



# Specialist Disability Accommodation Report

May 2025



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## Acknowledgement of Country

The NDIA acknowledges the Aboriginal and Torres Strait Islander peoples of this nation and the Traditional Custodians of the lands across which our Agency conducts our business. We pay our respects to the custodians of the land on which we work as well as their ancestors and Elders, past and present.

The NDIA is committed to honouring Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters, seas and their rich contribution to society.

Artwork 'Belonging' by Charmaine Mumbulla.

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# Introduction

This Specialist Disability Accommodation (SDA) Report accompanies the SDA data released quarterly through the [NDIA's Quarterly Reports](#) to provide additional insights on SDA activity.

This report is intended for people interested in learning more about SDA activity recorded through current Agency systems and processes. It provides a general overview of SDA data up until 31 December 2024. Any feedback shared with us about this report will be considered for future editions.

A glossary of key terms used in this report is included from [page 29](#) to help explain the meaning of SDA data.

## We're working on improving SDA data

The NDIA is working towards improving the public data shared for SDA through the 'SDA data project'.

The project aims to improve accessibility and reliability of SDA data, to support informed decision-making and guide providers and investors to address future SDA need.

The project focuses on:

- **Research and engagement:** the NDIA is working with Finity Consulting, a firm specialising in analytics, data and strategy, to carry out research and stakeholder consultation with people who use SDA data.
- **Building trust in SDA data:** through the release of improved SDA data products.
- **Supporting informed decision making:** through improvements to our data systems, including PACE, to ensure data integrity, better data collection and greater accessibility across our data platforms.

Engagement with Finity Consulting commenced in September 2024 and is due to conclude in mid-2025. The NDIA will then consider key recommendations and next steps from the project. This includes incorporating feedback from consultation with people who use SDA data into Agency data releases.

# SDA report summary

### The total number of SDA dwellings continues to increase.

- The number of enrolled SDA dwellings at 31 December 2024 was 10,749, reaching a milestone of over 10,000 enrolled dwellings by 30 September 2024.
- The number of SDA dwellings registered at the design stage and then being enrolled continues to grow.
- High Physical Support design category dwellings remain the largest cohort at both design stage and for enrolled dwellings. It continues to show the most growth of all the design categories.
- Robust dwelling enrolments have significantly increased from December 2023 to December 2024, with similar growth observed in Robust dwellings registered at the design stage.
- There are now more New Build dwellings enrolled than Existing stock.
- Registrations at the design stage show developer intention to construct future SDA dwellings is predominantly in capital cities. The majority of growth in SDA dwellings is expected to continue in Victoria, Queensland and New South Wales.

### The number of participants using SDA continues to increase.

- The number of participants using their SDA funding has increased by 4% per annum over the last 2 years (31 December 2022 – 31 December 2024), while the number of participants who are eligible for SDA (not yet using SDA) has increased by 3% per annum over the same period. Total SDA supports committed continues to increase.
- Participant data indicates that the highest demand is for Improved Liveability and Fully Accessible dwellings. However, one impact of the SDA Pricing Review has been to reduce the price difference across design categories. As a result providers who are seeking to fill, for example, a High Physical Support dwelling face less financial impact when accepting participants eligible for Fully Accessible.
- Annualised funding for SDA increased in every state and territory, except Tasmania which saw a decrease due to the introduction of new PACE processes for including SDA in plans.

# About SDA data

| This report is based on current Agency systems and data capabilities.

The move from the legacy Agency CRM system to PACE has meant that SDA data is now recorded differently across both systems.

SDA dwellings are recorded and captured in PACE. The information contained in this report uses this data to reflect the current state of enrolled SDA dwellings up until 31 December 2024.

Information on SDA design stage dwellings is submitted prior to the construction of the dwelling. What is captured on the NDIA's SDA design stage register demonstrates an intent to build an SDA dwelling. There is no guarantee from the NDIA that all the dwellings listed on the design stage register will be enrolled as SDA once built or that dwellings will be enrolled as the same building type and design category as what is on the design stage register. There may also be under-construction properties which are intended to be enrolled as SDA which are not represented in this data. There may be delays in excluding enrolled SDA dwellings from this data and this may result in SDA design stage registrations being overstated in a given reporting period.

Participant SDA utilisation and eligibility is captured across both PACE and our legacy CRM system, but is recorded differently.

This is why we have changed how we report on these metrics over this period. This means you may see data previously published in NDIS Quarterly Reports presented in a new way.

The NDIA is working to improve SDA housing data. This includes making changes to systems to improve how SDA data is collected and shared. Future system changes will impact data throughout 2025 and 2026, and SDA data will continue to evolve. Changes also aim to support the release of additional information to the market such as more granular location data, SDA vacancy data and data on SDA demand.

# Enrolled SDA dwellings

## 4.1 Growth in enrolled dwellings

Over the 12 months to 31 December 2024, the total number of enrolled SDA dwellings increased significantly.

At 31 December 2024, there were **10,749 enrolled SDA dwellings** (24,934 bedrooms), which represents a growth of 2,159 dwellings compared to December 2023.

This increase can be attributed to the higher rate of **New Build** dwellings entering the market, surpassing Existing Stock for the first time in the 2023–24 financial year.

A definition on SDA Type can be found in [Section 9 – Glossary](#).

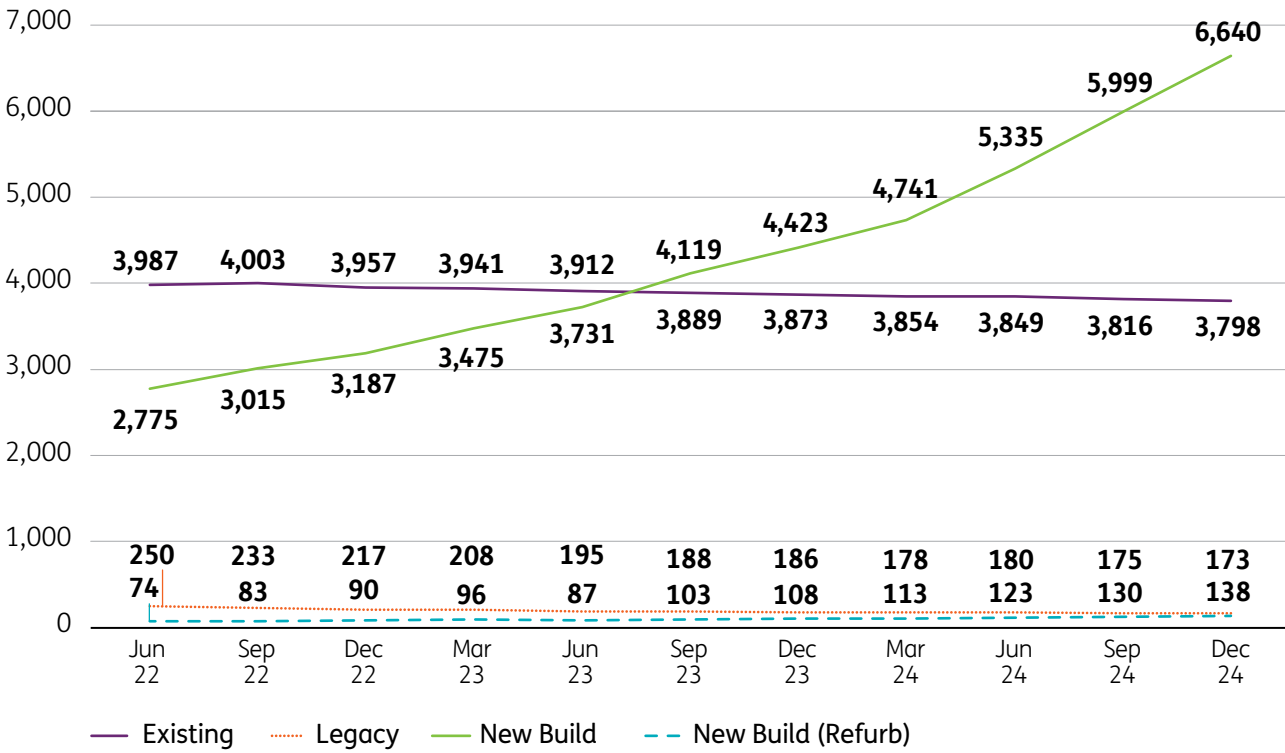
## 4.2 Enrolled dwellings by SDA type

At 31 December 2024, the composition of enrolled SDA dwellings is:

- **New Build:** 6,640 (61.8%)
- **Existing:** 3,798 (35.3%)
- **Legacy:** 173 (1.6%)
- **New Build (Refurbishment):** 138 (1.3%)

The number of New Build dwellings has increased by **1,305 dwellings** since 30 June 2024. This rate of New Build enrolment is anticipated to continue based on the increase in registrations at the design stage outlined in Section 5, and as ageing Existing and Legacy Stock are replaced.

