *NDIS Pricing Arrangements for SDA* is referred to as the SDA Price Guide in the *SDA Rules* and contains further detail regarding the Design Categories and Building Types described in the *SDA Rules*.
5. This *NDIS Pricing Arrangements for SDA* also sets out the price limits for particular SDA types and locations, including allowances for features.
6. Further information to assist Providers is available through the [NDIS website](#).

¹ If a provider was registered with the NDIA in a jurisdiction prior to the commencement of the NDIS Q&SC in that jurisdiction, then the provider is taken to have been registered by the NDIS Q&SC. If a dwelling was enrolled with the NDIS Q&SC immediately prior to 23 June 2020 then the dwelling is taken to have been enrolled by the NDIA.

Registered Providers' Obligations

Registration

7. All SDA providers must be registered for the SDA Registration Group by the NDIS Quality and Safeguards Commission (NDIS Q&SC).

Enrolment

8. The dwelling for which SDA is claimed must have been enrolled with the NDIS Q&SC (prior to 23 June 2020) or be enrolled with the NDIA (after 23 June 2020). The requirements that must be met for a dwelling to be enrolled are set out in the SDA Rules and, for dwellings that were enrolled with the NDIS Q&SC prior to 23 June 2020, the SDA NDIS Q&SC Rule. In summary, the requirements are that the dwelling:
 - (i) Is a permanent dwelling (for example, it is not a mobile home).
 - (ii) Is intended to provide long-term accommodation for at least one participant (for example, is not used only for respite, emergency or temporary accommodation).
 - (iii) Is not already being funded as accommodation by the Commonwealth, a State or Territory under a scheme unrelated to disability.
 - (iv) Is not excluded from SDA because it has previously received home modifications funding from the NDIA of the type described in s 25 of the SDA Rules.
 - (v) Meets the requirements of a New Build (including density restrictions), Existing Stock or Legacy Stock set out in the *SDA Rules*, and this *NDIS Pricing Arrangements for SDA*, including:
 - (a) For New Builds and New Builds (refurbished) - all its shared areas and any bedrooms for use by SDA-eligible participants must comply with the SDA Design Standard² for the Design Category of the dwelling; or
 - (b) For Existing Stock - all its shared areas and any bedrooms for use by SDA-eligible participants substantially comply with the Minimum Design Requirements set out below in this *NDIS Pricing Arrangements for SDA* for the Design Category of the dwelling; or
 - (c) For Legacy Stock - all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Design Requirements set out below in this *NDIS Pricing Arrangements for SDA* for the Design Category of the dwelling.
9. The registered provider must have the certifications required by the *SDA Rules* or the *SDA NDIS Q&SC Rule* that the dwelling:
 - (i) Complies with the SDA Rules and the SDA NDIS Q&SC Rule, and this *NDIS Pricing Arrangements for SDA*; and
 - (ii) Meets all applicable building codes and laws.

² The SDA Design Standard became the Minimum Design Requirements for New Builds and New Build (refurbished) from 1 July 2021 (see below).

Obligations

10. A registered provider of SDA:
 - (i) Must have a written service agreement for SDA with the participant or, if agreement cannot be reached, work with the participant to establish an agreement.
 - (ii) Must ensure the written service agreement for SDA is compliant with the NDIS Terms of Business (Appendix H – SDA Terms of Business), which set out the matters that must be included in the agreement.
 - (iii) Must provide a copy of the written service agreement for SDA to the participant.
 - (iv) Must act in accordance with the terms of the service agreement for SDA.
 - (v) Must comply with all Commonwealth, State or Territory laws that apply to the provision of SDA and must have mechanisms in place to ensure ongoing compliance, including in relation to employees, contractors or other persons engaged by the provider.
 - (vi) Must ensure their dwellings are correctly enrolled and meet the requirements for the enrolment of the dwellings.
 - (vii) Must provide all required notifications, including keeping the NDIA up to date including in relation to vacancies.
 - (viii) Must ensure dwellings do not exceed the maximum number of residents declared by the provider as the number for which the dwelling is enrolled.
 - (ix) Must, if the dwelling is a New Build, comply with the density restrictions set out in the SDA Rules.
11. A registered provider's approval can be revoked if the provider does not meet the obligations imposed on them by the SDA Rules.

Claiming Payment for SDA

12. As for all NDIS supports, Registered Providers can make a claim for SDA payment after that support has been delivered or provided. Standard claiming frequency for SDA is monthly, however the frequency can be flexible as long as it is in arrears.
13. When claiming payment for SDA from an individual participant's plan, a provider is only able to claim the lesser of:
 - (i) The maximum per participant price for which the dwelling is enrolled; and
 - (ii) The amount of SDA funding for which a participant has been assessed i.e. the amount of SDA in their plan.

For example, if a participant has been found eligible to receive \$90,000 per annum in SDA funding and the dwelling has been enrolled with a maximum per participant price of \$30,000, the maximum payment that could be claimed from this participant's plan is \$30,000 unless Appendix G applies. Similarly, if a participant has been found eligible to receive \$30,000 per annum in SDA funding and the dwelling has been enrolled with a maximum per participant price of \$90,000, the maximum payment that could be claimed from this participant's plan is \$30,000 unless Appendix G applies.

14. SDA is only paid while a participant resides in the dwelling or, in very limited cases, for a period after a vacancy arises (outlined below).
15. Payment for SDA can only be claimed when a registered provider meets all of the criteria to be eligible for the payment as set out in the NDIS Act and the NDIS Rules made under the Act, including the SDA Rules and the SDA NDIS Q&SC Rule, and related documents.
16. Claims for payment by a provider must be for a specific Design Category and Building Type that is identified by the provider when enrolling the dwelling. The provider must ensure that the dwelling meets all of the requirements of the Design Category and Building Type for the claim made.

Claiming for the Specialist Disability Accommodation Support Item

17. There are two support items that providers can use to claim for SDA. However, providers must only use one of these support items for each individual participant.
18. Providers must use the SDA Monthly Amount support item to claim for SDA when that support item is stated in the participant’s plan. This support item can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules 2020*. The price limit for the support item for a given participant is the amount stated in their plan.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_434_0131_2_2	Specialist Disability Accommodation (SDA) - Monthly Amount	Monthly	N/A	N/A	N/A

19. Providers must use the SDA Quotable Amount support item to claim for SDA when that support item is stated in the participant’s plan and the funds are agency managed and the quote has been accepted by the agency. This support item can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules 2020*. The price limit for the support item for a given participant is the amount stated in their plan.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_431_0131_2_2	Specialist Disability Accommodation (SDA) - Quotable Amount	Each	N/A	N/A	N/A

20. If a participant who is not currently residing in SDA has the SDA Quotable Amount support item in their plan, then they need to have their plan reassessed or varied to include the SDA Monthly Amount before they can move into an SDA property.

Claiming Payment for SDA Vacancy

21. There are very limited circumstances in which SDA payments may continue for a period of time after a participant no longer physically resides at an enrolled SDA dwelling.
22. A payment for SDA may be made from a participant’s plan even though the participant no longer physically resides at an enrolled SDA dwelling when:
 - (i) The SDA dwelling for the participant is enrolled to house two to five residents; and

- (ii) The participant either:
 - (a) Dies; or
 - (b) Gives notice that he or she will vacate the dwelling; or
 - (c) Is given a notice to vacate because of behaviour that might represent a risk to other residents, to staff or to the participant; and
 - (iii) The vacancy is available for a participant and the NDIA has been notified.
23. In these circumstances, the participant will be taken to reside in the dwelling until the vacancy is filled; or the earlier of the following:
- (i) For a dwelling that is enrolled to house four or five residents - 90 days after the day of the event mentioned in paragraph 22(ii); or
 - (ii) For a dwelling that is enrolled to house two or three residents - 60 days after the day of the event mentioned in paragraph 22(ii).

Claiming for the SDA Vacancy - Person-Specific Adjustment Support Item

24. This support item is a temporary payment for providers, available in limited circumstances when a participant moves out of an SDA dwelling that accommodates 2 or more residents. It can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules 2020*.
25. This support item is subject to quotation. It should only be used if it is a stated item in a plan and only if the funds are agency managed.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_432_0131_2_2	SDA Vacancy - Person-Specific Adjustment	Each	N/A	N/A	N/A

Prepayments

26. Registered Providers can only make a claim for payment for a support once that support has been delivered or provided. Where price limits apply, prices charged to participants must not exceed the price limit prescribed for that support.
27. Registered Providers can make a claim for payment once a service booking has been created and the support has been delivered or provided. Prepayment is not permitted unless the NDIA has given prior approval in writing to the Registered Provider. This will only occur in exceptional circumstances such as for certain assistive technologies, home modifications and remote area servicing where this has been agreed to by the participant.

Maximum Reasonable Rent Contribution

28. The payment of SDA prices by the NDIA on behalf of a participant to a Provider does not prevent the Provider obtaining a reasonable rent contribution directly from the participant.
29. The amount of rent a provider can charge must not exceed the amount of the maximum reasonable rent contribution (MRRC).

