

# **NDIS specialist disability accommodation 2021-22 quarter 4 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, with this report now including some information on this. 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 encourages feedback on SDA quarterly reports and will continue to incorporate feedback received.

## 2021-22 quarter 4 report highlights:

- The largest quarter-to-quarter percentage increase in number of participants with SDA supports in a quarter over the last two years (see section 3.1)
- 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)

## 1.1 How to use this report

This report provides additional analysis of the data that is released regularly through the [NDIS 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, as well as in-depth geographical information.

Definitions of commonly used terms are included at Appendix A.

## 2. SDA supply market overview

The total number of SDA dwellings as at 30 June 2022 was 7,086, up by 228 dwellings (or 3.3%) compared to March 2022 quarter, and by 862 dwellings (or 14%) compared to the same time last year (June 2021 quarter).

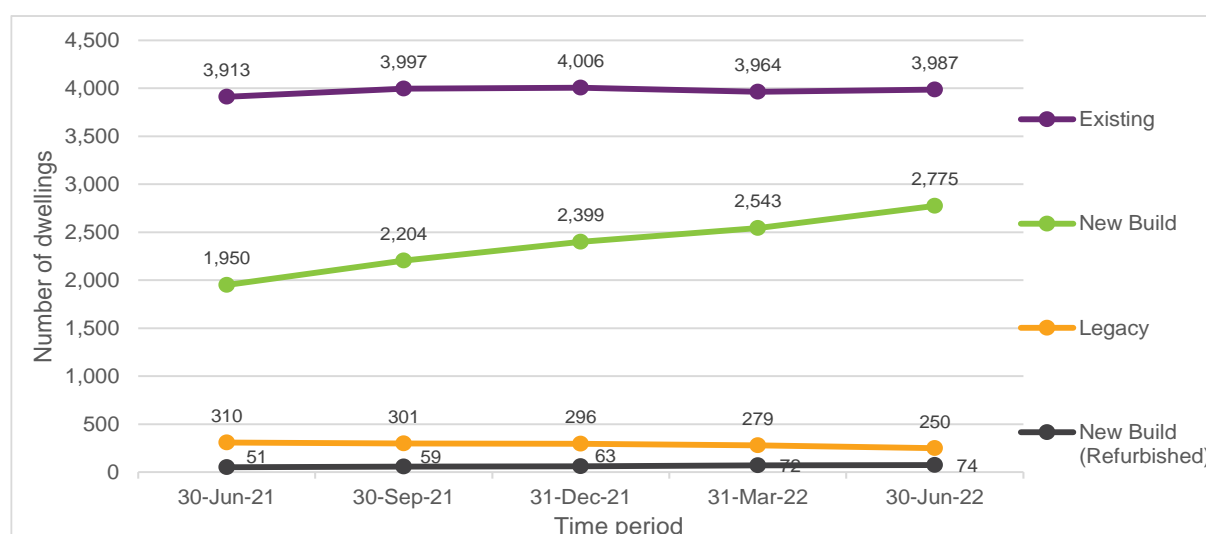
### 2.1 SDA type

Since Q3 FY21-22 (March 2022 quarter), the largest increase in dwellings, in absolute and relative terms, was in New Build stock (232 dwellings, 9%). New Build (Refurbished) stock (2 dwellings, 3%) and Existing stock (23 dwellings, 1%) also saw increases in dwellings over the June 2022 quarter. By contrast, Legacy stock saw a 10% decrease in dwellings (29 dwellings) over the same period.

Since Q4 FY20-21 (June 2021 quarter), besides Legacy stock, there have been overall increases for other SDA types. In total, this was a net increase of 862 dwellings, including 23 New Build (Refurbished) dwellings and a reduction of 60 Legacy stock dwellings.

Further breakdown by sub-state regions can be found within 'Table P.4' in the [NDIS quarterly report to disability ministers](#). Definitions of SDA type are found in Appendix A.

Figure 1: Enrolled SDA dwellings by building type (excludes in-kind arrangements) since Q4 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 enrolled dwellings to transition in future quarters, which will appear in this data in future quarters.

In the June 2022 quarter, Legacy stock decreased for the fourth quarter in a row. This is to be anticipated, referring to paragraph 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.

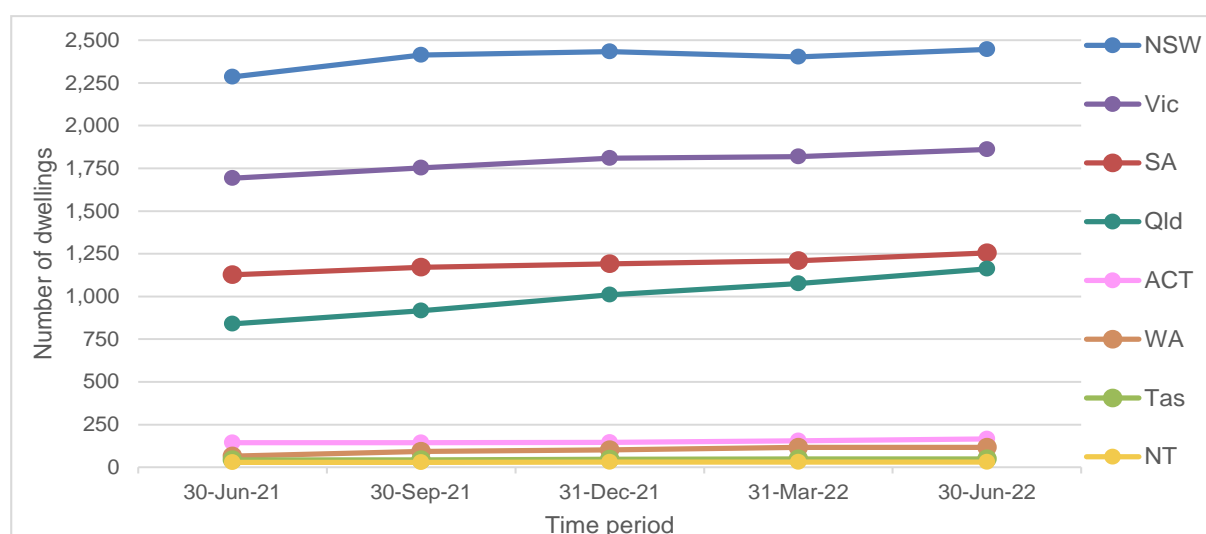
## 2.2 Location

Since Q3 FY21-22 (March 2022 quarter), the largest relative increase in dwellings was 8% in Queensland (86 dwellings), also the largest absolute increase in dwellings, followed by 6% growth in the Australian Capital Territory (10 dwellings). Northern Territory, Tasmania and Western Australia did not have a change in enrolled dwellings in the June 2022 quarter.

