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SDA is a range of housing designed for people with extreme functional impairment or very high needs.

SDA dwellings have accessible features to help residents live more independently and allow other supports to be delivered better or more safely.

The NDIA is working to improve SDA data sharing to support informed decision-making.

Better SDA data will empower participants to find suitable SDA and guide providers and investors to address future SDA needs.

The SDA data now available is based on current Agency systems and will evolve as improvements are made to the collection and sharing of SDA data in the future.

To find out about new SDA data releases you can register to [receive email updates](#) .

SDA reports

- SDA data is released regularly in the [Quarterly reports](#) with more detailed data available in [Supplement P](#)

SDA datasets

- [SDA participants data \(CSV 54KB\)](#)
- [SDA Enrolled dwellings and NDIS demand data \(XLSX 1.2MB\)](#)

SDA tools

- [SDA finder | NDIS](#) , this tool helps participants find SDA dwellings and SDA providers to register a dwelling vacancy
- [SDA demand data | NDIS](#) this tool helps providers understand the demand for SDA dwellings
- 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](#).

SDA pricing technical reports

Ernst & Young (“EY”) was engaged on the instructions of the National Disability Insurance Agency (“NDIA”) to assist in undertaking independent technical research and analysis to support the 2022-2023 Specialist Disability Accommodation (“SDA”) Pricing Review.

The 8 Technical Reports are provided here:

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

2022-2023 To learn more about SDA pricing, including demand projections, visit the [SDA pricing review](#) page

Previous Specialist disability accommodation (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 \(DOCX 169KB\)](#)

To learn more about SDA

For participants

- [SDA explained](#)
- [Specialist disability accommodation](#)

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.