The maximum amount of rent if the participant does not share a bedroom

30. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter their age, the rent that they pay cannot be greater than the MRRC (Single) – which is an amount that is equal to:
- (i) 25 percent of the maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and not a member of a couple;
 - (ii) Plus: 25 per cent of the maximum rate of the Pension Supplement payable for a person who is not under 21 and not a member of a couple;
 - (iii) Plus: 100 per cent of the maximum rate of Commonwealth Rent Assistance payable for a person who is not under 21 and not a member of a couple and not sharing.

The maximum amount of rent if the participant shares a bedroom with a partner

31. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter their age, the rent they pay cannot be greater than the MRRC (Member of a Couple) – which is an amount that is equal to:
- (i) 25 percent of the maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is a member of a couple (not separated due to illness);
 - (ii) Plus: 25 per cent of the maximum rate of the Pension Supplement payable for a person who is not under 21 and is a member of a couple not separated due to illness);
 - (iii) Plus: 100 per cent of the maximum rate of Commonwealth Rent Assistance payable for a person who is not under 21 and is a member of a couple (not separated due to illness) and not sharing.

Table 1: Fortnightly Maximum Reasonable Rent Contribution

Period	Single	Member of a Couple (Each)
20 March 2022 to 19 September 2022	\$389.18	\$252.15

Voluntary contributions above the maximum reasonable rent contribution

32. In exceptional circumstances participants may choose to make a discretionary contribution over the MRRC. This can only occur:
- (i) where the participant, despite other available options, chooses to access a higher cost category of SDA than is funded by the NDIS (such as SDA in a different location or of a different type); or
 - (ii) if the market rental value for a particular dwelling is higher than the SDA price plus MRRC. This is unlikely but could occur due to a particular location.
33. If a Registered Provider proposes to charge rent that exceeds the SDA price plus the MRRC because of the high market rental value for the property, the Provider must not charge the participant that higher rent until the requirements in the *SDA Rules* have been met:

- (i) the Provider must obtain and keep written certification from an appropriately qualified property valuer stating that the rent is fair and reasonable; and
 - (ii) the Provider must notify the NDIA and provide the NDIA with a copy of the attestation referred to above.
34. Any voluntary discretionary contribution arrangements are expected to be reflected in the rent component of the written service agreement between a provider and participant.

Board payments

35. The written service agreement must specify any board payments that have been agreed with the participant, what the board payments will cover and the method and timing of making the board payments.

The maximum amount of board if the participant does not share a bedroom

36. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter the participant’s age, any board must not exceed a maximum amount (see Table 2) that is:
- (i) 50 per cent of maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is not a member of a couple;
 - (ii) Plus: 100 per cent of the maximum rate of the Energy Supplement payable for a person who is not under 21 and is not a member of a couple.

The maximum amount of board if the participant shares a bedroom with a partner

37. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter the participant’s age, any board must not exceed a maximum amount (see Table 2) that is:
- (i) 50 per cent of maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is a member of a couple (not separated due to illness);
 - (ii) Plus: 100 per cent of the maximum rate of the Energy Supplement payable for a person who is not under 21 and is a member of a couple (not separated due to illness).

Table 2: Fortnightly Maximum Board

Period	Single	Member of a Couple (Each)
20 March 2022 to 19 September 2022	\$464.50	\$350.10

38. Any board charged at the maximum amount must include at least:
- (i) Meals and consumables
 - (ii) Utilities that would ordinarily be paid by occupants
 - (iii) Access to whitegoods and laundry facilities
 - (iv) Furniture and furnishings in the common areas
39. If a Provider charges a participant board for any goods or services, the Provider must allow the participant to obtain those goods or services from a source other than the

Provider and not pay board if the participant chooses to do so. A Provider must not disadvantage a participant if the participant chooses to obtain goods or services from a source other than the Provider.

Steps to Calculate the SDA Price for a Dwelling

- 40. The SDA price limit is expressed as an annual amount.
- 41. The calculation of the SDA price limit can be divided into a number of steps, as follows:

Step 1: Determine whether the dwelling is a New Build, Existing Stock or Legacy Stock

Step 2: Determine the Base Price:

- *Step 2A: Identify the Building Type*
- *Step 2B: Identify the Design Category*
- *Step 2C: Identify if there is a room for On-Site Overnight Assistance*
- *Step 2D: Determine the Base Price*

Step 3: Identify if there is an additional breakout room (Robust design dwellings only)

Step 4: Identify the Location Factor

Step 5: Fire Sprinklers allowance (if applicable)

Step 6: Calculate the SDA Price

Step 7: Calculate the SDA Price (shared living arrangements)

Step 1: Determine whether the dwelling is a New Build, Existing Stock or Legacy Stock

- 42. Different SDA price limits are paid depending on whether the dwelling used to provide SDA is classified as a New Build, Existing Stock or Legacy Stock.
- 43. If a dwelling does not meet the requirements to be either a New Build, Existing Stock or Legacy Stock, the dwelling cannot be enrolled or receive SDA payments.
- 44. Providers must ensure that a dwelling is correctly enrolled. All dwellings that are enrolled must meet the requirements of the SDA type for which the dwelling is enrolled and for which SDA payment is claimed.
- 45. The definitions for New Build, Existing Stock and Legacy Stock are set out in the SDA Rules. Definitions are summarised in Table 3 below.

Table 3: Definitions of New Build, Existing Stock and Legacy Stock

Type	Definition
New Build	<p>A dwelling is a New Build if it meets all of the following five conditions:</p> <ol style="list-style-type: none"> 1) either: <ol style="list-style-type: none"> a) it was issued its first certificate of occupancy (or equivalent) on or after 1 April 2016; or b) it has been renovated or refurbished and issued with a certificate of occupancy (or equivalent) after 1 April 2016, and: <ol style="list-style-type: none"> i) because of the renovation or refurbishment, the dwelling meets the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below; and ii) the cost of the refurbishment is equal to or greater than the amount set out in Appendix F – Minimum Refurbishment Costs for New Builds (\$2022-23); and 2) either: <ol style="list-style-type: none"> a) it is enrolled to house five or fewer long-term residents (excluding support staff); or b) it is the home of a participant who intends to provide SDA to themselves (as a registered provider) and to reside there with the participant’s spouse or de facto partner and children; and

Type	Definition
	<ol style="list-style-type: none"> 3) all its shared areas, and any bedrooms for use by SDA-eligible participants comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below; 4) it does not breach the density restrictions for New Builds in s 31 of the SDA Rules. The density restrictions apply when there are multiple dwellings on a single parcel of land; and 5) fewer than 20 years have elapsed from the date the certificate of occupancy (or equivalent) in paragraph 1 of the Definition of New Build above was issued. When 20 years have elapsed from the date of the certificate of occupancy (or equivalent) the enrolment will convert to Existing Stock.
Existing Stock	<p>A dwelling is Existing Stock if it meets all of the following six conditions:</p> <ol style="list-style-type: none"> 1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2) it is enrolled to house five or fewer long-term residents (excluding support staff); and 3) it has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and 4) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 5) it housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and 6) all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below. <p>A dwelling is also Existing Stock if it meets all of the following three conditions:</p> <ol style="list-style-type: none"> 1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2) it is the home of a participant who intends to provide SDA to themselves (as a registered provider) and to reside there with the participant's spouse or de facto partner and children; and 3) all its shared areas, and any bedrooms for use by SDA-eligible participants comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below.
Legacy Stock	<p>A dwelling is Legacy Stock if it meets all of the following six conditions:</p> <ol style="list-style-type: none"> 1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2) it is enrolled to house more than five long-term residents (excluding support staff); and 3) it has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and 4) it housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and 5) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 6) all its shared areas, and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below.

Step 2A: Identify the Building Type

46. Dwellings are enrolled according to the Building Type specified by the registered provider. The SDA price limit that applies for the dwelling depends on the Building Type under which the dwelling is enrolled.
47. Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Building Type for

- which the dwelling is enrolled and for which SDA is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.
48. Registered providers are required to notify the NDIA within 5 working days if there is a change in the dwelling's Building Type or if the Building Type is likely to change, as per s 29 of the SDA Rules.
 49. Schedule 1 to the SDA Rules provide descriptions in relation to five Building Types. This *NDIS Pricing Arrangements for SDA* provides more detail in relation to some of those descriptions. SDA prices differ depending on the number of residents and number of bedrooms. An On-site Overnight Assistance (OOA) room is not a bedroom (see Step 2C).
 50. The number of residents for the purposes of calculating the base price includes both participants (who may or may not have SDA in their plans) and any other residents being accommodated at the dwelling, assuming one person per bedroom. Appendix G will apply to modify the base price where any bedroom within a dwelling is shared.
 51. The complete list of Building Types for which there are separate SDA prices is as follows:
 - (i) Apartment, 1 bedroom, 1 resident
 - (ii) Apartment, 2 bedrooms, 1 resident
 - (iii) Apartment, 2 bedrooms, 2 residents
 - (iv) Apartment, 3 bedrooms, 2 residents
 - (v) Villa/duplex/townhouse, 1 resident
 - (vi) Villa/duplex/townhouse, 2 residents
 - (vii) Villa/duplex/townhouse, 3 residents
 - (viii) House, 2 residents
 - (ix) House, 3 residents
 - (x) Group Home, 4 residents
 - (xi) Group Home, 5 residents
 - (xii) Legacy Stock, 6+ residents.