Since Q4 FY20-21 (June 2021 quarter), the largest percentage increases have been in Western Australia (80%, 52 dwellings) and Queensland (38%, 322 dwellings), with the increase in Queensland also the largest absolute increase in enrolled 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 Q4 FY20-21



**Table 1: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q4 FY20-21**

Date / State	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	30-Jun-22	Percentage growth from Q4 20-21
<b>NSW</b>	2,285	2,413	2,433	2,403	2,447	7%
<b>Vic</b>	1,693	1,753	1,809	1,819	1,861	10%
<b>SA</b>	1,126	1,171	1,190	1,209	1,255	11%
<b>Qld</b>	840	916	1,009	1,076	1,162	38%
<b>ACT</b>	143	144	145	155	165	15%
<b>WA</b>	65	92	101	117	117	80%
<b>Tas</b>	43	43	46	48	48	12%
<b>NT</b>	29	29	31	31	31	7%
<b>National</b>	<b>6,224</b>	<b>6,561</b>	<b>6,764</b>	<b>6,858</b>	<b>7,086</b>	<b>14%</b>

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

## NDIA observations

For Western Australia’s stock, 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).

## 2.3 Design category

Since the Q3 FY21-22 (March 2022 quarter), besides for Basic stock (no change), dwelling numbers increased across all other design categories. The largest increase, in relative and absolute terms, was for dwellings of the High Physical Support design category (8%, 142 dwellings). This was followed by dwellings of the Robust design category (8%, 34 dwellings), Improved Liveability design category (2%, 36 dwellings), and Fully Accessible design category (1%, 14 dwellings).

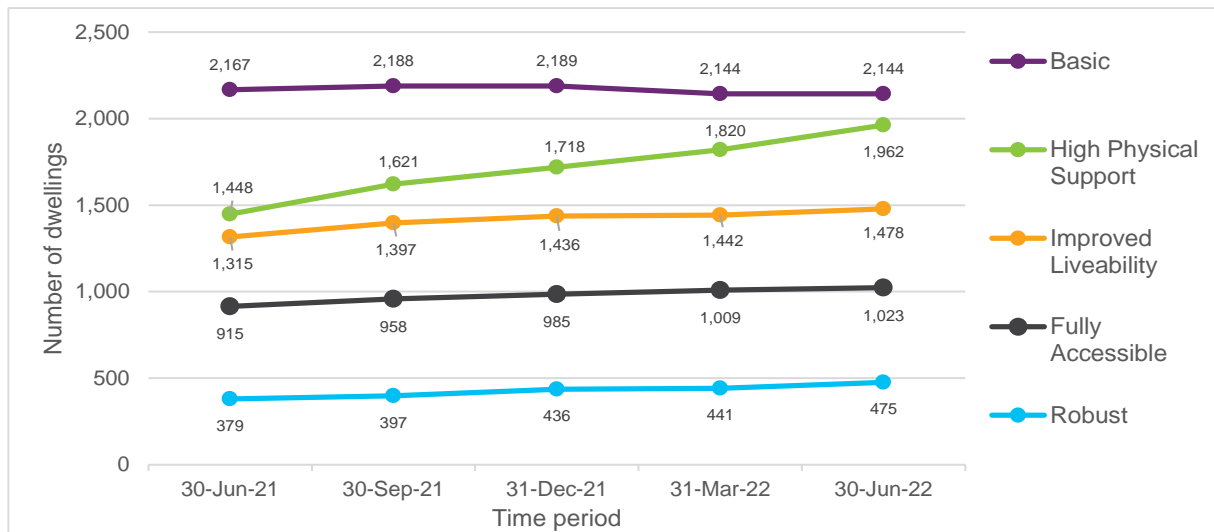
Since Q4 FY20-21 (June 2021 quarter), the largest relative increases of dwellings were for High Physical Support design category dwellings (35%, 514 dwellings) and Robust design category dwellings (25%, 96 dwellings). There were also increases in Improved Liveability design category dwellings (12%, 163 dwellings) and Fully Accessible (12%, 108 dwellings), with a decrease in Basic design category dwellings (-1%, -23 dwellings).

Across individual states and territories, there is a larger proportion of Basic stock in South Australia and New South Wales (approximately 45% and 44%, respectively, compared to 30% nation-wide). Western Australia and Queensland have relatively large proportions of High Physical Support dwellings compared to other SDA type stock (62% and 45% respectively, compared to 28% nation-wide, a slight increase from the previous quarter).

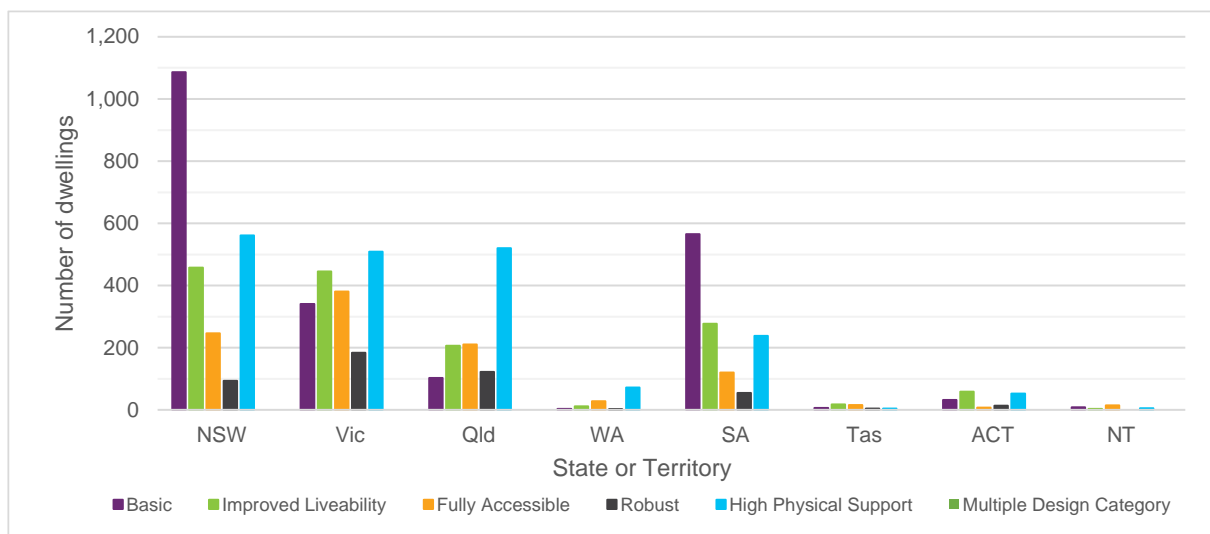
Further breakdown by sub-state regions is in ‘Table P.5’ in the [NDIS quarterly report to disability ministers](#). For a breakdown by design category, SDA type and sub-state region for each state and territory, refer to ‘Table P.13’, ‘Table P.14’ and ‘Table P.15’ in the SDA data