Figure 1: Number of enrolled SDA dwellings by type



### 4.3 Design category distribution

The composition of enrolled SDA dwellings continues to shift in 2024–25, and as at 31 December 2024 the breakdown is as follows:

- **High Physical Support:** 4,522 (42%)
- **Basic:** 1,987 (18%)
- **Improved Liveability:** 1,731 (16%)
- **Robust:** 1,323 (12%)
- **Fully Accessible:** 1,145 (11%)
- **Multi Design:** 41 (<1%)

Notable changes include a 45% increase in total High Physical Support dwellings and a 60% increase in the total number of Robust dwellings between December 2023 and December 2024.

Figure 2: Number of enrolled SDA dwellings by design category

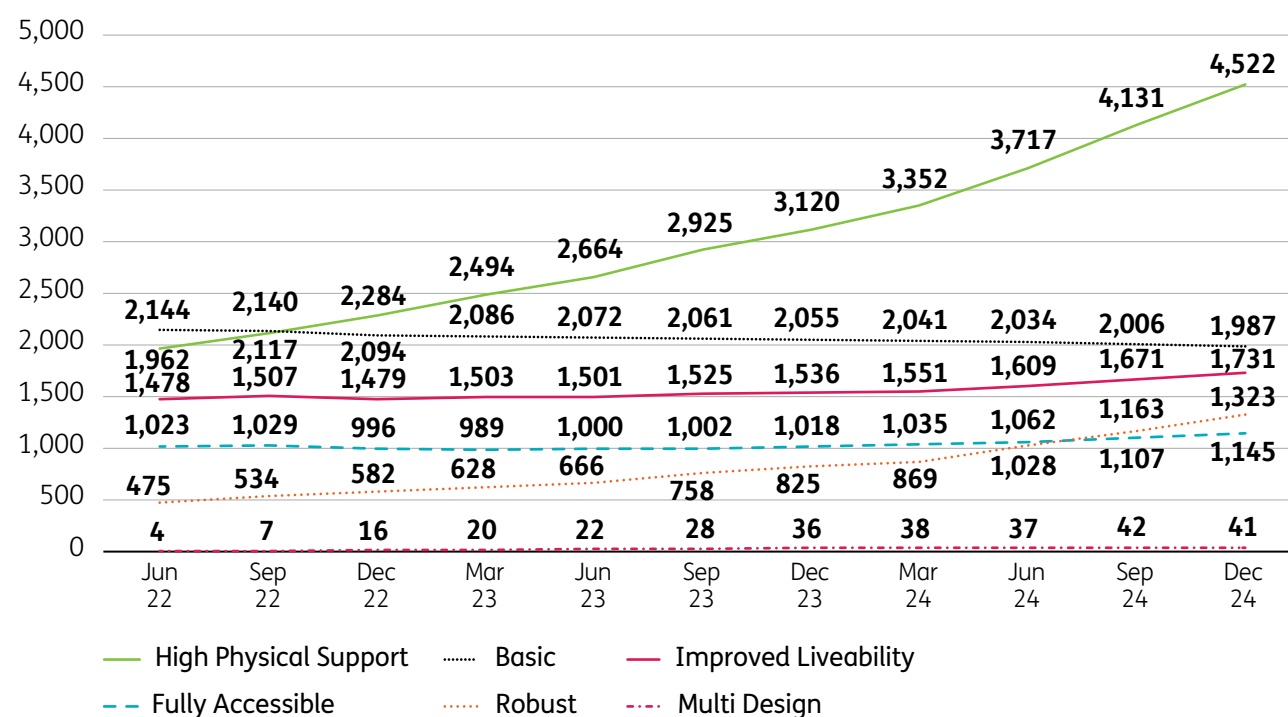
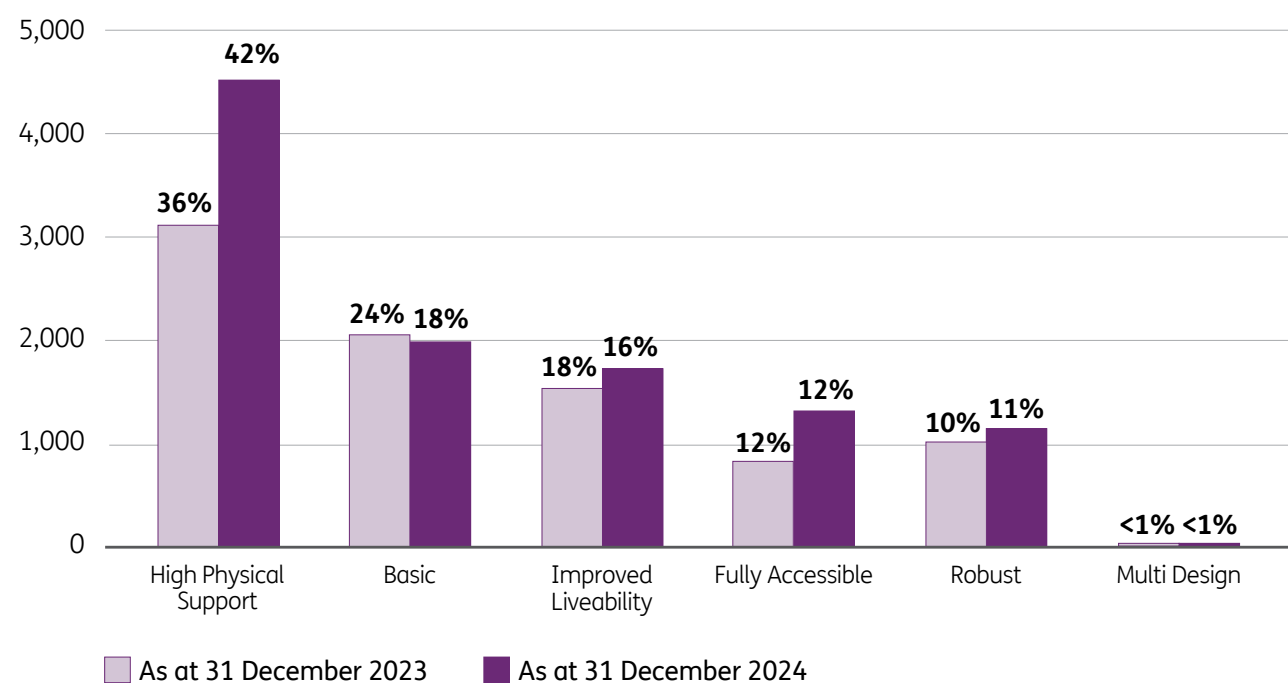


Figure 3: Composition of enrolled SDA by design category as at 31 December 2023 and 31 December 2024



#### 4.4 Growth by state and territory

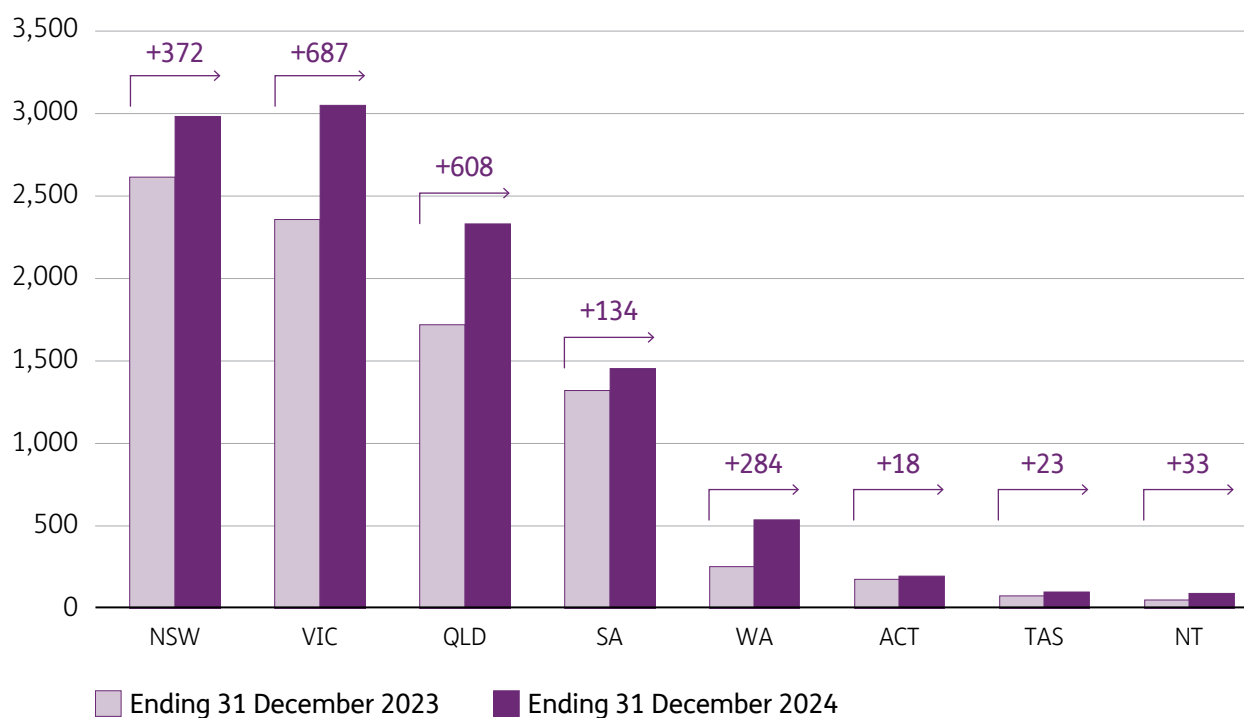
The growth in SDA enrolments varies across all Australian states and territories.