Required elements of all Building Types

52. Dwellings of all Building Types must, as a minimum, contain all of the following elements:
 - (i) a kitchen,
 - (ii) bathroom,
 - (iii) living/dining area,
 - (iv) entrance/exit, and
 - (v) at least one bedroom.
53. Dwellings that do not contain each of these elements cannot be enrolled as an SDA or must be enrolled as part of a larger Building Type. Dwellings may contain more than one of each of the required elements.

Definition of Building Types

54. Table 4 sets out the definitions of each Building Type. The definitions provide further detail on the descriptions contained in the SDA Rules.

Table 4: Definitions of the Building Types

Building Type	Definition	Building Code of Australia classification
Apartments	<ul style="list-style-type: none"> • Apartments are self-contained units occupying only part of a larger residential building. • Apartments are typically built above or below another dwelling. Self-contained dwellings that are separated from other dwellings by walls alone are not apartments but are likely to be a villa, duplex or townhouse. 	Class 2
Villas, Duplexes and Townhouses	<ul style="list-style-type: none"> • Villas, duplexes and townhouses are dwellings for one, two or three residents. • Villas, duplexes and townhouses are generally separate but semi-attached properties within a single land title or strata titled area. • Dwellings will be separated by a fire-resisting wall (although fire resistance is not required for Existing Stock). • Each villa, duplex or townhouse must have a separate and reasonably accessible entry to/exit from the property, and participants must not be able to internally travel between dwellings. That is, participants must be required to exit one dwelling in order to enter another. Restricted internal access between dwellings may be provided for support staff only. • Villas, duplexes and townhouses may also be ancillary dwellings that are located on the same parcel of land as another dwelling (e.g. fully self-contained 'granny flats'). 	Class 1(a)(ii), Class 3, or Class 1(a)(i)
Houses	<ul style="list-style-type: none"> • Houses are detached low-rise dwellings with garden or courtyard areas. • To be a house (rather than a villa/duplex/townhouse) the dwelling must be located on a clearly separated land area (e.g. separated by a fence, hedge or other form of delineation that is in keeping with the character of the neighbourhood). • It must not share a wall, roof, entry area, driveway, car parking or outdoor area with any dwelling other than an ancillary Villa/Townhouse/Duplex with no more than one resident. • A house is not to have more than two ancillary Villa/Duplex/Townhouses, otherwise the primary dwelling is likely to be considered a Villa/Townhouse/Duplex. • Each house must have a land area that is proportional with the number of residents and keeps with similar properties in the neighbourhood. 	Class 1(a)(i), Class 1(b)(i), or Class 3
Group Homes	<ul style="list-style-type: none"> • Group Homes are distinguished from other houses by the larger number of residents (four or five long term residents). 	Class 1(b)(i), or Class 3

Step 2B: Identify the Design Category

55. Dwellings are also enrolled according to the Design Category specified by the registered provider when enrolling the dwelling. The SDA price limit that applies for the dwelling depends on the Design Category under which the dwelling is enrolled.

56. Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Design Category for which the dwelling is enrolled and for which SDA payment is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.

57. Registered providers are required to notify the NDIA within five working days if there is a change in the dwelling’s Design Category or if the Design Category is likely to change, as per s 29 of the SDA Rules.
58. The SDA prices are based on five broad categories of SDA design which are set out in the SDA Rules. The five Design Categories are:
- (i) Basic,
 - (ii) Improved Liveability,
 - (iii) Fully Accessible,
 - (iv) Robust, and
 - (v) High Physical Support.

Minimum Design Requirements for Existing and Legacy Stock

59. In addition to the detailed description of each Building Type, this Pricing Arrangement also sets out the Minimum Requirements for each Design Category other than Basic designs.
60. Some of the Minimum Requirements are based on the ‘Silver’ or ‘Platinum’ level housing designs set out in the [Liveable Housing Design Guidelines \(fourth edition\) Australia](#).
61. For New Builds, all shared areas and any bedrooms for use by SDA-eligible participants must comply with the Minimum Requirements set out below.
62. For Existing Stock, there must be substantial compliance with the Minimum Requirements. Substantial compliance means compliance in all but a few non-critical respects.

Table 5: Description of Minimum Design Category Requirements

Design Category	Definition	Minimum Requirements
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.	<ul style="list-style-type: none"> • The Basic design category only applies for Existing Stock or Legacy Stock and cannot be included in a participant’s plan except if the participant already lives in Basic design SDA, or where a participant chooses to reside in Basic design SDA (section 15 SDA Rules).
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.	<ul style="list-style-type: none"> • Liveable Housing Australia ‘Silver’ level. • The designed environment responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example, Improved Liveability dwellings should include one or more additional design features such as the below depending on the needs of the participants: luminance contrasts; improved wayfinding; and/or lines of sight.
Fully Accessible	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.	<ul style="list-style-type: none"> • Liveable Housing Australia ‘Platinum’ level. • External doors and external outdoor private areas to be accessible by wheelchair. • Bathroom vanity/hand basin to be accessible in seated or standing position.

Design Category	Definition	Minimum Requirements
		<ul style="list-style-type: none"> Power supply to doors and windows (blinds), for retrofit of automation as necessary. Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position.
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.	<ul style="list-style-type: none"> Liveable Housing Australia 'Silver' level. Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance including: <ul style="list-style-type: none"> high impact wall lining, fittings and fixtures (e.g. blinds, door handles); secure windows, doors and external areas; appropriate sound proofing if residents are likely to cause significant noise disturbances (if required must retro-fit in new builds if not previously installed at building stage); and laminated glass. Layout with areas of leaving or retreat for staff and other residents to avoid harm if required. Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours.
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.	<ul style="list-style-type: none"> Liveable Housing Australia 'Platinum' level. External doors and external outdoor private areas to be accessible by wheelchair. Bathroom vanity/hand basin to be accessible in seated or standing position. Power supply to doors and windows (blinds), for retrofit of automation as necessary. Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position. Structural provision for ceiling hoists. Assistive technology ready. Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents. Emergency power solutions to cater for a minimum two hour outage where the welfare of participant(s) is at risk. Doors with 950mm minimum clear opening width to all habitable rooms.

Minimum Design Requirements for New Build and New Build (Refurbished)

63. In October 2019, the NDIA published the SDA Design Standard. The Design Standard set out detailed design requirements that will be incorporated into newly built SDA that are seeking enrolment under the NDIS.
64. Compliance with the Design Standard is mandatory from 1 July 2021, and demonstrates by the submission of certification from an accredited SDA assessor attached to each dwelling enrolment application.
65. The NDIA will accept certification from accredited SDA assessors against the Design Standard from 1 July 2020, for those SDA providers who wish to shift to the incoming

Design Standard and provide certification early. Applications received attaching Design Standard certification will meet the minimum requirements for SDA.

66. For more information about the SDA Design Standard and SDA assessors, please visit the [NDIS website](#).

Step 2C: Identify if there is a room for On-Site Overnight Assistance

67. The On-site Overnight Assistance (OOA) amount is only paid when an additional room is used by support staff who provide support services overnight to participants living in the same dwelling that contains the OOA room or in a near-by dwelling.
68. The form of OOA varies between Building Type and the amount of the OOA assistance payment made in relation to this room, as a consequence, may depend on whether access to the OOA is shared between multiple dwellings.
69. Table 6 describes the OOA and when OOA is payable.

Table 6: Description of OOA by Building Type & when OOA is payable

Building Type	Description of OOA	When OOA is payable
Apartment	<ul style="list-style-type: none"> The OOA must be a separate apartment in the same apartment complex as the SDA apartment. The OOA amount is not paid when the OOA is an additional room in an SDA apartment. 	<ul style="list-style-type: none"> A maximum of 10 SDA apartments. The OOA amount for one separate OOA apartment is payable for a maximum of 10 SDA apartments. No OOA amount is payable once the OOA amount has been added for 10 SDA apartments.
Other building types	<ul style="list-style-type: none"> An additional room inside or adjoining the dwelling(s). 	<ul style="list-style-type: none"> While the OOA may be shared between multiple dwellings, it can only be claimed against one dwelling.

Step 2D: Determine the Base Price

70. The Base Price for each Building Type for dwellings with and without OOA, are set out in:
- (i) Appendix B – New Builds (\$2022-23);
 - (ii) Appendix C – Existing Stock (\$2022-23); and
 - (iii) Appendix D – Base Price per participant for Legacy Stock (\$2022-23).
71. Note, pricing for Legacy Stock has three distinct periods:
- (i) During the immediate five year period after the property’s location transitions into the Scheme, the NDIA’s pricing for Legacy Stock covers the costs of the property as identified under the legislative framework.
 - (ii) For 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.
 - (iii) For 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.