published on the [NDIS data and insights webpage](#). Definitions of design category are found in Appendix A.

**Figure 3: Growth in enrolled SDA dwelling by design category (excludes in-kind arrangements) since Q4 FY20-21**



**Figure 4: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q4 FY21-22**



**Table 2: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q4 FY21-22**

Design category / State	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	Multiple Design Category	Total build types
NSW	1,086	458	246	94	561	2	2,447
Vic	341	445	381	184	509	1	1,861
Qld	103	206	210	122	520	1	1,162
WA	3	12	28	2	72	0	117
SA	565	277	120	55	238	0	1,255
Tas	6	18	16	4	4	0	48

Design category / State	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	Multiple Design Category	Total build types
ACT	32	59	7	14	53	0	165
NT	8	3	15	0	5	0	31
National	2,144	1,478	1,023	475	1,962	4	7,086

## 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 June 2022 quarter enrolled almost half of their dwellings (44% and 45%, 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 (30%). This is followed by apartments (19%), houses (15%) and Legacy stock (4%).

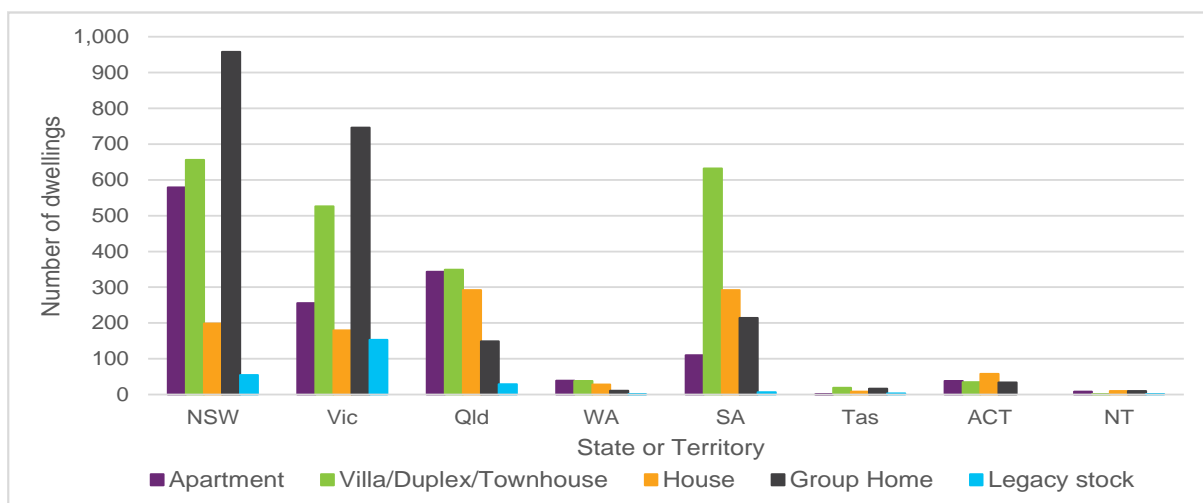
Within New South Wales and Victoria, 'group home' building types comprise the largest proportion of dwellings (39% and 40%, respectively). Of the Australian Capital Territory's dwellings, building type 'house' is the largest proportion (35%). The Northern Territory has 32% each for both the 'group home' and 'house' building types (for the purposes of SDA, '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 (50%) and Tasmania (40%). 'Apartment' building type make up the largest proportion of Western Australia's dwellings (33%). Queensland's largest proportion of dwellings is 30% each for both the 'apartment' and 'villas/duplexes/townhouses'. For Legacy stock, the majority is in Victoria (61%), followed by New South Wales (22%) 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](#). Definitions of SDA building type are found in Appendix A.



**Figure 5: Enrolled SDA dwellings in states and territories by SDA building type (excluding in-kind arrangements) at the end of Q4 FY21-22**



**Table 3: Enrolled SDA dwellings in states and territories by building type including Legacy (excludes in-kind arrangements) at the end of Q4 FY21-22**

Building type / State	Apartment	Villa/Duplex/Townhouse	House	Group home	Legacy stock (6+ residence)	Total
NSW	579	656	199	958	55	2,447
Vic	256	526	180	746	153	1,861
Qld	343	349	292	149	29	1,162
WA	39	38	28	11	1	117
SA	110	632	292	214	7	1,255
Tas	1	19	8	17	3	48
ACT	38	35	58	34	0	165
NT	8	1	10	10	2	31
<b>National</b>	<b>1,374</b>	<b>2,256</b>	<b>1,067</b>	<b>2,139</b>	<b>250</b>	<b>7,086</b>

## 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 (8%), Northern Territory (6%) and Tasmania (6%) have the largest proportion of enrolled Legacy stock within their total enrolled dwellings.