Collectively, the enrolment growth of 1,667 dwellings in Victoria, Queensland and New South Wales represents 78% of the total growth of 2,159 dwellings:

- **Victoria:** 687 (32%)
- **Queensland:** 608 (28%)
- **New South Wales:** 372 (17%)

The highest number of new enrolments was recorded in Victoria, which accounted for 32% of the national increase between December 2023 and December 2024.

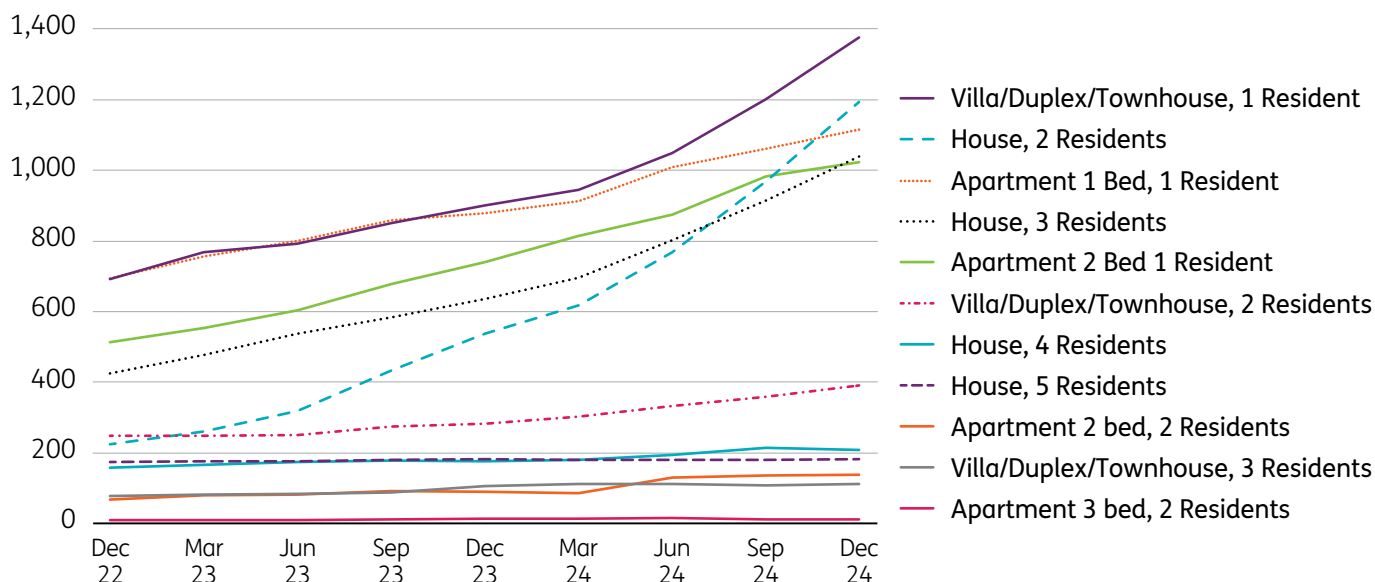
Figure 4: Growth in the number of enrolled SDA dwellings for each state and territory



### 4.5 Enrolled dwellings by building type

The largest recent building type growth was in enrolments of the building type *House, 2 Residents*.

Figure 5: Enrolled New Build and New Build (Refurbishment) SDA dwellings



Continued steady growth across single occupancy SDA dwellings in the following build types was also recorded:

- Apartment 1 Bedroom, 1 Resident
- Apartment 2 Bedroom, 1 Resident
- Villa/Duplex/Townhouse, 1 Resident

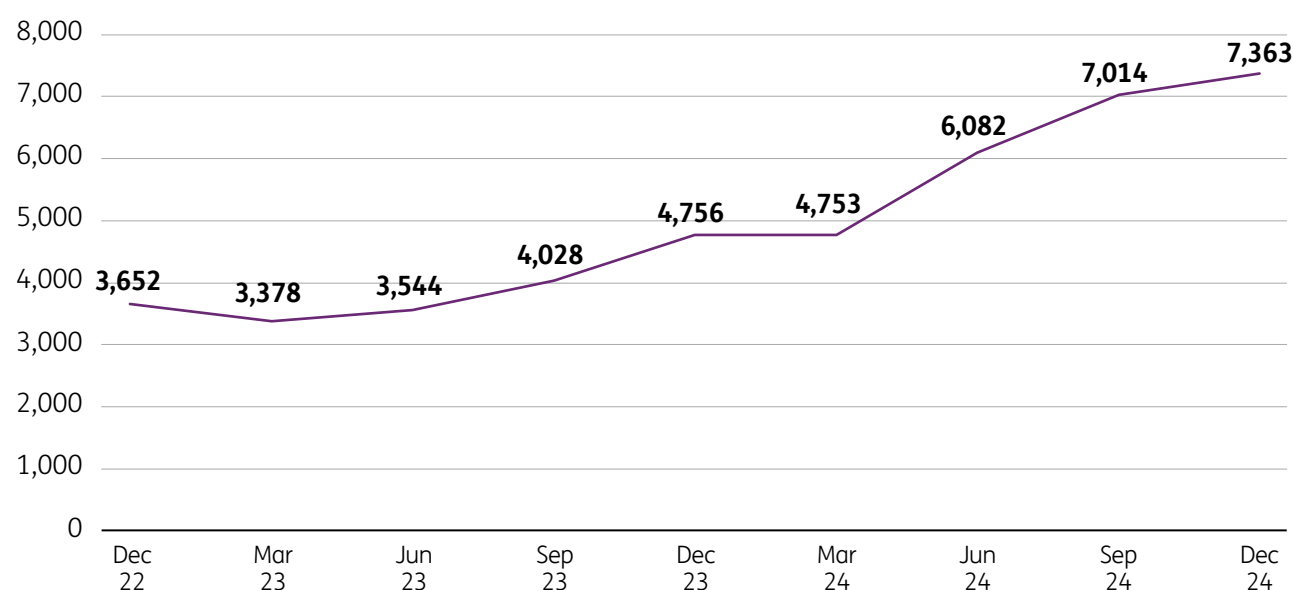
# Planned SDA dwellings

The NDIA collects data from SDA providers who are building properties they intend to enrol as SDA at a later date.

The data collected at the design stage is added to the NDIA's design stage register. The design stage registrations reflect the total number of dwellings currently registered at the design stage, excluding those that have progressed to enrolment. 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 on the design stage register will be enrolled as SDA once built. There may also be under-construction properties which are intended to be enrolled as SDA which are not represented in this data.

**Dwellings registered at design stage increased by 71.6% in the 2023–24 financial year, rising from 3,544 dwellings as at 30 June 2023 to 6,082 dwellings as at 30 June 2024.** As at the end of 31 December 2024 there are now 7,363 dwellings (12,855 bedrooms) registered at design stage, a 5% increase within the quarter.

Figure 6: Growth of registrations at design stage since December 2022



## 5.1 Growth by state and territory

The growth measures are drawn from Quarterly Report data from the period of second quarter 2023–24 to second quarter 2024–25. The distribution of dwellings within the SDA design stage broadly reflects the distribution of enrolled SDA dwellings, with Victoria, Queensland, and New South Wales accounting for over 75% of total design stage growth.