Step 3: Identify if there is an additional breakout room (Robust design dwellings only)

72. Only dwellings that are in the Robust Design Category can have an additional breakout room.
73. A breakout room is a separate room designed to respond to the individual disability related needs of the participant. It is not a study or living/dining area but is intended to be dedicated and used to enhance learning, exploration or positively impact mood. These rooms would, therefore, be expected to make use of activities, equipment, sound and lighting in ways that are appropriate to the current resident(s).
74. Some dwellings may have both an OOA and a breakout room.
75. The additional price associated with a breakout room is set out in:
 - (i) Appendix B – New Builds (\$2022-23);
 - (ii) Appendix C – Existing Stock (\$2022-23); and
 - (iii) Appendix D – Base Price per participant for Legacy Stock (\$2022-23).
76. No additional price is associated with a breakout room for Legacy Stock.

Step 4: Identify the Location Factor

77. The Location Factors applied in SDA pricing are based on Australian Bureau of Statistics (ABS) Statistical Area 4 regions from 2011. See: [ABS Statistical Area 4](#).
78. To derive an SDA price limit for a particular dwelling, the Base Price (before the fire sprinkler allowance) is multiplied by the Location Factor relevant to the property's location and Building Type.
79. *Appendix E – Location Factors* sets out the Location Factors.

Step 5: Fire Sprinklers allowance (if applicable)

80. A Fire Sprinkler Allowance is payable when fire sprinklers have been installed throughout the SDA dwelling and they comply with all relevant building codes and laws. For example, they comply with requirements in relation to installation, testing and maintenance.
81. To adjust the SDA price limit for fire sprinklers, the location-adjusted Base Price is multiplied by $(1 + \text{the Fire Sprinkler Allowance})$ for the Building Type.

Fire Sprinkler Allowance amount

82. The Fire Sprinkler Allowance amount is:
 - (i) for Apartments: 1.2%
 - (ii) for other Building Types: 1.9%.

Step 6: Calculate the SDA Price

Annual SDA Price

83. To calculate the annual SDA price limit for a dwelling, the annual Base Price per participant is added to the additional cost of a breakout room (if applicable) and then

multiplied by the relevant Location Factor and, where applicable, a Fire Sprinkler Allowance Factor. This calculation is shown in the formula below:

$$\begin{aligned} \text{Annual SDA price limit} &= (\text{Annual Base Price} + \text{Breakout Room Price (if applicable)}) \\ &\quad \times \text{Location Factor} \\ &\quad \times (1 + \text{Fire Sprinkler Allowance}) \text{ (if applicable)} \end{aligned}$$

Monthly SDA Price

84. To calculate the monthly SDA price limit for a dwelling, the annual SDA Price limit is divided by 12. This calculation is shown in the formula below:

$$\text{Monthly SDA price limit} = \text{Annual SDA Price Limit} / 12$$

Step 7: Calculate the SDA Price (shared living arrangements)

85. If two people are sharing a bedroom in an enrolled dwelling or if one or more SDA-eligible participants are sharing an enrolled dwelling with one or more people who are not SDA-eligible participants then the SDA price limit is adjusted as set out in Appendix G.

Appendix A – Key Assumptions for SDA Benchmark Pricing

Note: All price assumptions are in 2016-17 dollars – SDA prices are indexed annually by Consumer Price Index (CPI).

General

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Investment horizon	20 years	Consultation with investors and financiers

Rental contributions from participant

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Annual rental contribution/participant	\$8,554	25 per cent basic Disability Support Pension + Commonwealth Rent Assistance (lower without CRA). Defined by framework.
Growth in rental contribution	CPI	Assumption.
Vacancy rates – group homes	3% - 10%	Historic data indicates 3-7 per cent. Assume higher in group homes when choice available.
Vacancy rates – smaller forms	3-7%	Public housing vacancy rates around 3 per cent. Assume slightly higher when the dwelling is not a single occupancy.

General market information

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Median land values	Varies by area Base \$552/sqm	State land agencies, aggregated to ABS statistical division. Base = median price combined capital cities.
Long term land appreciation	5% p.a.	Literature and State data indicates long term averages from 5-10 per cent or more. Assume low end due to high current property values.
Increase in building costs	CPI	ABS housing cost index similar to CPI over long term.
Gross market yield for existing stock	5.5% - 6.5%	Proportion of total property value. Based on RBA estimate of standard yield (4.2 per cent) plus 1-1.5 per cent additional cost for SDA based on review of State data. +1 per cent for apartments.

Cost of ownership

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Maintenance and outgoings	\$15,000 - \$34,000	Depends on property type. Based on review of State data. Significantly higher than general (non-SDA) industry benchmarks.
Property management	0.4%	Proportion of total property value. From RBA analysis. Equivalent to industry benchmarks of 8-10 per cent of rental value.
Vacancy management	\$4,000	Per vacancy. Equivalent to one FTE plus overheads for one month.

Property costs

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Build costs	\$0.4m - \$1.6m	Varies by build type and design category. Advice from quantity surveyors with architectural design advice.
Additional breakout or staff rooms	\$30,000 - \$40,000	As above.
Major refurbishments	20-25 years	Consultation advice.
Major refurbishments costs	\$40,000 - \$80,000	Consultation advice.
Asset life of building	60 years	Consultation advice. Assumes property is well maintained and regularly refurbished.
Loss on building costs when sold	20% - 40%	Assumption. Loss of building value on sale because building is designed as SDA. Higher end represents loss on group homes. Homes with higher specifications than platinum are treated in accordance with platinum homes.
Fees on sale of property	7.3%	Transaction fees, stamp duty, etc. Industry average estimated by RBA.

Financing

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Debt rate	5.2%	Ten year Commonwealth Bond rate plus 2.5 per cent debt margin.
Pre-tax equity return	11.6%	CAPM, based on comparison with aged care and other health care investments.
Level of debt	60%	Comparison with financing assumptions applied in the aged care sector and other regulated industries.

Appendix B – New Builds (\$2022-23)

Table 7: Annual Base Price per Participant for New Builds (\$2022-23)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and/or new design categories added over time
Apartment, 1 bedroom, 1 resident	\$0	\$38,664	\$45,111	\$62,429	\$72,836	\$0	\$0	\$0	\$82,808	\$96,610	Determined on a case by case basis
Apartment, 2 bedrooms, 1 resident	\$0	\$46,035	\$53,706	\$76,046	\$88,719	\$0	\$0	\$0	\$103,035	\$120,206	
Apartment, 2 bedrooms, 2 residents	\$0	\$17,985	\$20,982	\$32,811	\$39,148	\$0	\$0	\$0	\$46,485	\$54,232	
Apartment, 3 bedrooms, 2 residents	\$0	\$24,030	\$28,034	\$43,792	\$51,091	\$0	\$0	\$0	\$63,004	\$73,506	
Villa/Duplex/Townhouse, 1 resident	\$0	\$27,234	\$30,120	\$41,976	\$46,193	\$49,462	\$54,616	\$0	\$56,835	\$61,620	
Villa/Duplex/Townhouse, 2 residents	\$0	\$17,044	\$18,400	\$25,973	\$28,022	\$30,999	\$33,485	\$2,091	\$36,449	\$38,750	
Villa/Duplex/Townhouse, 3 residents	\$0	\$13,922	\$14,844	\$22,115	\$23,486	\$26,874	\$28,530	\$1,393	\$31,967	\$33,500	
House, 2 residents	\$0	\$24,892	\$26,249	\$34,016	\$36,064	\$39,710	\$42,197	\$2,091	\$44,984	\$47,287	
House, 3 residents	\$0	\$19,564	\$20,596	\$28,743	\$30,277	\$33,773	\$35,603	\$1,540	\$42,208	\$44,064	
Group home, 4 residents	\$0	\$17,240	\$18,017	\$25,827	\$27,000	\$30,545	\$31,934	\$1,168	\$37,923	\$39,319	
Group home, 5 residents	\$0	\$14,569	\$15,205	\$22,750	\$23,677	\$26,960	\$28,055	\$922	\$33,821	\$34,922	