## 2.5 SDA building type by design category

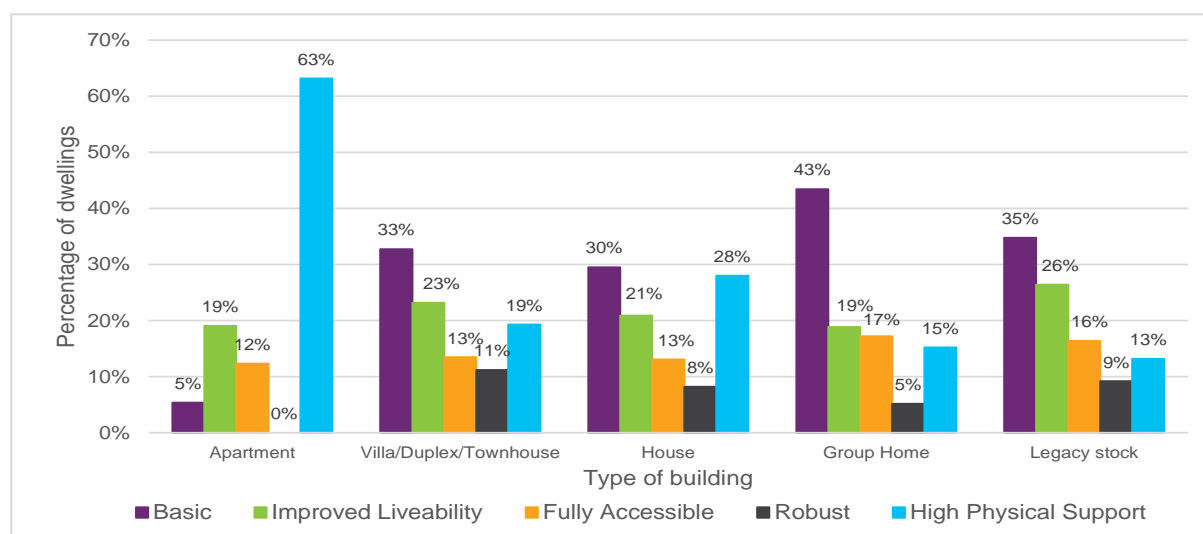
Figure 6 shows that the largest proportion of dwellings are generally of the Basic design category, except for 'apartment' builds. For 'apartment' building type, 63% of these are in the High Physical Support design category which is also the largest percentage within any type of dwelling (second consecutive quarter of 1% growth).

Basic dwellings account for a higher share of 'group homes' (43%), Legacy (6+ residents) (35%), 'villas/duplex/townhouses' (33%) and 'houses' (30%). 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](#). Definitions of design category and SDA building type are found in Appendix A.

**Figure 6: Enrolled SDA dwellings by percentage of design category within the SDA building type (excludes in-kind arrangements) at the end of Q4 FY21-22**



**Table 4: Enrolled SDA dwellings by design category across SDA building types (excludes in-kind arrangements) at the end of Q4 FY21-22**

Design category / Building type	Basic	Improved Liveability	Fully Accessible	Robust	High Physical Support	Multiple Design Category	Total build types
Apartment	74	262	170	N/A	868	-	1,374
Villa/ Duplex/ Townhouse	739	523	304	253	436	1	2,256
House	315	223	140	88	299	2	1,067
Group home	929	404	368	111	326	1	2,139
Legacy stock	87	66	41	23	33	-	250
<b>Total design categories</b>	<b>2,144</b>	<b>1,478</b>	<b>1,023</b>	<b>475</b>	<b>1,962</b>	<b>4</b>	<b>7,086</b>

## 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 4 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 (63%), High Physical Support ‘apartments’ are also the largest proportion (37%) of total pipeline dwellings (both 1% increases from the March 2022 quarter). The total number of pipeline High Physical Support dwellings at the end of Q4 FY21-22 was 2,104 dwellings (equivalent to 3,634 places for residents across all building types), while there were 1,279 participants seeking a dwelling who were eligible for High Physical Support design category (25 participants less than March 2022 quarter). See section 3.2 for further detail.

The total number of Robust dwellings in the pipeline at the end of Q4 FY21-22 was 404 dwellings, an increase of 120 pipeline dwellings from March 2022 quarter (equivalent to 715 places for residents across all building types) while there were 292 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 Q3 FY21-22 (March 2022 quarter), 1-resident to 5-resident dwellings increased in number, with the largest increase being in single-resident dwellings (7%, 152 dwellings). 6-or-more resident dwellings (Legacy stock) saw a 10% decrease (28 dwellings).

Since Q4 FY20-21 (June 2021 quarter), 1-resident and 3-resident dwellings saw over a 20% increase in dwellings. The largest relative and absolute increase in enrolled dwellings were in single resident dwellings (33%, 585 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 Q4 FY20-21

