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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.

SDA data project

The NDIA is working to improve the SDA data that it shares publicly through the SDA data project.

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

We're working with Finity Consulting to understand what SDA data is helpful to SDA providers, investors, participants and their families and carers.

As part of this project Finity consulted over 100 stakeholders for their insights.

[Find out more about the SDA data project consultation.](#)

The NDIA is also developing improved ways of collecting and sharing SDA data. This will help make SDA data more useful for participants, providers and the community. This includes the release of the [Specialist Disability Accommodation Report](#) (May 2025), in addition to continuing to enhance regular quarterly reporting. We will continue to enrich the information in these reports based on feedback we receive and as more improvements are made to how we collect and share SDA data.

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](#)
- The [Specialist Disability Accommodation Report \(May 2025\)](#) accompanies the SDA data released through the Quarterly reports to provide a general overview of SDA activity up until 31 December 2024. The insights from the [SDA data project](#) will inform future editions. We also welcome your feedback on ways

to improve this report. Contact us at SDAHousing@ndis.gov.au

SDA datasets

- [SDA participants data \(CSV 64KB\)](#)
- [SDA Enrolled dwellings and NDIS demand data \(XLSX 13.9MB\)](#)

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 by the NDIA to undertake independent technical research and analysis to support the 2022-2023 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 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

- [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.