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Table 8: Monthly Base Price per Participant for New Builds (\$2022-23)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and/or new design categories added over time
Apartment, 1 bedroom, 1 resident	\$0	\$3,222	\$3,759	\$5,202	\$6,070	\$0	\$0	\$0	\$6,901	\$8,051	Determined on a case by case basis
Apartment, 2 bedrooms, 1 resident	\$0	\$3,836	\$4,476	\$6,337	\$7,393	\$0	\$0	\$0	\$8,586	\$10,017	
Apartment, 2 bedrooms, 2 residents	\$0	\$1,499	\$1,749	\$2,734	\$3,262	\$0	\$0	\$0	\$3,874	\$4,519	
Apartment, 3 bedrooms, 2 residents	\$0	\$2,003	\$2,336	\$3,649	\$4,258	\$0	\$0	\$0	\$5,250	\$6,126	
Villa/Duplex/Townhouse, 1 resident	\$0	\$2,270	\$2,510	\$3,498	\$3,849	\$4,122	\$4,551	\$0	\$4,736	\$5,135	
Villa/Duplex/Townhouse, 2 residents	\$0	\$1,420	\$1,533	\$2,164	\$2,335	\$2,583	\$2,790	\$174	\$3,037	\$3,229	
Villa/Duplex/Townhouse, 3 residents	\$0	\$1,160	\$1,237	\$1,843	\$1,957	\$2,240	\$2,378	\$116	\$2,664	\$2,792	
House, 2 residents	\$0	\$2,074	\$2,187	\$2,835	\$3,005	\$3,309	\$3,516	\$174	\$3,749	\$3,941	
House, 3 residents	\$0	\$1,630	\$1,716	\$2,395	\$2,523	\$2,814	\$2,967	\$128	\$3,517	\$3,672	
Group home, 4 residents	\$0	\$1,437	\$1,501	\$2,152	\$2,250	\$2,545	\$2,661	\$97	\$3,160	\$3,277	
Group home, 5 residents	\$0	\$1,214	\$1,267	\$1,896	\$1,973	\$2,247	\$2,338	\$77	\$2,818	\$2,910	

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Additional breakout room (Robust design only)

The “+1 Room” column sets out the extra amount added to the SDA price for an additional breakout room

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Appendix C – Existing Stock (\$2022-23)

Table 9: Annual Base Price per Participant for Existing Stock (\$2022-23)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and / or new design categories added over time
Apartment, 1 bedroom, 1 resident	\$21,559	\$22,036	\$25,711	\$37,410	\$43,647	\$0	\$0	\$0	\$58,246	\$67,955	NA
Apartment, 2 bedrooms, 1 resident	\$28,473	\$29,058	\$33,901	\$48,594	\$56,694	\$0	\$0	\$0	\$75,746	\$88,369	NA
Apartment, 2 bedrooms, 2 residents	\$9,173	\$9,467	\$11,045	\$19,235	\$22,441	\$0	\$0	\$0	\$32,812	\$38,280	NA
Apartment, 3 bedrooms, 2 residents	\$14,273	\$14,651	\$17,093	\$27,611	\$32,213	\$0	\$0	\$0	\$46,487	\$54,234	NA
Villa/Duplex/Townhouse, 1 resident	\$10,900	\$11,188	\$13,361	\$18,712	\$21,000	\$23,240	\$26,086	\$0	\$31,060	\$34,073	NA
Villa/Duplex/Townhouse, 2 residents	\$5,765	\$5,956	\$7,012	\$10,612	\$11,724	\$13,638	\$15,009	\$1,155	\$19,063	\$20,512	NA
Villa/Duplex/Townhouse, 3 residents	\$4,665	\$4,832	\$5,538	\$9,044	\$9,787	\$11,898	\$12,813	\$769	\$16,941	\$17,907	NA
House, 2 residents	\$6,638	\$6,777	\$7,835	\$11,451	\$12,564	\$14,863	\$16,235	\$1,155	\$20,322	\$21,770	NA
House, 3 residents	\$5,094	\$6,078	\$6,868	\$10,767	\$11,601	\$13,803	\$14,813	\$850	\$21,168	\$22,337	NA
Group home, 4 residents	\$6,285	\$6,486	\$7,089	\$10,819	\$11,455	\$13,683	\$14,449	\$645	\$20,337	\$21,217	NA
Group home, 5 residents	\$5,048	\$5,211	\$5,687	\$9,257	\$9,760	\$11,814	\$12,422	\$509	\$17,994	\$18,687	NA

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Table 10: Monthly Price per Participant for Existing Stock (\$2022-23)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and / or new design categories added over time
Apartment, 1 bedroom, 1 resident	\$1,797	\$1,836	\$2,143	\$3,118	\$3,637	\$0	\$0	\$0	\$4,854	\$5,663	NA
Apartment, 2 bedrooms, 1 resident	\$2,373	\$2,422	\$2,825	\$4,050	\$4,725	\$0	\$0	\$0	\$6,312	\$7,364	NA
Apartment, 2 bedrooms, 2 residents	\$764	\$789	\$920	\$1,603	\$1,870	\$0	\$0	\$0	\$2,734	\$3,190	NA
Apartment, 3 bedrooms, 2 residents	\$1,189	\$1,221	\$1,424	\$2,301	\$2,684	\$0	\$0	\$0	\$3,874	\$4,520	NA
Villa/Duplex/Townhouse, 1 resident	\$908	\$932	\$1,113	\$1,559	\$1,750	\$1,937	\$2,174	\$0	\$2,588	\$2,839	NA
Villa/Duplex/Townhouse, 2 residents	\$480	\$496	\$584	\$884	\$977	\$1,137	\$1,251	\$96	\$1,589	\$1,709	NA
Villa/Duplex/Townhouse, 3 residents	\$389	\$403	\$462	\$754	\$816	\$992	\$1,068	\$64	\$1,412	\$1,492	NA
House, 2 residents	\$553	\$565	\$653	\$954	\$1,047	\$1,239	\$1,353	\$96	\$1,694	\$1,814	NA
House, 3 residents	\$425	\$507	\$572	\$897	\$967	\$1,150	\$1,234	\$71	\$1,764	\$1,861	NA
Group home, 4 residents	\$524	\$541	\$591	\$902	\$955	\$1,140	\$1,204	\$54	\$1,695	\$1,768	NA
Group home, 5 residents	\$421	\$434	\$474	\$771	\$813	\$985	\$1,035	\$42	\$1,500	\$1,557	NA

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Additional breakout room (Robust design only)

The “+1 Room” column sets out the extra amount added to the SDA price for an additional breakout room

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Appendix D – Base Price per participant for Legacy Stock (\$2022-23)

Table 11: Annual Price per Participant for Legacy Stock (\$2022-23)

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
6	\$3,861	\$4,011	\$4,451	\$7,734	\$8,198	\$10,087	\$10,646	\$15,773	\$16,411
7	\$2,904	\$3,046	\$3,455	\$6,508	\$6,940	\$8,698	\$9,215	\$13,987	\$14,579
8	\$2,126	\$2,256	\$2,641	\$5,508	\$5,912	\$7,563	\$8,050	\$12,529	\$13,085
9	\$1,484	\$1,609	\$1,970	\$4,683	\$5,068	\$6,629	\$7,090	\$11,327	\$11,853
10	\$949	\$1,069	\$1,416	\$3,999	\$4,364	\$5,853	\$6,290	\$10,329	\$10,831
11	\$502	\$614	\$947	\$3,424	\$3,775	\$5,200	\$5,621	\$9,492	\$9,973
12	\$124	\$233	\$554	\$2,941	\$3,278	\$4,652	\$5,056	\$8,785	\$9,249
13	\$0	\$0	\$219	\$2,528	\$2,855	\$4,184	\$4,577	\$8,185	\$8,632
14	\$0	\$0	\$0	\$2,178	\$2,492	\$3,785	\$4,165	\$7,670	\$8,106
15	\$0	\$0	\$0	\$1,873	\$2,183	\$3,442	\$3,812	\$7,229	\$7,652
16	\$0	\$0	\$0	\$1,613	\$1,914	\$3,146	\$3,506	\$6,848	\$7,262
17	\$0	\$0	\$0	\$1,383	\$1,682	\$2,887	\$3,244	\$6,516	\$6,924
18	\$0	\$0	\$0	\$1,188	\$1,478	\$2,664	\$3,013	\$6,229	\$6,629
19	\$0	\$0	\$0	\$1,016	\$1,300	\$2,469	\$2,812	\$5,978	\$6,371
20	\$0	\$0	\$0	\$865	\$1,147	\$2,297	\$2,635	\$5,759	\$6,147
21	\$0	\$0	\$0	\$731	\$1,010	\$2,145	\$2,481	\$5,565	\$5,948

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

NDIS Pricing Arrangements for Specialist Disability Accommodation 2022-23

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
22	\$0	\$0	\$0	\$613	\$890	\$2,015	\$2,346	\$5,394	\$5,773
23	\$0	\$0	\$0	\$511	\$783	\$1,897	\$2,225	\$5,243	\$5,618
24	\$0	\$0	\$0	\$421	\$692	\$1,793	\$2,119	\$5,112	\$5,483
25	\$0	\$0	\$0	\$341	\$606	\$1,702	\$2,024	\$4,994	\$5,362
26	\$0	\$0	\$0	\$268	\$535	\$1,621	\$1,941	\$4,889	\$5,253
27	\$0	\$0	\$0	\$204	\$471	\$1,547	\$1,867	\$4,796	\$5,159
28	\$0	\$0	\$0	\$149	\$411	\$1,484	\$1,800	\$4,713	\$5,075
29	\$0	\$0	\$0	\$98	\$359	\$1,427	\$1,743	\$4,640	\$5,000
30	\$0	\$0	\$0	\$54	\$312	\$1,375	\$1,689	\$4,574	\$4,931
31	\$0	\$0	\$0	\$12	\$272	\$1,332	\$1,642	\$4,515	\$4,872
32	\$0	\$0	\$0	\$0	\$234	\$1,290	\$1,601	\$4,463	\$4,819
33	\$0	\$0	\$0	\$0	\$201	\$1,253	\$1,564	\$4,416	\$4,770
34	\$0	\$0	\$0	\$0	\$172	\$1,221	\$1,530	\$4,374	\$4,728
35	\$0	\$0	\$0	\$0	\$147	\$1,191	\$1,501	\$4,337	\$4,689
36	\$0	\$0	\$0	\$0	\$121	\$1,167	\$1,472	\$4,304	\$4,654
37	\$0	\$0	\$0	\$0	\$102	\$1,141	\$1,449	\$4,272	\$4,624
38	\$0	\$0	\$0	\$0	\$83	\$1,122	\$1,427	\$4,246	\$4,596
39	\$0	\$0	\$0	\$0	\$65	\$1,101	\$1,409	\$4,223	\$4,573
40	\$0	\$0	\$0	\$0	\$51	\$1,086	\$1,390	\$4,200	\$4,549