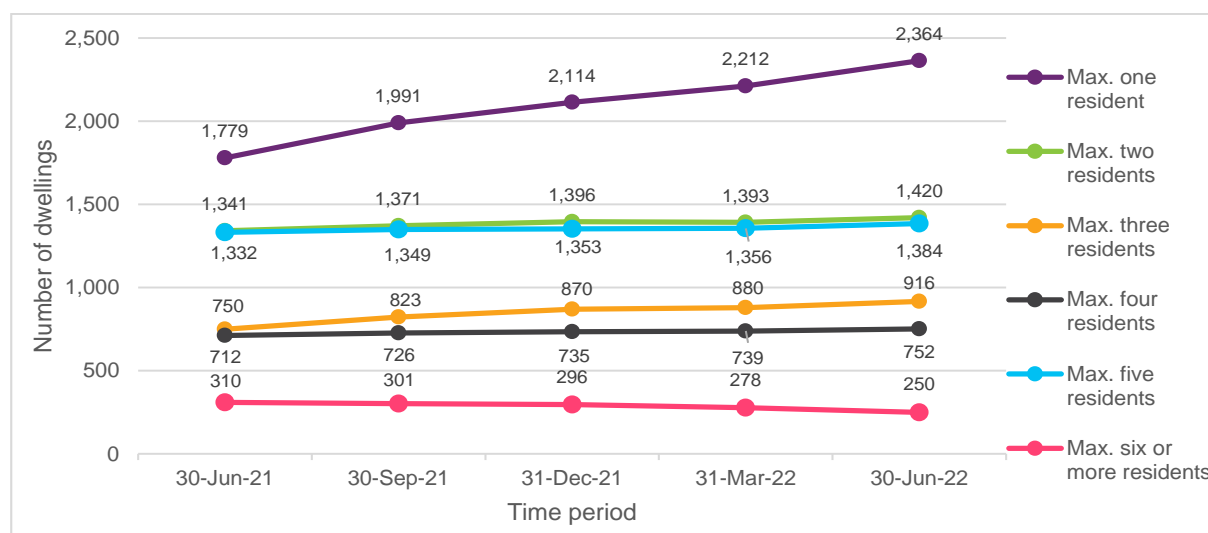


Table 5: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q4 FY20-21

Date / Maximum number of residents	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	30-Jun-22	Percentage growth from Q4 20-21
One resident	1,779	1,991	2,114	2,212	2,364	33%
Two residents	1,341	1,371	1,396	1,393	1,420	6%
Three residents	750	823	870	880	916	22%
Four residents	712	726	735	739	752	6%
Five residents	1,332	1,349	1,353	1,356	1,384	4%
Six or more residents	310	301	296	278	250	-19%

## 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.

Legacy (6 or more resident) dwellings has seen 4 consecutive quarters of a decrease in dwellings. Legacy stock dwellings are not expected to grow further once all states, including Western Australia, complete their enrolments.

## 2.7 Unfinished and/or unenrolled dwellings

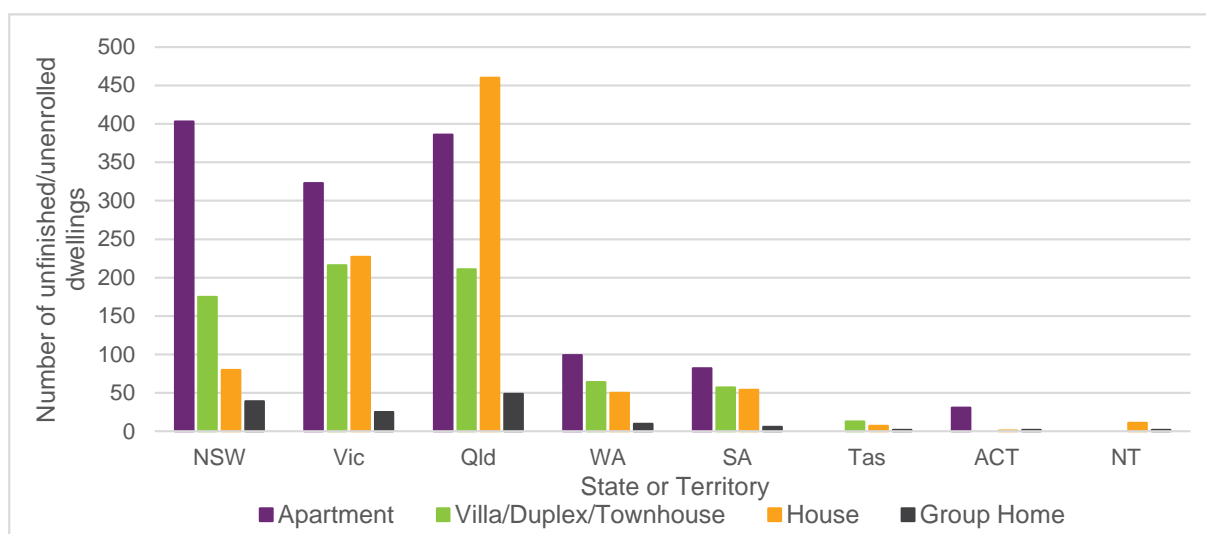
The submission of design stage certification gives the NDIA a view of dwellings that are underway. At the end of Q4 FY21-22, there are 3,085 dwellings that are unfinished/unenrolled, an increase of 18% from the March 2022 quarter (2,612 dwellings). Queensland still has the largest number of dwellings underway (1,106 dwellings), followed by Victoria (791 dwellings) and New South Wales (697 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 43% of unfinished/unenrolled dwellings (down from 44% of pipeline dwellings in March 2022 quarter), followed by house building types at 29% (up from 28% of pipeline dwellings in the March 2022 quarter).

Of the unfinished/unenrolled dwellings, 37% are High Physical Support apartments (1,127 out of 3,085 dwellings, up 1% from a proportion of 36% in the March 2022 quarter). The next largest proportion is High Physical Support houses at 19% (down from a proportion of 20% of pipeline dwellings in the March 2022 quarter). 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 Q4 FY21-22**

