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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

We have released the 2026 Specialist Disability Accommodation Report:

- Specialist Disability Accommodation Report 2026 (PDF 1MB)

The 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.

Accompanying data tables for this report are available to download:

- SDA Report 2026 Data Tables (DOCX 100KB)

SDA data improvements

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 in future.

SDA reports

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

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

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)

SDA datasets

- SDA participants data (CSV 67KB)
- SDA Enrolled dwellings and NDIS demand data (XLSX 1.1MB)

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 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 .

The 8 Technical Reports are provided here:

1. EY Technical Report - Benchmark Construction Costs (1.3MB PDF)

   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

To learn more about SDA

- Investment in SDA
- SDA explained
- Specialist disability accommodation

Subscribe to the quarterly SDA Bulletin

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

If you would like to receive the latest SDA updates, contact us at SDAHousing@ndis.gov.au to join the mailing list.

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.