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

NDIS Pricing Arrangements for Specialist Disability Accommodation 2022-23

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
41	\$0	\$0	\$0	\$0	\$37	\$1,071	\$1,375	\$4,181	\$4,531
42	\$0	\$0	\$0	\$0	\$22	\$1,056	\$1,362	\$4,163	\$4,511
43	\$0	\$0	\$0	\$0	\$12	\$1,045	\$1,349	\$4,147	\$4,495
44	\$0	\$0	\$0	\$0	\$3	\$1,034	\$1,339	\$4,135	\$4,480
45	\$0	\$0	\$0	\$0	\$0	\$1,025	\$1,327	\$4,123	\$4,469
46	\$0	\$0	\$0	\$0	\$0	\$1,016	\$1,319	\$4,110	\$4,457
47	\$0	\$0	\$0	\$0	\$0	\$1,006	\$1,311	\$4,098	\$4,447
48	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,301	\$4,089	\$4,436
49	\$0	\$0	\$0	\$0	\$0	\$993	\$1,296	\$4,082	\$4,428
50 or more	\$0	\$0	\$0	\$0	\$0	\$988	\$1,290	\$4,075	\$4,422

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Table 12: Monthly Price per Participant for Legacy Stock (\$2022-23)

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
6	\$322	\$334	\$371	\$645	\$683	\$841	\$887	\$1,314	\$1,368
7	\$242	\$254	\$288	\$542	\$578	\$725	\$768	\$1,166	\$1,215
8	\$177	\$188	\$220	\$459	\$493	\$630	\$671	\$1,044	\$1,090
9	\$124	\$134	\$164	\$390	\$422	\$552	\$591	\$944	\$988
10	\$79	\$89	\$118	\$333	\$364	\$488	\$524	\$861	\$903
11	\$42	\$51	\$79	\$285	\$315	\$433	\$468	\$791	\$831
12	\$10	\$19	\$46	\$245	\$273	\$388	\$421	\$732	\$771
13	\$0	\$0	\$18	\$211	\$238	\$349	\$381	\$682	\$719
14	\$0	\$0	\$0	\$182	\$208	\$315	\$347	\$639	\$676
15	\$0	\$0	\$0	\$156	\$182	\$287	\$318	\$602	\$638
16	\$0	\$0	\$0	\$134	\$160	\$262	\$292	\$571	\$605
17	\$0	\$0	\$0	\$115	\$140	\$241	\$270	\$543	\$577
18	\$0	\$0	\$0	\$99	\$123	\$222	\$251	\$519	\$552
19	\$0	\$0	\$0	\$85	\$108	\$206	\$234	\$498	\$531
20	\$0	\$0	\$0	\$72	\$96	\$191	\$220	\$480	\$512
21	\$0	\$0	\$0	\$61	\$84	\$179	\$207	\$464	\$496
22	\$0	\$0	\$0	\$51	\$74	\$168	\$196	\$450	\$481
23	\$0	\$0	\$0	\$43	\$65	\$158	\$185	\$437	\$468

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

NDIS Pricing Arrangements for Specialist Disability Accommodation 2022-23

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
24	\$0	\$0	\$0	\$35	\$58	\$149	\$177	\$426	\$457
25	\$0	\$0	\$0	\$28	\$51	\$142	\$169	\$416	\$447
26	\$0	\$0	\$0	\$22	\$45	\$135	\$162	\$407	\$438
27	\$0	\$0	\$0	\$17	\$39	\$129	\$156	\$400	\$430
28	\$0	\$0	\$0	\$12	\$34	\$124	\$150	\$393	\$423
29	\$0	\$0	\$0	\$8	\$30	\$119	\$145	\$387	\$417
30	\$0	\$0	\$0	\$5	\$26	\$115	\$141	\$381	\$411
31	\$0	\$0	\$0	\$1	\$23	\$111	\$137	\$376	\$406
32	\$0	\$0	\$0	\$0	\$20	\$108	\$133	\$372	\$402
33	\$0	\$0	\$0	\$0	\$17	\$104	\$130	\$368	\$398
34	\$0	\$0	\$0	\$0	\$14	\$102	\$128	\$365	\$394
35	\$0	\$0	\$0	\$0	\$12	\$99	\$125	\$361	\$391
36	\$0	\$0	\$0	\$0	\$10	\$97	\$123	\$359	\$388
37	\$0	\$0	\$0	\$0	\$9	\$95	\$121	\$356	\$385
38	\$0	\$0	\$0	\$0	\$7	\$94	\$119	\$354	\$383
39	\$0	\$0	\$0	\$0	\$5	\$92	\$117	\$352	\$381
40	\$0	\$0	\$0	\$0	\$4	\$91	\$116	\$350	\$379
41	\$0	\$0	\$0	\$0	\$3	\$89	\$115	\$348	\$378
42	\$0	\$0	\$0	\$0	\$2	\$88	\$114	\$347	\$376

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

NDIS Pricing Arrangements for Specialist Disability Accommodation 2022-23

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
43	\$0	\$0	\$0	\$0	\$1	\$87	\$112	\$346	\$375
44	\$0	\$0	\$0	\$0	\$0	\$86	\$112	\$345	\$373
45	\$0	\$0	\$0	\$0	\$0	\$85	\$111	\$344	\$372
46	\$0	\$0	\$0	\$0	\$0	\$85	\$110	\$343	\$371
47	\$0	\$0	\$0	\$0	\$0	\$84	\$109	\$342	\$371
48	\$0	\$0	\$0	\$0	\$0	\$83	\$108	\$341	\$370
49	\$0	\$0	\$0	\$0	\$0	\$83	\$108	\$340	\$369
50 or more	\$0	\$0	\$0	\$0	\$0	\$82	\$108	\$340	\$369

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Appendix E – Location Factors

Table 13: Location Factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
Median Capital City	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ACT - Australian Capital Territory	1.02	1.02	1.02	1.02	0.99	0.96	0.95	0.97	0.97	0.96	0.95	0.95
NSW - Capital Region	1.07	1.08	1.08	1.09	1.01	0.96	0.95	0.98	0.97	0.96	0.95	0.95
NSW - Central Coast	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99	0.99
NSW - Central West	1.07	1.08	1.08	1.09	0.99	0.94	0.92	0.96	0.94	0.94	0.92	0.92
NSW - Coffs Harbour - Grafton	1.07	1.08	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.96	0.95	0.95
NSW - Far West and Orana	1.16	1.16	1.16	1.19	1.07	1.01	0.99	1.01	1.01	1.01	0.99	0.99
NSW - Hunter Valley excluding Newcastle	1.07	1.08	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.97	0.95	0.95
NSW - Illawarra	1.08	1.09	1.09	1.10	1.06	1.04	1.04	1.04	1.04	1.04	1.04	1.04
NSW - Mid North Coast	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96	0.96
NSW - Murray	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91	0.91
NSW - New England and North West	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91	0.91
NSW - Newcastle and Lake Macquarie	1.08	1.09	1.09	1.10	1.06	1.05	1.05	1.04	1.04	1.05	1.05	1.05
NSW - Richmond - Tweed	1.08	1.08	1.08	1.10	1.03	1.00	0.99	1.00	1.00	1.00	0.99	0.99
NSW - Riverina	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.92	0.92
NSW - Southern Highlands and Shoalhaven	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96	0.96
NSW - Sydney - Baulkham Hills and Hawkesbury	1.05	1.05	1.05	1.06	1.08	1.11	1.13	1.08	1.10	1.12	1.13	1.13
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.00	1.02	1.03	1.03	1.02	1.03	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.20	1.18	1.18	1.16	1.76	2.25	2.53	1.93	2.15	2.31	2.53	2.53
NSW - Sydney - Eastern Suburbs	1.18	1.16	1.16	1.15	1.63	2.04	2.27	1.78	1.96	2.09	2.27	2.27
NSW - Sydney - Inner South West	1.03	1.02	1.02	1.02	1.15	1.24	1.29	1.18	1.22	1.25	1.29	1.29
NSW - Sydney - Inner West	1.18	1.17	1.17	1.16	1.36	1.59	1.71	1.44	1.54	1.61	1.72	1.72