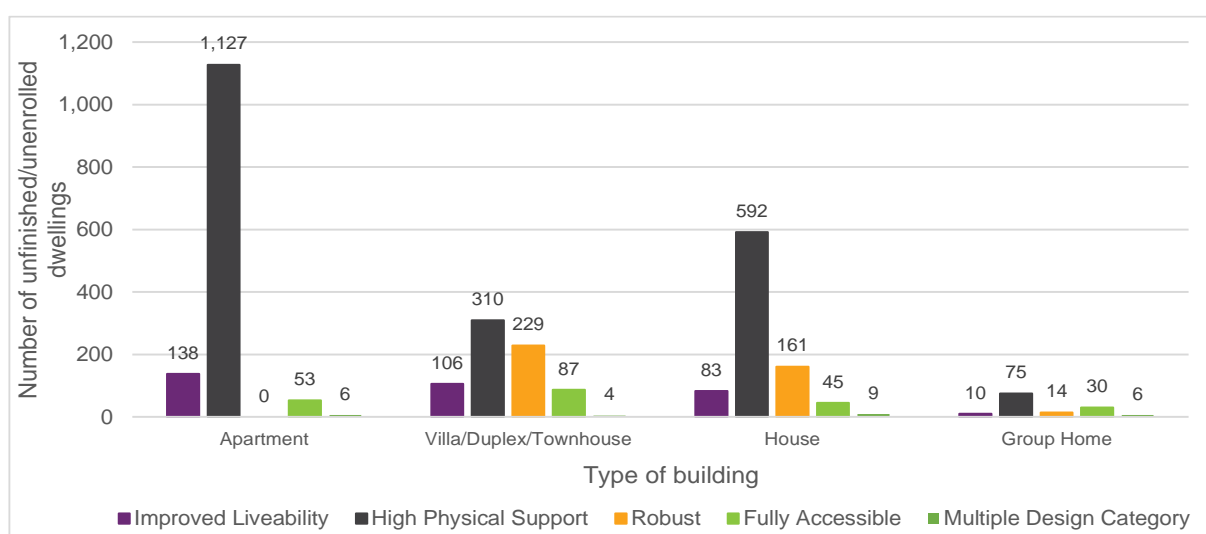


**Table 6: Number of pipeline SDA dwellings in states and territories by building type at the end of Q4 FY21-22**

Building type / State	Apartment	Villa/Duplex/Townhouse	House	Group Home	Total	Equivalent number of places for residents*
NSW	403	175	80	39	697	1,084
Vic	323	216	227	25	791	1,296
Qld	386	211	460	49	1,106	2,203
WA	99	64	50	10	223	377
SA	82	57	54	6	199	376
Tas	0	13	7	2	22	46
ACT	31	0	1	2	34	42
NT	0	0	11	2	13	40
<b>National</b>	<b>1,324</b>	<b>736</b>	<b>890</b>	<b>135</b>	<b>3,085</b>	<b>5,464</b>

\*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 Q4 FY21-22**



**Table 7: Number of pipeline SDA dwellings across building type and design category at the end of Q4 FY21-22**

Design category / Building type	Improved Liveability	Fully Accessible	Robust	High Physical Support	Multiple Design Category	Total
Apartment	138	53	N/A	1,127	6	1,324
Villa/Duplex/Townhouse	106	87	229	310	4	736
House	83	45	161	592	9	890
Group Home	10	30	14	75	6	135
<b>Total design categories</b>	<b>337</b>	<b>215</b>	<b>404</b>	<b>2,104</b>	<b>25</b>	<b>3,085</b>

**Table 8: Number of equivalent places for residents in the pipeline across building type and design category at the end of Q4 FY21-22\***

Design category / Building type	Improved Liveability	Fully Accessible	Robust	High Physical Support	Multiple Design Category	Total
Apartment	160	61	N/A	1,296	12	1,529
Villa/Duplex/Townhouse	176	137	286	393	8	1,000
House	219	124	368	1,624	24	2,359
Group Home	44	126	61	321	24	576
<b>Total design categories</b>	<b>599</b>	<b>448</b>	<b>715</b>	<b>3,634</b>	<b>68</b>	<b>5,464</b>

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

## 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 1 or 2 residents whereas group homes may be built to house 4 or 5 residents).

## 3. SDA participant market overview

### 3.1 Eligible participant profiles

There are 19,358 participants with SDA supports at the end of Q4 FY21-22.

The percentage increase of the number of participants with SDA supports in the Scheme grew by 9.4%, or 1,665 participants, in the June 2022 quarter. In comparison, the number of participants with SDA supports grew a combined 1,660 participants in the previous three quarters of FY21-22.

New South Wales and Victoria are still the 2 largest states by overall participants with SDA funding in their plans.

Since Q4 FY20-21 (same time last year), Queensland and the Australian Capital Territory had the largest percentage growth in participants with SDA funding in their plans at 58% each, followed by the Northern Territory (53%).

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 Q4 FY21-22

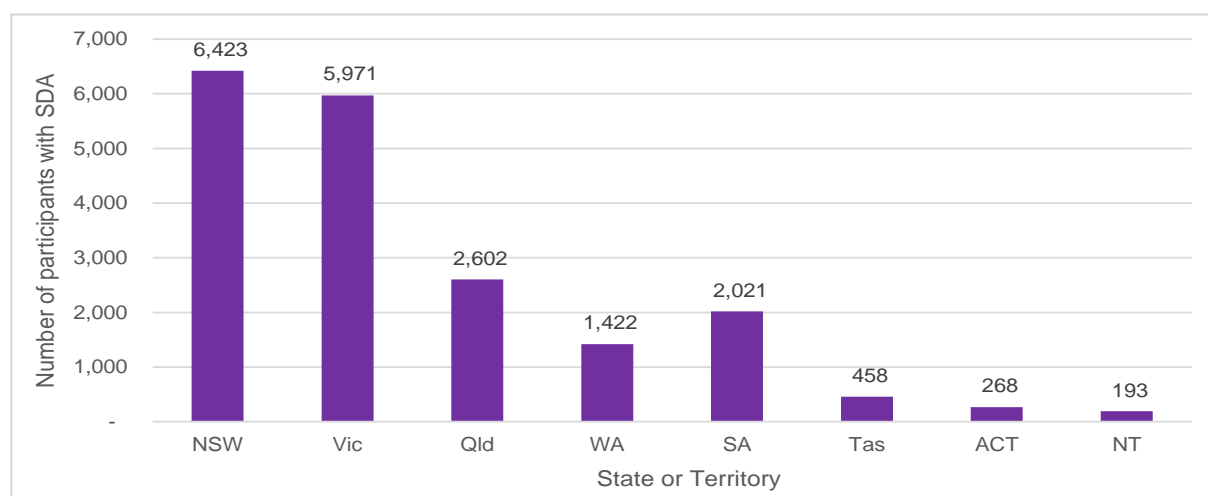


Table 9: Active participants with SDA supports in states and territories since Q4 FY20-21

State / Date	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	30-Jun-22	Percentage growth from Q4 20-21
NSW	5,572	5,598	5,762	5,959	6,423	15%
Vic	5,295	5,383	5,495	5,624	5,971	13%
Qld	1,650	1,793	1,969	2,198	2,602	58%
WA	1,149	1,160	1,222	1,271	1,422	24%
SA	1,675	1,700	1,775	1,834	2,021	21%
Tas	396	396	393	408	458	16%
ACT	170	184	212	246	268	58%

State / Date	30-Jun-21	30-Sep-21	31-Dec-21	31-Mar-22	30-Jun-22	Percentage growth from Q4 20-21
NT	126	133	143	152	193	53%
National	16,033	16,347	16,972	17,693	19,358	21%

## NDIA observations

The NDIA recently published home and living decision information in the [report to disability ministers for Q4](#), found on pages 80 and 81. At the end of Q4 FY21-22, 7,616 Home and Living applications were closed or implemented and 62% were finalised within 90 days. This compared with 4,990 applications closed or implemented in Q3 FY21-22. As such, the increase in home and living applications being implemented is the main contributor to the large increase in participants with SDA supports in Q4 FY21-22.