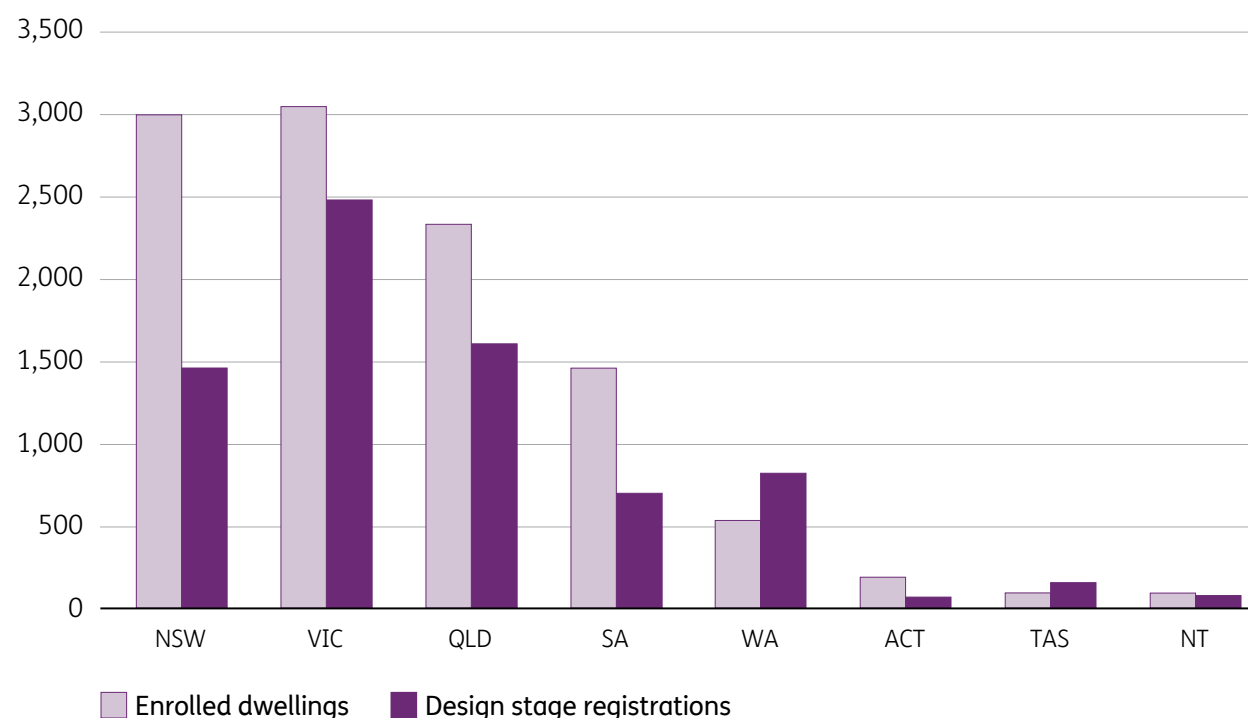
The key changes in design stage registrations by state are:

- **Victoria:** Increased from 1,510 to 2,474 dwellings (+63.8%)
- **Queensland:** Increased from 1,229 to 1,601 dwellings (+30.2%)
- **New South Wales:** Increased from 930 to 1,456 dwellings (+56.6%).

Other states and territories also experienced growth in SDA dwellings registered at design stage:

- **South Australia:** Increased from 393 to 701 dwellings (+78.4%)
- **Western Australia:** Increased from 514 to 823 dwellings (+60.1%)
- **Tasmania:** Increased from 87 to 154 dwellings (+77.0%)
- **Northern Territory:** Increased from 55 to 80 dwellings (+45.5%)
- **Australian Capital Territory:** Increased from 38 to 74 dwellings (+94.7%).

Figure 7: Total number of dwellings registered at design stage and enrolled SDA by state/territory as at 31 December 2024



### Explanatory notes on the difference in enrolled stock compared with design stage registrations for Western Australia and Tasmania.

Western Australia and Tasmania are the only two states/territories, where the number of SDA dwellings registered at design stage is greater than the number of enrolled SDA dwellings. This has been driven by the following factors.

#### Western Australia

The Western Australian Government has not enrolled their existing SDA stock or in-kind dwellings. This would typically show in the data as a larger initial number of enrolled dwellings. Current enrolled SDA stock for Western Australia consists of investor-owned dwellings. The registrations received at design stage also reflect submissions from investors interested in developing SDA in Western Australia.

#### Tasmania

The Tasmanian Government initially enrolled their SDA stock via in-kind enrolments, which were phased out on 30 June 2023. These dwellings were not re-enrolled following the phase-out date. The enrolled SDA stock for Tasmania is solely investor-owned dwellings. The current design stage registrations have been submitted by private investors interested in developing SDA in Tasmania.

## 5.2 Dwellings at design stage in capital city and regional locations

The data on the design stage register shows plans for future SDA to be developed in metropolitan locations, with **62% of all dwellings registered at design stage planned for capital cities**.

The key drivers of this are likely to be access to infrastructure, transport and services.

The exception to this is Queensland, where most plans for future SDA are outside of the capital due to the geographical size and number of satellite cities in the state.

Figure 8: Percentage of dwellings registered at design stage in capital city by state and territory

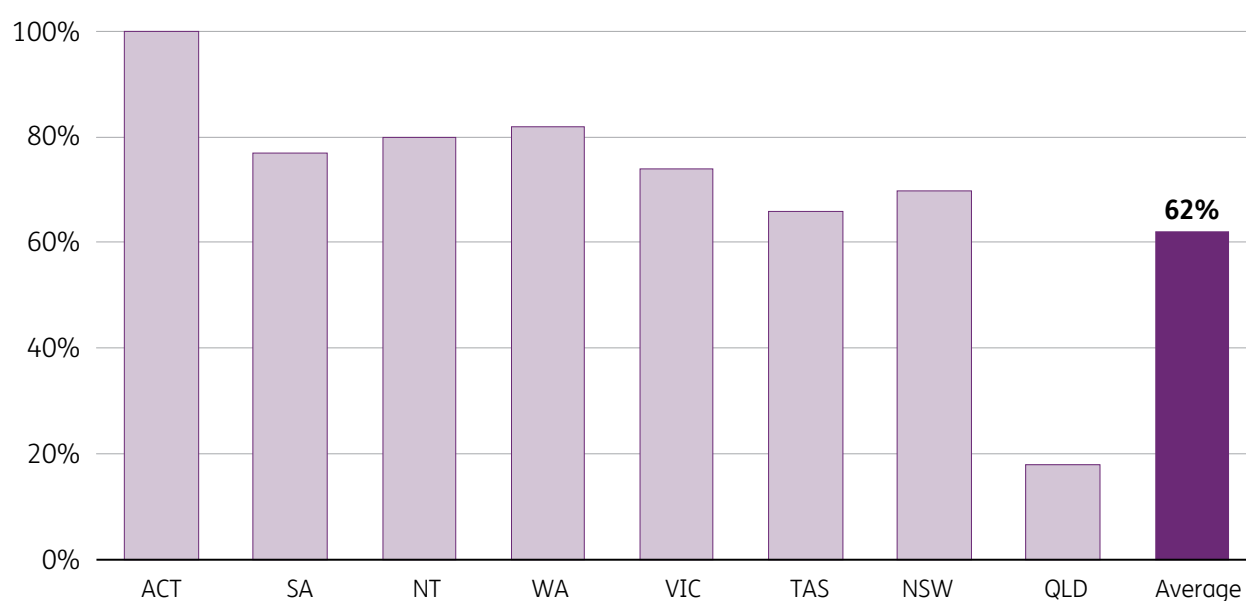


Figure 9: The number of dwellings registered at design stage in capital city or regional location by state and territory



### 5.3 Design stage registrations by design category

Registrations at design stage for dwellings in the Improved Liveability category **increased by 73%**, rising from **398 dwellings** at 31 December 2023 to **687 dwellings** at 31 December 2024.

The distribution of dwellings registered at design stage by design category is as follows:

- **High Physical Support:** Increased from 3,123 to 4,899 dwellings (+56%)
- **Robust:** Increased from 977 to 1,259 dwellings (+29%)
- **Improved Liveability:** Increased from 398 to 687 dwellings (+73%)
- **Fully Accessible:** Increased from 197 to 276 dwellings (+40%)
- **Multi-Design:** Increased from 41 to 242 dwellings (+490%).