NDIS Pricing Arrangements for Specialist Disability Accommodation 2022-23

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
NSW - Sydney - North Sydney and Hornsby	1.08	1.08	1.08	1.08	1.25	1.39	1.47	1.29	1.36	1.41	1.47	1.47
NSW - Sydney - Northern Beaches	1.03	1.03	1.03	1.02	1.18	1.30	1.36	1.22	1.27	1.31	1.36	1.36
NSW - Sydney - Outer South West	1.04	1.04	1.04	1.05	1.01	1.00	0.99	1.00	1.00	1.00	0.99	0.99
NSW - Sydney - Outer West and Blue Mountains	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99	0.99
NSW - Sydney - Parramatta	1.02	1.01	1.01	1.01	1.08	1.13	1.16	1.10	1.12	1.14	1.16	1.16
NSW - Sydney - Ryde	1.03	1.03	1.03	1.02	1.17	1.29	1.35	1.21	1.26	1.30	1.35	1.35
NSW - Sydney - South West	1.00	1.00	1.00	1.00	1.03	1.04	1.05	1.03	1.04	1.04	1.05	1.05
NSW - Sydney - Sutherland	1.02	1.02	1.02	1.02	1.13	1.22	1.26	1.16	1.20	1.23	1.26	1.26
NT - Darwin	1.35	1.36	1.36	1.41	1.29	1.26	1.28	1.21	1.24	1.27	1.28	1.28
NT - Northern Territory - Outback	1.39	1.40	1.40	1.47	1.29	1.24	1.24	1.19	1.22	1.24	1.24	1.24
QLD - Brisbane - East	0.95	0.95	0.95	0.94	0.93	0.92	0.91	0.94	0.93	0.92	0.91	0.91
QLD - Brisbane - North	0.95	0.95	0.95	0.94	0.95	0.95	0.94	0.96	0.95	0.95	0.94	0.94
QLD - Brisbane - South	0.95	0.95	0.95	0.94	0.97	0.98	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane - West	0.95	0.95	0.95	0.94	0.98	0.99	0.99	0.99	0.99	0.99	0.99	0.99
QLD - Brisbane Inner City	0.96	0.96	0.96	0.95	1.02	1.06	1.08	1.04	1.06	1.07	1.08	1.08
QLD - Cairns	1.15	1.16	1.16	1.19	1.08	1.03	1.02	1.03	1.03	1.03	1.02	1.02
QLD - Darling Downs - Maranoa	1.01	1.02	1.02	1.02	0.94	0.88	0.85	0.91	0.89	0.87	0.85	0.85
QLD - Fitzroy	1.15	1.16	1.16	1.19	1.08	1.03	1.01	1.03	1.03	1.03	1.02	1.02
QLD - Gold Coast	0.98	0.98	0.98	0.98	0.95	0.93	0.92	0.95	0.94	0.93	0.92	0.92
QLD - Ipswich	0.98	0.98	0.98	0.98	0.91	0.86	0.84	0.90	0.87	0.86	0.83	0.83
QLD - Logan - Beaudesert	0.98	0.98	0.98	0.98	0.93	0.89	0.87	0.92	0.90	0.89	0.87	0.87
QLD - Mackay	1.15	1.16	1.16	1.19	1.08	1.04	1.02	1.03	1.03	1.04	1.03	1.03
QLD - Moreton Bay - North	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89	0.89
QLD - Moreton Bay - South	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89	0.89
QLD - Queensland - Outback	1.10	1.10	1.10	1.12	1.02	0.96	0.94	0.97	0.96	0.96	0.94	0.94
QLD - Sunshine Coast	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89	0.89
QLD - Toowoomba	1.02	1.02	1.02	1.03	0.96	0.91	0.89	0.93	0.92	0.91	0.89	0.89
QLD - Townsville	1.15	1.16	1.16	1.19	1.08	1.04	1.02	1.03	1.04	1.04	1.03	1.03
QLD - Wide Bay	1.01	1.02	1.02	1.02	0.94	0.89	0.86	0.92	0.89	0.88	0.86	0.86

NDIS Pricing Arrangements for Specialist Disability Accommodation 2022-23

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
SA - Adelaide - Central and Hills	1.00	0.99	0.99	0.99	1.01	1.02	1.03	1.02	1.02	1.03	1.03	1.03
SA - Adelaide - North	1.03	1.03	1.03	1.03	0.99	0.96	0.94	0.97	0.96	0.96	0.94	0.94
SA - Adelaide - South	0.99	0.99	0.99	0.99	0.96	0.94	0.93	0.95	0.94	0.94	0.93	0.93
SA - Adelaide - West	0.99	0.99	0.99	0.99	0.99	0.99	0.99	1.00	0.99	0.99	0.99	0.99
SA - Barossa - Yorke - Mid North	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86	0.86
SA - South Australia - Outback	1.15	1.15	1.15	1.18	1.06	1.01	0.99	1.01	1.01	1.01	0.99	0.99
SA - South Australia - South East	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86	0.86
TAS - Hobart	1.00	1.00	1.00	1.00	0.94	0.90	0.88	0.93	0.91	0.90	0.88	0.88
TAS - Launceston and North East	1.08	1.09	1.09	1.10	1.01	0.95	0.93	0.97	0.96	0.95	0.93	0.93
TAS - South East	1.08	1.08	1.08	1.10	1.00	0.94	0.91	0.96	0.94	0.94	0.92	0.92
TAS - West and North West	1.08	1.09	1.09	1.10	1.00	0.95	0.92	0.96	0.95	0.94	0.93	0.93
VIC - Ballarat	1.04	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91	0.91
VIC - Bendigo	1.05	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91	0.91
VIC - Geelong	1.01	1.01	1.01	1.01	0.97	0.93	0.92	0.95	0.94	0.93	0.92	0.92
VIC - Hume	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.91	0.89	0.89
VIC - Latrobe - Gippsland	1.00	1.01	1.01	1.01	0.94	0.89	0.86	0.92	0.89	0.88	0.86	0.86
VIC - Melbourne - Inner	1.00	1.00	1.00	0.99	1.13	1.22	1.27	1.16	1.20	1.23	1.27	1.27
VIC - Melbourne - Inner East	1.03	1.03	1.03	1.02	1.06	1.11	1.14	1.08	1.10	1.12	1.14	1.14
VIC - Melbourne - Inner South	0.99	0.99	0.99	0.98	1.07	1.13	1.16	1.09	1.12	1.14	1.16	1.16
VIC - Melbourne - North East	0.97	0.97	0.97	0.97	0.96	0.94	0.94	0.96	0.95	0.94	0.94	0.94
VIC - Melbourne - North West	1.01	1.01	1.01	1.01	0.96	0.92	0.91	0.94	0.93	0.92	0.91	0.91
VIC - Melbourne - Outer East	1.02	1.02	1.02	1.01	0.94	0.91	0.90	0.93	0.92	0.91	0.90	0.90
VIC - Melbourne - South East	1.06	1.06	1.06	1.07	1.05	1.03	1.03	1.04	1.03	1.03	1.03	1.03
VIC - Melbourne - West	0.97	0.97	0.97	0.97	0.95	0.93	0.91	0.94	0.93	0.92	0.91	0.91
VIC - Mornington Peninsula	0.97	0.97	0.97	0.96	0.93	0.91	0.89	0.93	0.91	0.90	0.89	0.89
VIC - North West	1.04	1.05	1.05	1.06	0.96	0.90	0.88	0.93	0.91	0.90	0.88	0.88
VIC - Shepparton	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.92	0.91	0.89	0.89
VIC - Warrnambool and South West	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.92	0.90	0.90
WA - Bunbury	1.11	1.12	1.12	1.14	1.05	1.00	0.99	1.01	1.01	1.00	0.99	0.99
WA - Mandurah	1.07	1.07	1.07	1.08	1.01	0.97	0.96	0.98	0.98	0.97	0.96	0.96

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Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
WA - Perth - Inner	1.07	1.06	1.06	1.07	1.22	1.34	1.42	1.26	1.32	1.36	1.42	1.42
WA - Perth - North East	1.03	1.03	1.03	1.04	1.01	1.00	0.99	1.00	1.00	1.00	0.99	0.99
WA - Perth - North West	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.03	1.04	1.04	1.05	1.05
WA - Perth - South East	1.08	1.08	1.08	1.09	1.06	1.06	1.06	1.05	1.05	1.06	1.06	1.06
WA - Perth - South West	1.03	1.03	1.03	1.04	1.03	1.02	1.02	1.02	1.02	1.02	1.02	1.02
WA - Western Australia - Outback	1.20	1.21	1.21	1.24	1.12	1.07	1.05	1.06	1.06	1.07	1.06	1.06
WA - Western Australia - Wheat Belt	1.11	1.11	1.11	1.13	1.03	0.97	0.95	0.98	0.97	0.97	0.95	0.95

Appendix F – Minimum Refurbishment Costs for New Builds (\$2022-23)