The NDIS is committed to making significant improvements to this metric in the next quarter, including reducing the number of outstanding 90+ day Home and Living requests to be in line with the performance target of all other Participant Service Guarantee metrics. This includes increasing the number of Home and Living decision panels and the number of staff on these panels to process the requests. The NDIA is also continuing to streamline the end-to-end process with the intent of minimising the number of hand-offs which will result in an improvement in the overall timeframe.

## 3.2 Participants seeking SDA dwellings or alternatives

At the end of Q4 FY21-22, there were 21,085 participants with SDA needs, a 6.6% increase (or 1,304 participants) from the March 2022 quarter of 19,781 participants with SDA needs. Of these, 2,993 participants with SDA were seeking an alternative dwelling whilst 1,727 participants who were not in an SDA dwelling were seeking a vacancy (combined for 22% of participants with SDA needs seeking, down from 24% in the March 2022 quarter). For participants who were not in an SDA dwellings but seeking a dwelling, this was a decrease of 17% from the March 2022 quarter (2,088 participants in this cohort).

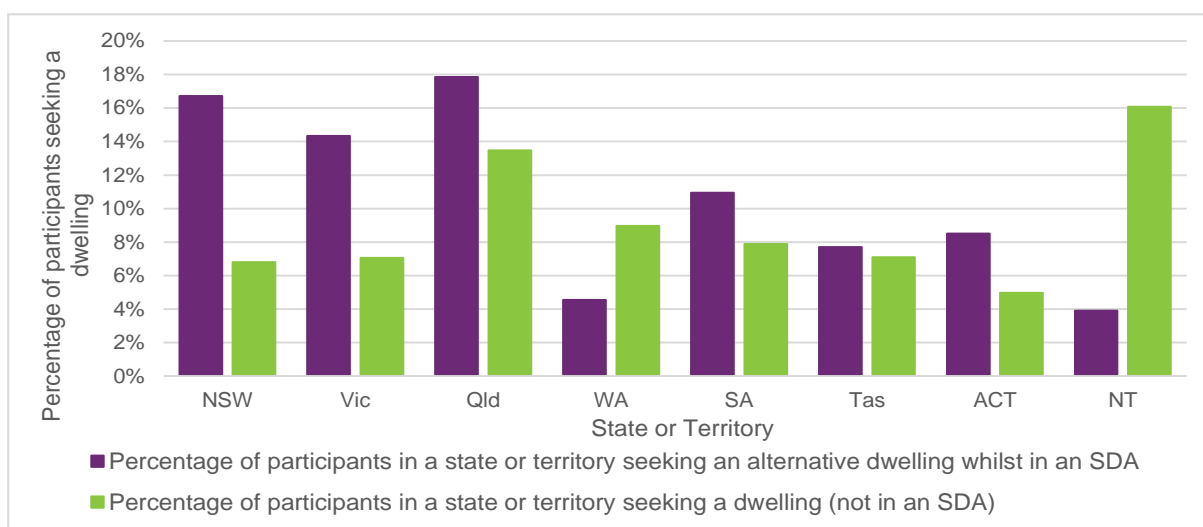
The largest proportion of participants with SDA needs who are seeking dwellings whilst not currently in an SDA dwelling are in Northern Territory and Queensland (16% and 13% respectively, compared to 8% nationally). For participants already in an SDA dwelling but seeking alternatives, Queensland and New South Wales have the largest shares (18% and 17% respectively, compared to 14% nationally).

As per Table 9, nationally, the most common design category dwellings the two participant groups above are seeking is Improved Liveability (34%, an increase in proportional share of 1% over the June 2022 quarter), followed by High Physical Support (27%) and Fully Accessible dwellings (19%).

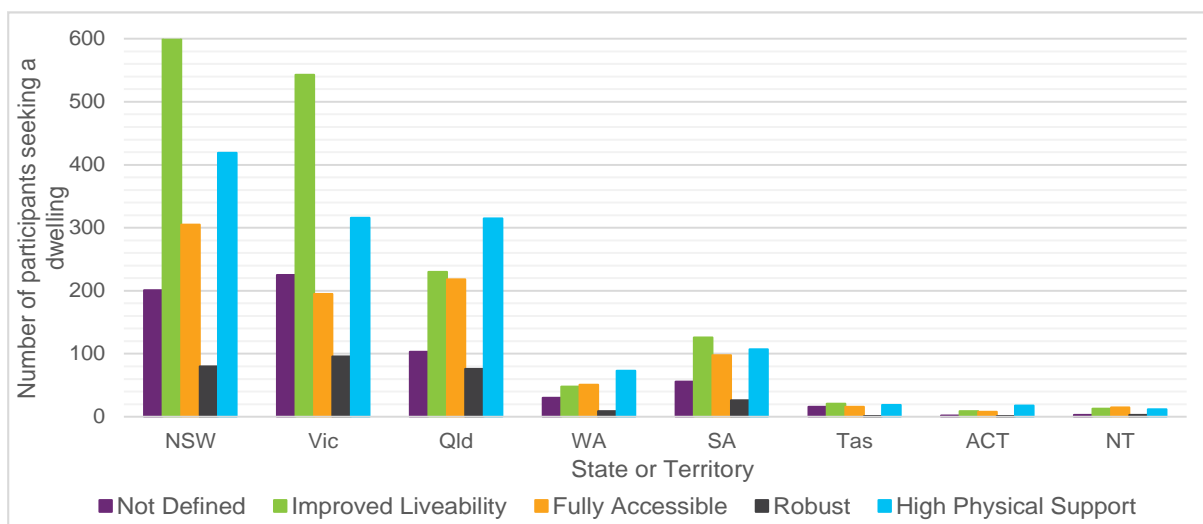
Further breakdown of participants seeking SDA dwellings by sub-state region and design category is in 'Table P.11' and 'Table P.12' in the [NDIS quarterly report to disability ministers](#).