Figure 10: Dwellings registered at design stage by design category from December 2022 to December 2024

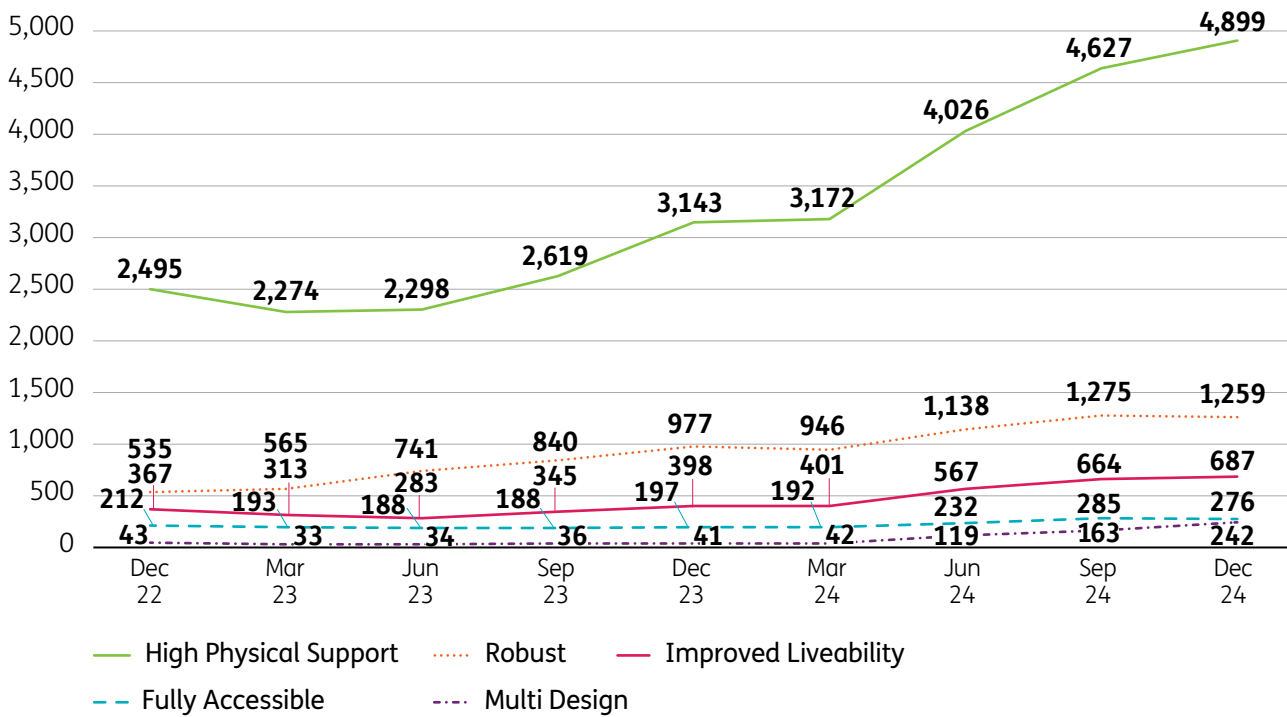
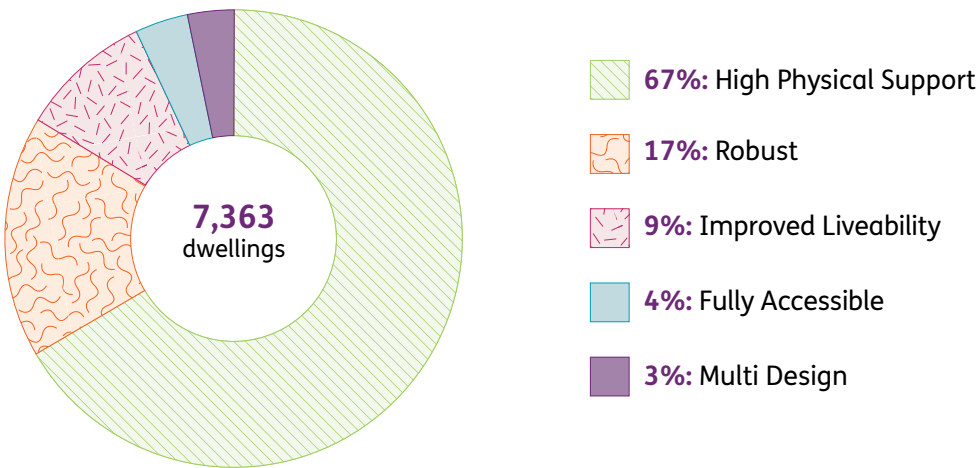


Figure 11: Dwellings registered by design stage by design category as at 31 December 2024



## 5.4 Design stage registrations by building type

Growth in registrations at the design stage is observed in both the design category and building type:

- **Apartments:** The number of planned SDA apartments has increased, specifically in the High Physical Support design category. **High Physical Support** apartments support participants requiring higher accessibility and safety features. Apartment, 1 bedroom, 1 resident in the High Physical Support category increased from 534 at 31 December 2023 to 768 at 31 December 2024, representing a **43.8% increase**.
- **Villas/Duplexes/Townhouses:** There is growth across various design categories, particularly in the **Improved Liveability** and **Robust** categories.
- **Houses:** Plans to develop Houses with 2 residents in the **High Physical Support** design category have seen a **significant increase of 160.6%** between December 2023 and December 2024. This trend suggests that participants and providers are increasingly opting for single-storey dwellings with a focus on enhanced accessibility and improved quality of living for multiple residents.