Table 14: Minimum Refurbishment Costs for New Builds

Building type / design category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA
Apartment, 1 bedroom, 1 resident	NA	\$206,902	NA	\$363,142	NA	NA	NA	NA	\$457,363	NA
Apartment, 2 bedrooms, 1 resident	NA	\$250,461	NA	\$452,556	NA	NA	NA	NA	\$577,148	NA
Apartment, 2 bedrooms, 2 residents	NA	\$250,461	NA	\$452,556	NA	NA	NA	NA	\$577,148	NA
Apartment, 3 bedrooms, 2 residents	NA	\$326,688	NA	\$586,493	NA	NA	NA	NA	\$762,271	NA
Villa/duplex/townhouse, 1 resident	NA	\$119,786	\$141,564	\$211,548	\$233,175	\$249,939	\$276,376	\$298,611	\$283,130	\$304,909
Villa/duplex/townhouse, 2 residents	NA	\$152,455	\$174,234	\$265,873	\$286,447	\$316,346	\$341,312	\$362,310	\$359,356	\$392,025
Villa/duplex/townhouse, 3 residents	NA	\$206,902	\$217,792	\$348,663	\$368,760	\$418,497	\$442,794	\$463,229	\$490,032	\$511,812
House, 2 residents	NA	\$163,344	\$185,123	\$281,410	\$301,984	\$338,614	\$363,580	\$384,578	\$381,136	\$402,915
House, 3 residents	NA	\$228,681	\$250,461	\$395,274	\$417,791	\$469,078	\$495,925	\$518,510	\$588,038	\$609,816
Group home, 4 residents	NA	\$315,798	\$337,578	\$524,679	\$547,338	\$615,960	\$642,801	\$665,379	\$740,492	\$773,160
Group home, 5 residents	NA	\$348,467	\$359,356	\$579,436	\$601,511	\$679,646	\$705,710	\$727,636	\$827,609	\$860,277

Appendix G – Shared living arrangements, including with people who are not SDA-eligible

86. When a number (n) of SDA-eligible participants are sharing an enrolled dwelling with a number (m) of people who are not an SDA-eligible participant (with one person per bedroom and no vacancies) then:

- (i) The SDA price limit for each of (n) SDA-eligible participants is the SDA price limit that would apply if the dwelling was of the same build type and design category and had (n) bedrooms;
- (ii) The maximum reasonable rent contribution for each of the SDA-eligible participants is equal to $MRRC_{Single}$; and
- (iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated.

87. When an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with another SDA-eligible participant

- (i) The SDA price limit, SDA_{Share} , for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is as follows

$$SDA_{Share} = 50\% \times SDA_{Dwelling} - 15\% \times MRRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 86 if necessary):

- (ii) The maximum reasonable rent contribution for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is equal to $MRRC_{Member\ of\ a\ Couple}$; and
- (iii) For any other SDA eligible participant in the dwelling:
 - (a) The rate of SDA payable in respect of each of those participants is $SDA_{Dwelling}$; and
 - (b) The maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.

88. When an SDA-eligible participant is sharing a bedroom in an enrolled dwelling with a person who is not an SDA-eligible participant:

- (i) The SDA price limit SDA_{Share} , for the SDA-eligible participant is as follows

$$SDA_{Share} = SDA_{Dwelling} - 30\% \times MRRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 86 if necessary):

- (ii) The maximum reasonable rent contribution for the SDA-eligible participant is $MRRC_{Member\ of\ a\ Couple}$.
- (iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated; and

- (iv) For any other SDA eligible participant in the dwelling:
 - (a) The rate of SDA payable in respect of each of those participants is $SDA_{Dwelling}$; and
 - (b) The maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.
- 89. When an SDA-eligible participant is sharing a bedroom with a person who is not an SDA-eligible participant, and that person is a child or financial dependent of the SDA-eligible participant:
 - (i) The SDA price limit for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own; and
 - (ii) The MRRC for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own.
- 90. The SDA amount and MRRC for shared living arrangements not covered by paragraphs 86-89 will be determined by the NDIA on a case by case basis in accordance with the principles of the NDIS.

Appendix H – SDA Terms of Business

91. This Appendix, together with the section on Maximum Reasonable Rent Contribution of this *NDIS Pricing Arrangements for SDA*, constitute the Terms of Business for Registered Providers of SDA for the purposes of Section 5 of the *SDA Rules*.

Service agreements

92. A Registered Provider must not provide SDA unless the Provider has a written service agreement with the participant that contains all of the terms listed below (Section 36 of the *SDA Rules*).
93. If a Registered Provider has worked with the participant to establish a written service agreement but has not been able to reach agreement with the participant, the Registered Provider must not provide SDA for the participant unless the Provider:
- (i) produces a written service agreement that is the agreement proposed by the Provider and the proposed agreement contains all of the terms listed below; and
 - (ii) provides a copy of the proposed agreement to the participant; and
 - (iii) provides SDA to the participant in accordance with the terms of the proposed agreement.
94. A participant who is a Registered Provider who provides SDA to themselves is not required to have a written service agreement.
95. The Registered Provider is to pay the costs associated with the written service agreement and is not to charge the participant.
96. A written service agreement may be a standalone document or the terms below may be included in a document that includes other things, such as a tenancy or occupancy agreement.

Terms that must be included in an SDA service agreement or a proposed agreement

97. Registered Providers are required to include all of the terms below in the written service agreement, or proposed agreement in alignment with any legislation, unless State or Territory legislation prevents a term from applying:
- (i) specify the rent that must be paid by the participant and the method and timing of making rental payments;
 - (ii) specify the amount of any bond and the management arrangements that apply to the bond;
 - (iii) specify any board payments that have been agreed with the participant, what the board payments cover and the method and timing of making board payments;
 - (iv) the provider must issue a receipt for any payment made by the participant;
 - (v) specify the minimum period of notice that will be given by the Provider before the Provider increases the amount of any rent or any board payable by the participant;

- (vi) specify:
 - (a) the name, telephone number and address of the Provider's agent (if any) and the responsibilities of the agent; or
 - (b) if the provider does not have an agent, the address and telephone number of the Provider;
 - (vii) require the Provider to notify the participant in writing within 5 business days of any change of the matters in paragraph (vi), unless State or Territory law provides for another notice period;
 - (viii) specify the commencement date of the agreement, the duration of the agreement, and the manner in which the agreement can be extended;
 - (ix) specify the circumstances in which the agreement can be terminated by either the participant or the Provider;
 - (x) require the Provider to give a participant a minimum of 90 days' notice before the participant is required to vacate the premises, unless shorter notice is required to address the risk of harm to the participant or others;
 - (xi) require the Provider to ensure that the premises are reasonably clean before the commencement of the agreement;
 - (xii) require the Provider to ensure that the property is in a good state of repair and is being appropriately maintained, having regard to the safety, security and privacy of the residents;
 - (xiii) explain the process for requesting repairs or maintenance to be undertaken;
 - (xiv) explain the process for making a complaint about the SDA;
 - (xv) specify any house rules the participant is expected to comply with;
 - (xvi) specify the circumstances in which the Provider or the Provider's agent is entitled to access the premises, and the notice that must be provided before the Provider or the Provider's agent enters the premises;
 - (xvii) specify any reasonable responsibilities or obligations of the participant; and
 - (xviii) declare to the participant any conflict of interest in relation to other services provided to the participant. In particular, any affiliation with a provider of Supported Independent Living supports to the participant.
98. Providers should note that the requirement to include the terms above in a written agreement does not remove or change the application of other requirements in State or Territory laws. Any State or Territory requirements continue to apply.

Notice of Vacancy

99. A Registered Provider must notify the NDIA as soon as possible, and within five working days, if:
- (i) a participant gives notice of termination of their occupancy; or
 - (ii) the Provider gives notice to vacate to a participant; or

- (iii) a vacancy arises that is available to be filled by a participant (Section 29 SDA Rules).

Not preference one participant over another

100. Registered Providers must not give preference to a participant over other participants. All residents must be afforded the same treatment, rights and choices. The requirement not to give preference to a participant also applies when the participant receiving SDA is a relative of the Provider.

Relatives of participants who provide SDA

101. The Gifts, Benefits and Commissions requirements in the Terms of Business for Registered Providers do not apply to a Registered Provider of SDA who provides SDA to a participant who is also a family member.
102. In these cases, registered providers of SDA may have a financial or other personal interest directly or indirectly related to the benefit they receive from providing SDA.
103. Registered Providers of SDA who are providing SDA to a family member must not compromise the participant's choice of SDA or other supports.

Records and Audit

104. Registered Providers must comply with the requirements in the 'Maintenance, Records and Audit' section of the Terms of Business for Registered Providers of SDA.

Officers, employees, agents and subcontractors to comply

105. Registered Providers must have mechanisms in place to ensure that their officers, employees, agents and subcontractors comply, and have mechanisms in place to ensure ongoing compliance, with the Terms of Business for Registered Providers of SDA.

History of Changes to the Pricing Arrangements for SDA

Version	Page	Details of Amendment	Date Published	Date of Effect
1.0		2022-23 edition of the <i>NDIS Pricing Arrangements for Specialist Disability Accommodation</i>	30 June 2022	1 July 2022