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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.

Explore SDA insights and data developed using the Agency's current data capabilities and resources.

Latest SDA data releases

New SDA datasets

We have released 5 new SDA datasets that provide detailed information on SDA participants and dwellings. These datasets will be updated and released quarterly from Q1 2026-27.

- SDA Participant Datasets
- SDA Dwelling Datasets

The datasets provide more detailed demographic data, helping providers, researchers and investors better understand the SDA market.

While Supplement P to the Quarterly Report will continue to provide summary tables and key indicators, the content may change over time to reduce duplication with the SDA datasets and improve readability.

SDA Report 2026

The 2026 report gives an overview of SDA data from our systems up to 31 December 2025 and includes previously unreleased participant focused data to expand information about SDA demand.

- Specialist Disability Accommodation Report 2026 (PDF 1MB)

Accompanying data tables for this report are available to download:

- SDA Report 2026 Data Tables (DOCX 100KB)

SDA reports

SDA reports build on data released in the Quarterly reports to provide a general point in time overview of the SDA market.

The 2025 report gives an overview of SDA data from our systems up to 31 December 2024.

- Specialist Disability Accommodation Report (May 2025) (PDF 2MB)

SDA datasets

The SDA datasets provide the most detailed SDA data published by the Agency to support providers, researchers, investors and other stakeholders understand the SDA market.

SDA Participants

These datasets provide information about active NDIS participants with SDA funding. They support analysis of SDA demand, usage and participant characteristics, including location, age, disability group, SDA and SIL status, remoteness, First Nations status, culturally and linguistically diverse status, and eligible SDA dwelling.

Geographic data is available down to Statistical Area Level 3 (SA3). Data is available from the September 2024 quarter onwards.

Data current as at 30 September 2026

- SDA participants demographics data (CSV 222KB)
- SDA participants characteristics data (CSV 293KB)
- SDA participants demand and usage (CSV 7.4MB)
- SDA participants data rules (DOCX 88KB)

Further information on SDA demand is provided within Supplement P.

SDA Dwellings

These datasets provide detailed information on enrolled SDA dwellings and dwellings currently in the development pipeline.

The datasets include the location at Statistical Area 3 (SA3) and Statistical Area 4 (SA4) detail and characteristics of enrolled SDA dwellings such as design category and building type.

Data current as at 30 September 2026

- Enrolled SDA dwellings data (CSV 6.5MB)
- Future SDA dwellings data (CSV 188KB)
- SDA dwellings data rules (DOCX 99KB)

Further information on SDA supply is provided within Supplement P.

SDA tools

- SDA finder | NDIS , this tool helps participants find SDA dwellings and SDA providers to register a dwelling vacancy

- SDA demand data | NDIS helps providers understand the demand for SDA dwellings. It is a helpful tool that shows demand data of SDA-eligible participants that have access to funding, and participants who are currently in SDA.

SDA pricing review technical reports 2023

Ernst & Young (EY) was engaged by the NDIA to undertake independent technical research and analysis to support the 2022-2023 SDA Pricing Review .

SDA demand projections were also completed as part of a review of SDA pricing in 2022-2023. The report is available on the SDA pricing review page .

EY Technical Reports

The 8 Technical Reports completed by Ernst & Young (EY) are provided here:

1. EY Technical Report - Benchmark Construction Costs (PDF 1.3MB)
   1.1. SDA KA Reference Designs: Part 1 (PDF 15MB)
   1.2. SDA KA Reference Designs: Part 2 (PDF 17MB)
   1.3. Detailed Cost Estimate Report – MBM Quantity Surveying (PDF 887KB)
2. EY Technical Report - Land Costs (PDF 1.4MB)
3. EY Technical Report - Geographic Variation in Construction Costs (PDF 1.1MB)
4. EY Technical Report - Sprinkler Cost (PDF 843KB)
5. EY Technical Report - Exit Costs (PDF 1.2MB)
6. EY Technical Report - Vacancy Rates (PDF 1MB)
7. EY Technical Report - Ownership Costs (PDF 1.5MB)
8. EY Technical Report - Capital Asset Pricing Model (PDF 1.4MB)

To learn more about SDA pricing, including demand projections, visit the SDA pricing review page.

Historical SDA quarterly reports

- SDA 2021-22 quarter 4 report (DOCX 255KB)
- SDA 2021-22 quarter 3 report (DOCX 263KB)
- SDA 2021-22 quarter 2 report (DOCX 240KB)
- SDA 2021-22 quarter 1 report (DOCX 244KB)
- SDA 2020-21 quarter 4 report (DOCX 169KB)

About this data

Between 2024-2025 the NDIA undertook the SDA Data Project to review the accessibility and reliability of SDA data. The project included consultation with over 100 SDA stakeholders to understand their SDA data

needs.

The SDA data consultation summary report is available to download.

The improvements needed to boost SDA data quality are part of a longer-term initiative that will establish a strong foundation for more reliable SDA data over time.

Disclaimer

The information on these pages is subject to a Data disclaimer.

The privacy of participants is of paramount importance. The NDIA has applied de-identification methods so the publicly shared data does not identify individuals. The NDIS applies these techniques while keeping the data fit for the purpose of trend analysis and general decision guidance. For academic research, please use the data request process. For more information about how NDIS makes decisions about sharing data, please refer to the Public Data Sharing Policy .

For more information relating to the data, please email scheme.actuary@ndis.gov.au.

To learn more about SDA

- Investment in SDA
- SDA explained

Subscribe to the quarterly SDA Bulletin

The SDA Bulletin shares the latest Agency SDA news, including upcoming webinars, SDA data releases and more.

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