Figure 12: Changes in design stage registrations over time by building type

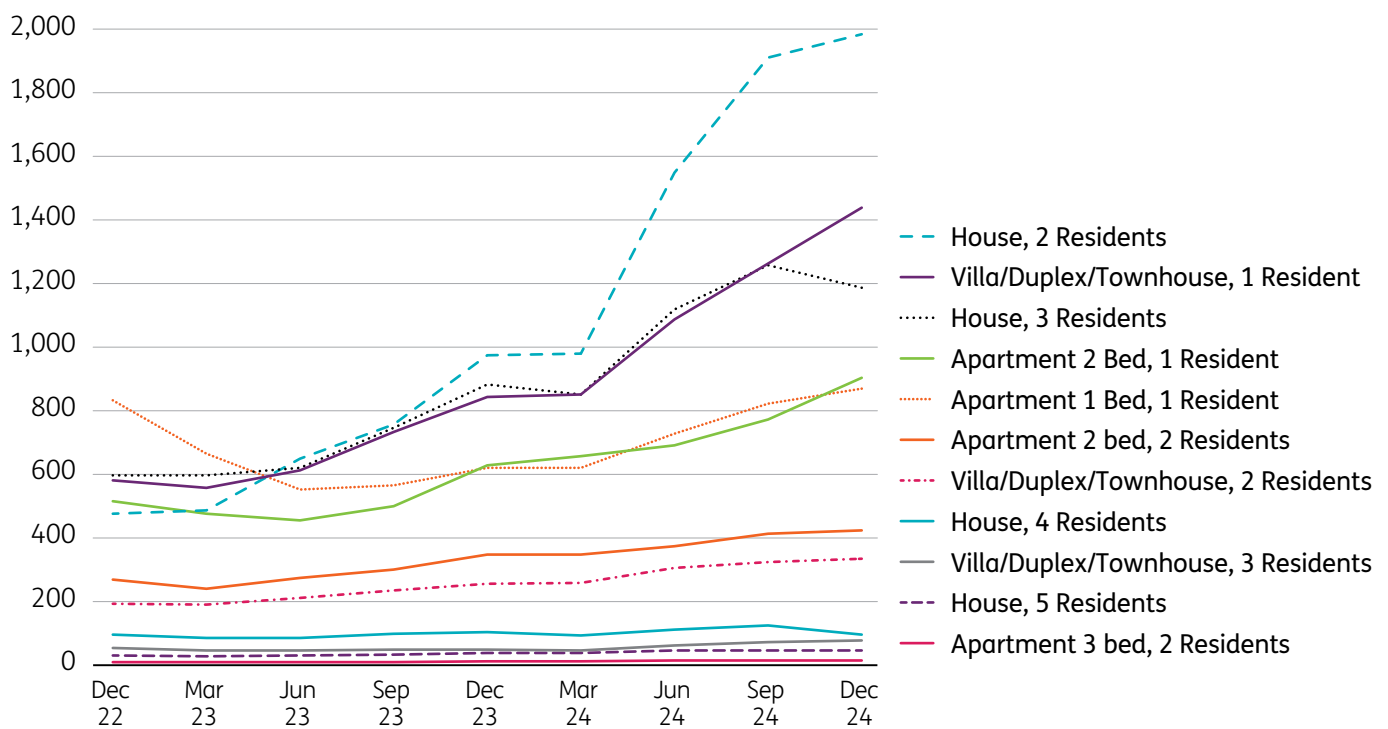
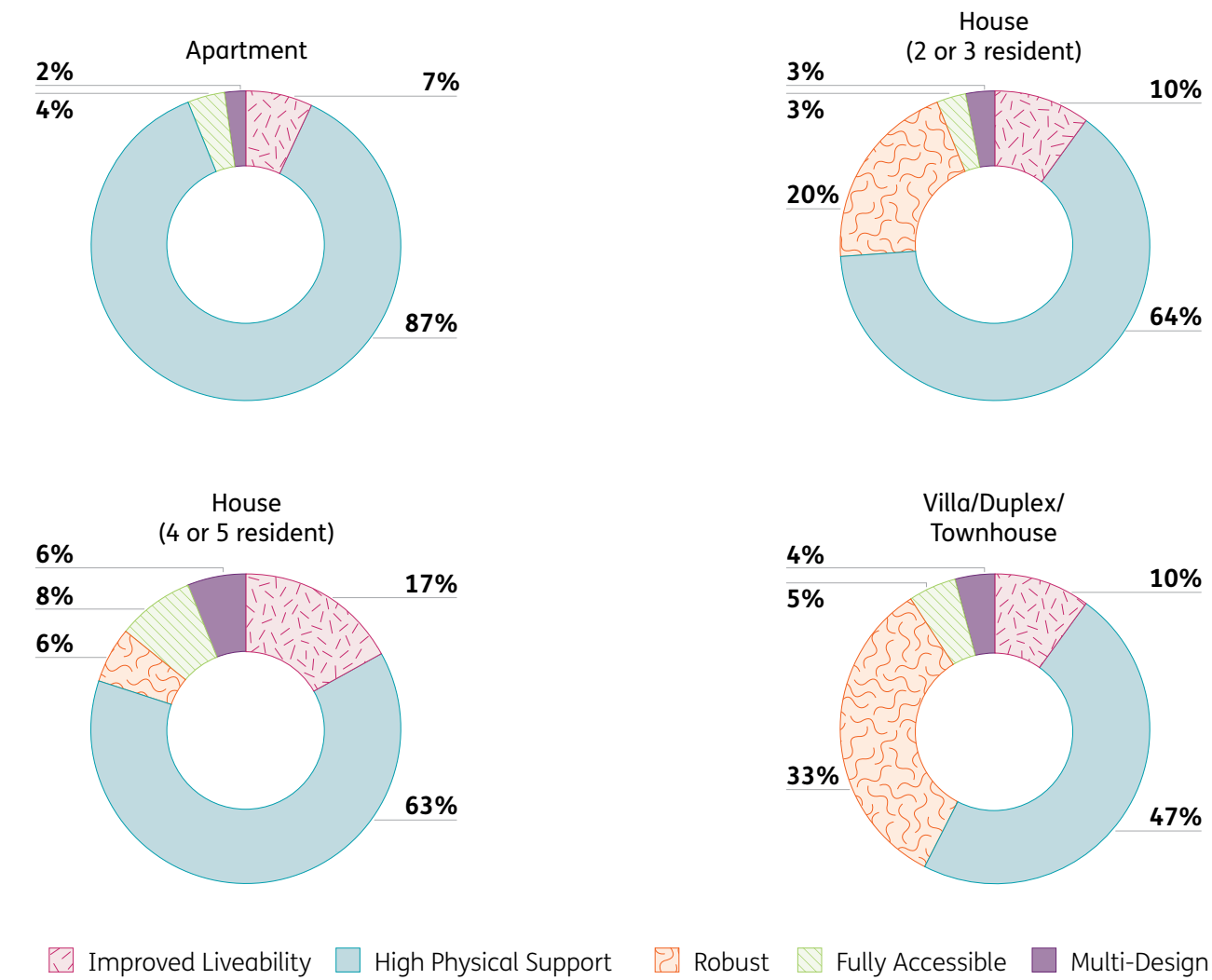


Figure 13: Percentage of design stage registrations by design category and building type as at 31 December 2024



# Participant SDA data

## 6.1 Changes to SDA reporting

As the Agency transitions to the new PACE business system from the previous CRM, the way that SDA funding is reflected in a participant plan has also changed.

In PACE, SDA funding is now recorded in a plan over two stages:

- **Stage 1:** SDA eligibility is determined for a participant. Participants who are eligible for SDA but are not currently residing in an enrolled SDA dwelling will have a \$1 placeholder amount and a detailed plan comment added to their plan to represent their SDA eligibility.
- **Stage 2:** Once the participant is living in an enrolled SDA dwelling, the SDA funding amount is then entered into a NDIS Plan.

This 2-stage process means that as participants transition from CRM to PACE they may have SDA funding removed from their plan if they were not yet using their SDA funding or have advised they do not require SDA.

Examples where a participant is SDA eligible but may not be using SDA include:

- SDA is newly included in their plan
- a participant is not yet ready to move from their current accommodation
- a participant is still exploring options or waiting to move when a vacancy becomes available
- a participant may be awaiting the completion of an (identified) new-build SDA dwelling
- a participant is yet to locate a suitable SDA dwelling – by location or SDA type/category.

We are adjusting reporting to provide a clearer view of the SDA population:

1. Participants using SDA<sup>1</sup>
2. Participants who are SDA Eligible but not yet using SDA.<sup>2</sup>

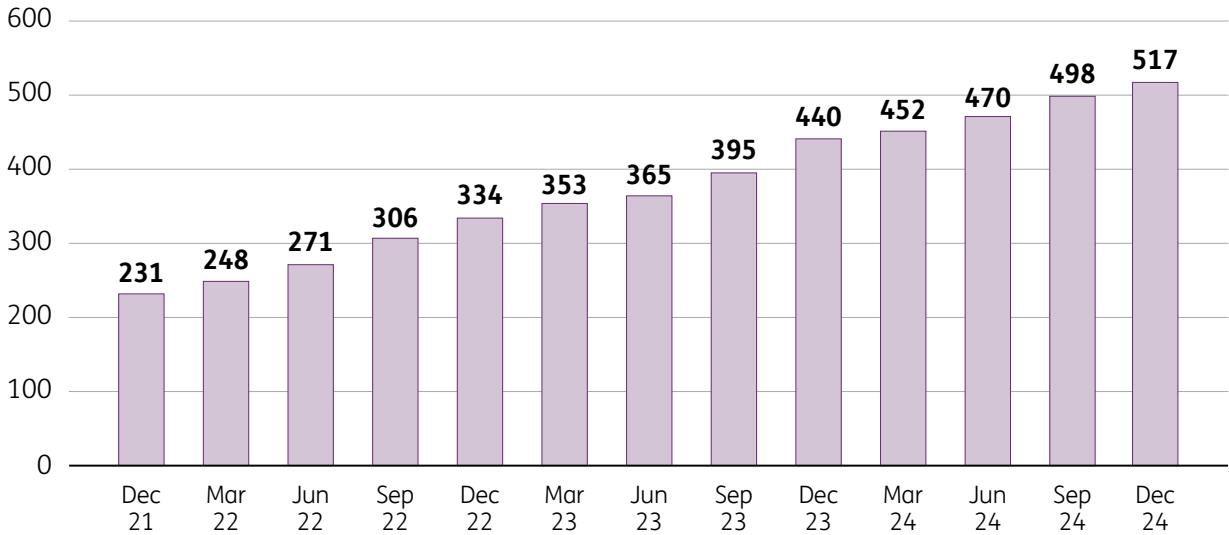
1 Evidence of SDA in use is estimated based on SDA payments, SDA service bookings and matching addresses to enrolled SDA dwellings. Future enhancements to the PACE system will allow for better tracking and an ability to better understand why participants may not yet be using SDA funding.

2 SDA eligible participants are participants who have been found eligible for SDA through the home and living application process or through legacy system processes but have SDA funding in their plan.

6.2 SDA funding

Total committed SDA funding continues to increase each quarter.