**Figure 11: Percentage of participants with SDA needs seeking an SDA dwelling at the end of Q4 FY21-22**



**Figure 12: Number of participants seeking an SDA dwelling in states and territories by eligible design category at the end of Q4 FY21-22**



**Table 10: Number of participants with SDA needs seeking an SDA dwelling in states and territories by design category at the end of Q4 FY21-22**

Design category / State	Not defined*	Improved Liveability	Fully Accessible	Robust	High Physical Support	Total participant seeking SDA
NSW	201	617	305	80	419	1,622
Vic	225	543	195	96	316	1,375
Qld	103	230	218	76	315	942
WA	30	48	51	9	73	211
SA	56	126	98	26	107	413
Tas	16	21	16	1	19	73
ACT	2	9	8	1	18	38
NT	3	13	15	3	12	46
<b>Total</b>	<b>636</b>	<b>1,607</b>	<b>906</b>	<b>292</b>	<b>1,279</b>	<b>4,720</b>

\* Where a participant has been found eligible for SDA supports but the type of SDA is not recorded.

## NDIA observations

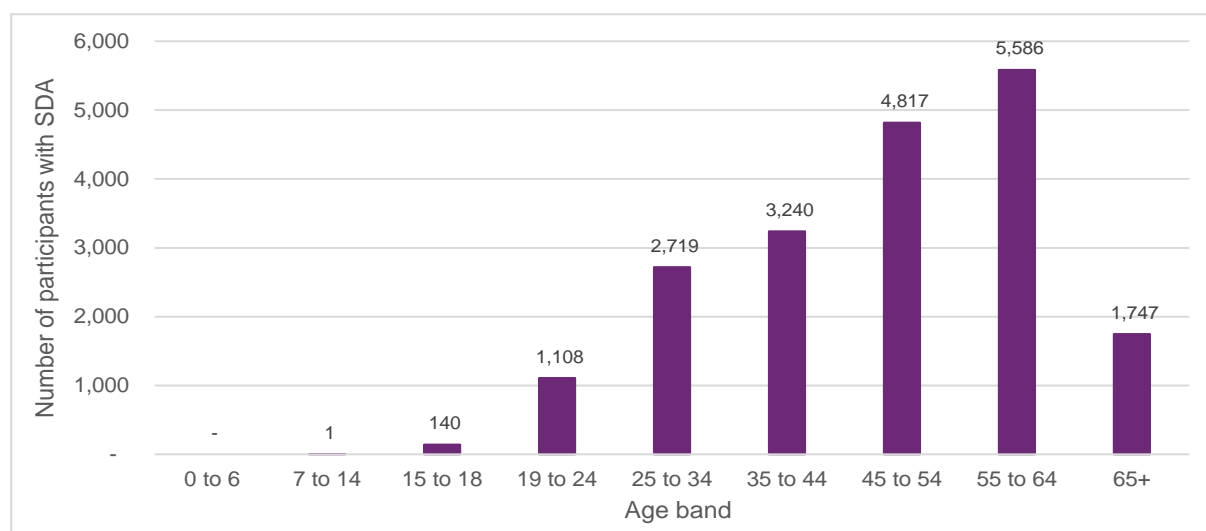
Currently, there is a higher demand from participants seeking dwellings with Improved Liveability support needs across many states and territories. However, Improved Liveability dwellings is the third most enrolled design category (see section 2.3) and is now a distant third for pipeline dwellings where a gap continues to grow over Q4 FY21-22 (337 dwellings compared to 2,104 High Physical Support dwellings and 404 Robust 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 Q4 FY21-22



### 3.3.2 Primary disability type

Almost half of SDA eligible participants have an intellectual disability as their primary disability (42%). 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 third consecutive quarter by 2.5% from the March 2022 quarter (despite an increase of 259 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 (1.1%, 314 participants) and stroke (0.5%, 147 participants).

Table 11: Percentage of participants with SDA by primary disability type at the end of Q4 FY21-22

Primary disability type / number of participants with SDA	Number of participants with SDA	Proportion of participants with SDA
Intellectual disability	8,066	42%
Cerebral palsy	2,147	11%
Autism	1,978	10%
Acquired brain injury (ABI)	1,614	8%
Down syndrome	1,356	7%
Other neurological	1,291	7%
Psychosocial disability	839	4%
Stroke	587	3%
Multiple sclerosis	441	2%
Other physical	389	2%
Spinal cord injury	364	2%
Other	211	1%
Visual impairment	69	0%
Hearing impairment	6	0%
<b>Total</b>	<b>19,358</b>	<b>100%</b>

### 3.3.3 Other characteristics

Figure 14: Participants with SDA who identify with a gender at the end of Q4 FY21-22

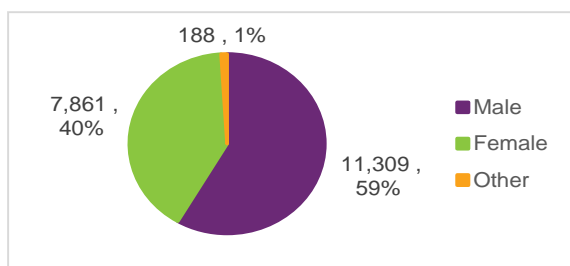


Figure 15: Participants who identify as indigenous at the end of Q4 FY21-22

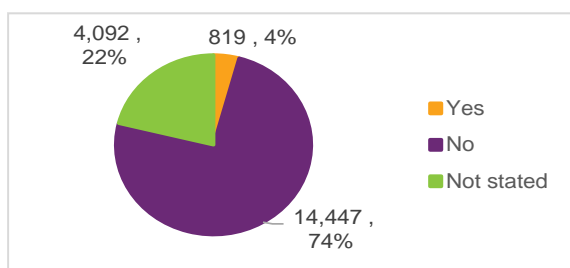
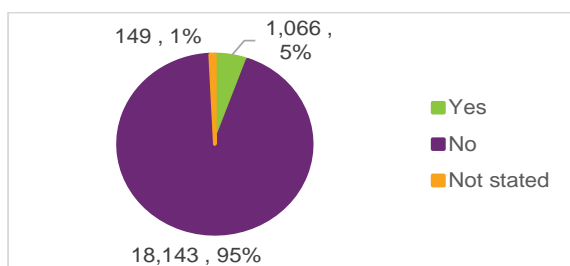


Figure 16: Participants by CALD status at the end of Q4 FY21-22



## 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 does not 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.