Figure 14: Annualised SDA supports in active plans (\$m)

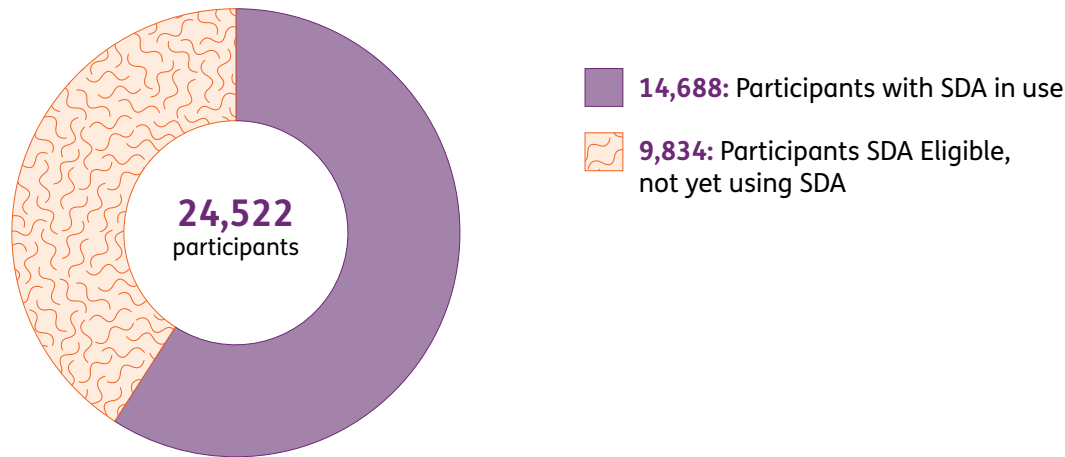


6.3 Participant SDA funding

With the changes to reporting, there is further clarity on how many participants are living in SDA and how many participants while eligible for SDA are not currently using their funding.

Overall, the number of participants using SDA has increased by 4% per annum over the last 2 years between 31 December 2022 and 31 December 2024, while the number of participants who are eligible for SDA (but not yet using SDA) has increased by 3% per annum over the same period.

Figure 15: Number of participants using SDA or who are eligible for SDA (not yet using SDA) as at 31 December 2024



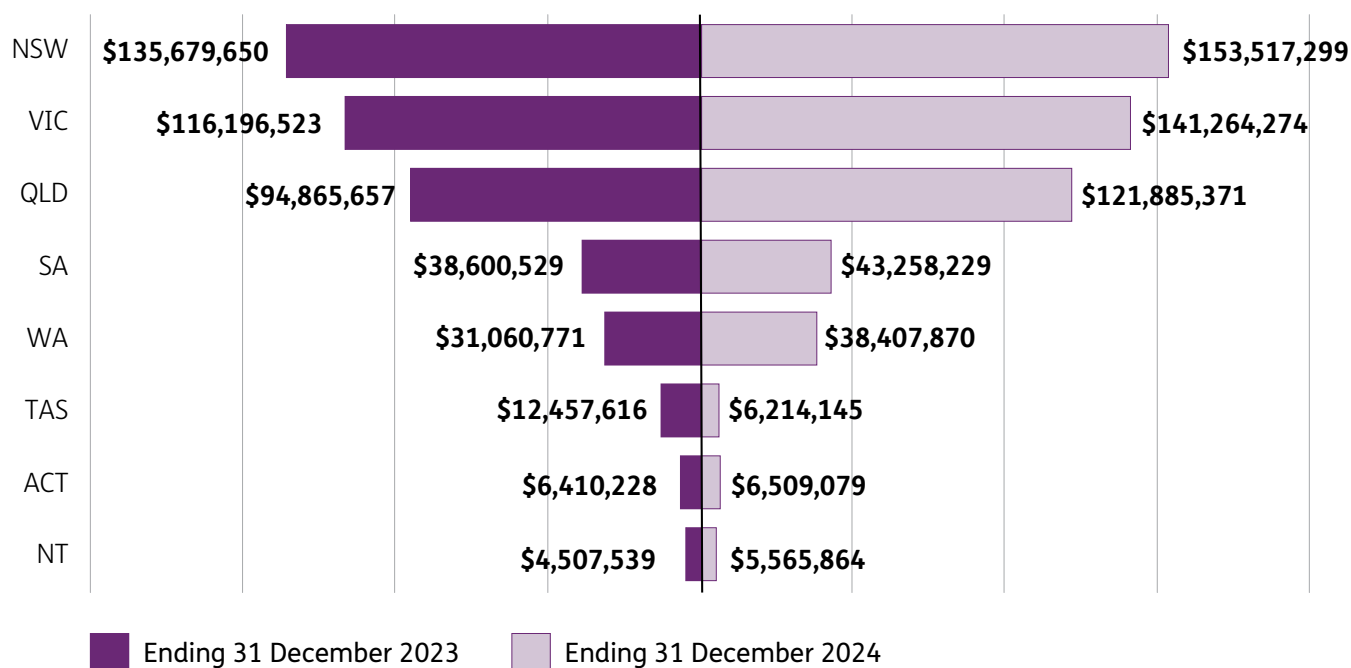
Reasons why participants may not be using their SDA funding are outlined in section 6.1.

## 6.4 SDA funding by state and territory

Annualised SDA funding in each state and territory experienced growth between 31 December 2023 to 31 December 2024. The only exception to this trend was in Tasmania.

SDA funding in Tasmania fell coinciding with the introduction of new PACE processes for including SDA in plans, as outlined in section 6.1.

Figure 16: SDA annualised funding for each state and territory comparing change from 31 December 2023 to 31 December 2024



6.5 Participants with an SDA need by eligible SDA decision design category

The following section shares data on current participant eligibility for SDA as at December 2024. The table below includes participants with an SDA need, being participants with SDA in use, and participants eligible for SDA (SDA not yet in use), by their eligibility for each SDA design category. Further data is available in [Supplement P](#) to the NDIA's Quarterly Report.

Table 1: Participants with SDA need by SDA design category

Eligible SDA decision design category	Proportion December 2024
Improved Liveability	27%
Fully Accessible	22%
High Physical Support	19%
Robust	6%
Basic	<1%
Missing	25%

Improved Liveability is the most common SDA design category that participants are found eligible for nationally.

Explanatory note on the inclusion of Missing and Basic design categories

Missing

Where the eligible SDA decision design category is ‘Missing’, this means structured data on a participant’s SDA eligible decision for a design category is unable to be extracted from PACE or the legacy CRM system.

In the context of SDA, a design category may not be able to be extracted where participants have transitioned across to the NDIS through a Defined Program and then remained in the same enrolled SDA dwelling.

Basic

There are a small number of participants who are reported in Table 1 to have a recorded SDA decision design category of Basic. This is due to internal processes which have recorded these participants as living in Basic dwellings where structured data on a participant’s SDA eligible decision for a design category is missing. The NDIA does not make a decision to fund Basic SDA in a plan under a Home and Living assessment, only Improved Liveability, Fully Accessible, Robust and High Physical Support SDA dwellings.

Participants with Basic design category SDA in their current plan are amongst those participants who entered the scheme under a Defined Program and have remained in the same enrolled SDA dwelling.

## 6.6 SDA design category decisions by state and territory

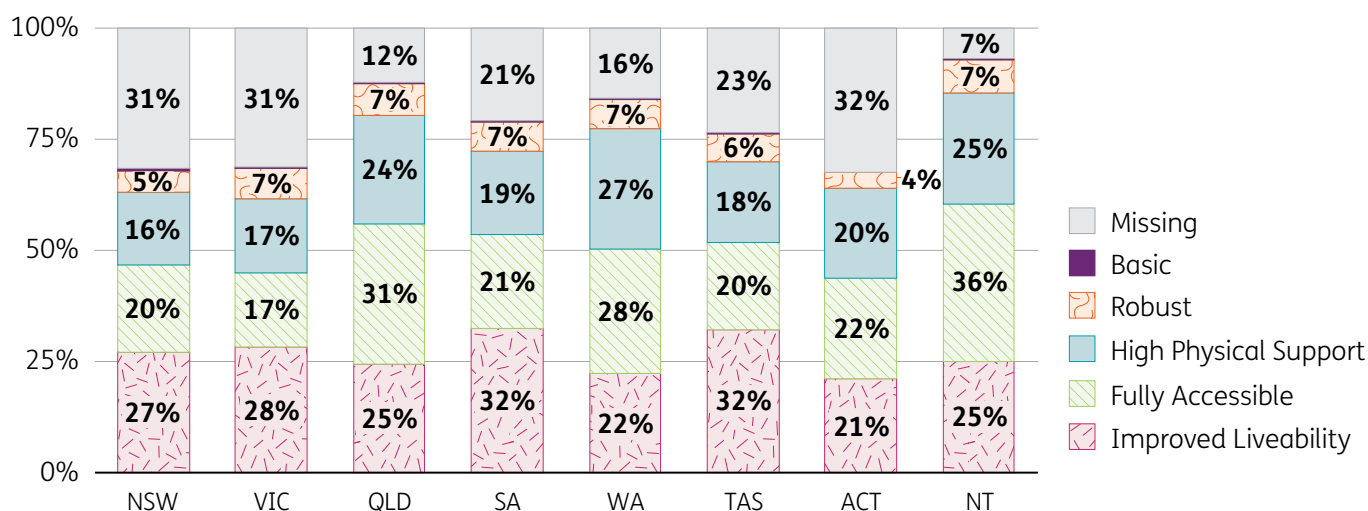
The following section shows the number of participants who are eligible for each SDA design category.

Table 2: Number of participants with an SDA need by design category and state and territory as at 31 December 2024

State	Basic	Improved Liveability	High Physical Support	Robust	Fully Accessible	Missing	Total participants with an SDA need
NSW	39	2,128	1,285	382	1,528	2,460	7,822
VIC	14	2,019	1,190	505	1,194	2,222	7,144
QLD	10	1,028	1,025	305	1,319	508	4,195
SA	9	783	452	158	508	500	2,410
WA	2	403	486	123	510	284	1,808
TAS	2	164	93	31	100	119	509
ACT	0	71	68	12	75	108	334
NT	1	75	75	22	107	20	300
<b>Total</b>	<b>77</b>	<b>6,671</b>	<b>4,674</b>	<b>1,538</b>	<b>5,341</b>	<b>6,221</b>	<b>24,522</b>

Figure 17 illustrates the number of participants with an SDA need by design category within each state and territory. For an explanation on the Missing design categories please refer to [page 23](#).

Figure 17: Distribution of participants with an SDA need by design category and state and territory as at 31 December 2024

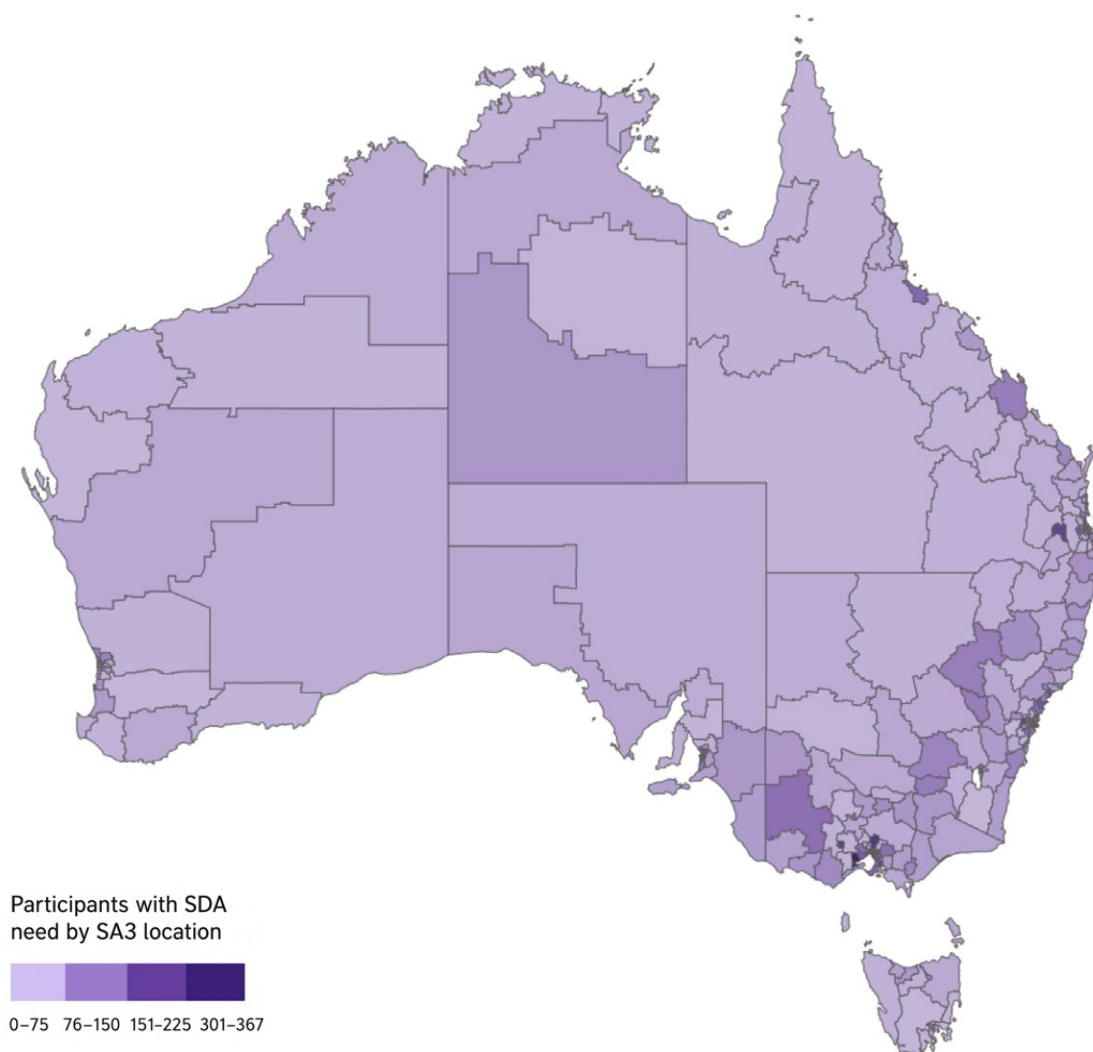


The figure shows an alternate view of the distribution of SDA decisions for specific SDA design categories within each state and territory.

This view highlights the need for SDA supply across the design categories of Improved Liveability, Fully Accessible and High Physical Support. While Robust represents a smaller percentage of the overall SDA need, it does demonstrate an ongoing need for this type of SDA dwelling to be available for participants in each state and territory.

## Participants with an SDA need by SA3 location

Figure 18: Heatmap showing the number of participants with an SDA need by SA3 location



### 6.7 Additional information regarding SDA pricing

As outlined in [Section 4](#) and [Section 5](#) most enrolled and planned SDA dwellings are High Physical Support, though most participants are found eligible for Improved Liveability and Fully Accessible SDA funding. One impact of the SDA Pricing Review completed in June 2023, has been to reduce the price difference across design categories. As a result, from 1 July 2023 providers who, for example, are seeking to fill a High Physical Support dwelling face less financial impact when accepting participants eligible for Fully Accessible.

## Section 7

# Find more SDA data

The information shared within this report accompanies the SDA data released quarterly through the [NDIA's Quarterly Reports](#).

You can also find SDA data and reports at these online locations:

- [NDIS data and research](#) website
  - [SDA data](#) – a page that brings together SDA related data and reports
  - [Explore Tool](#) – an interactive tool where data can be filtered and downloaded according to requests
- [SDA Finder](#) – an online tool where SDA providers can list vacancies within SDA properties and participants can search for accommodation vacancies that match their needs
- [SDA Demand](#) – an online tool to help understand SDA demand to the Statistical Area 3 (SA3) level and ability to download datasets.

## 7.1 Data disclaimer

The data provided in this report is provided for the purpose of enabling public insight into the operation of the NDIS, specifically SDA. As this report is public data, please refer to the full [data disclaimer](#) that explains and applies to the content within this document.

## Section 8

# Feedback

We welcome your feedback on ways to improve this report. Feedback and comments will be considered for future editions.

Contact us at [sdahousing@ndis.gov.au](mailto:sdahousing@ndis.gov.au)

# Glossary

### 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 by the NDIA 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. The shared areas and bedrooms for use by SDA eligible participants must substantially comply with the minimum design requirements for an SDA design category 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 the [Pricing Arrangements for Specialist Disability Accommodation 2024-25](#)).
- 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 2024-25](#).

- 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 [NDIS SDA Rules 2020](#) and [Pricing Arrangements for Specialist Disability Accommodation 2024-25](#). In order to qualify as a New Build (Refurbished), providers must spend a minimum amount. These minimum amounts are specified per dwelling type in the [Pricing Arrangements for Specialist Disability Accommodation 2024-25](#).

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

### SDA design stage

SDA design stage 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 submitted at the design stage 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 in a location or with 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 \(2020\)](#), 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. This also includes people with psychosocial disability.
- 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.
- 6. Multi Design:** In some instances, a single dwelling may be certified under multiple design categories, except for Robust however all shared areas must comply with the minimum requirements of all enrolled design categories.

### 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. In this report, SDA Group homes are referred to as 4 or 5 resident Houses.

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

### Defined program

A defined program refers to state, territory, or Commonwealth disability or mental health programs that existed prior to the NDIS. Participants who were existing clients of these programs and met age and residency requirements generally became an NDIS participant without being required to provide further evidence of their disability.

Further information is available here: [Transitioning to the NDIS](#).



[ndis.gov.au](https://www.ndis.gov.au)

#### National Disability Insurance Agency



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