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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

In 2024, the NDIA engaged Finity Consulting to review the accessibility and reliability of SDA data to support decision making, and guide providers and investors in addressing future SDA needs. This part of the project concluded in August 2025.

The work completed included:

- consultation with over 100 SDA stakeholders to understand the SDA data needs
- reviewed existing SDA data and tools
- identified areas to improve data quality and reliability.

Recommendations focus on improving data collection, strengthening quality through system updates, and sharing data in more user-friendly formats.

Next steps

The work to improve SDA data continues. 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.

In the short to medium term, we will continue to look at ways to share more meaningful insights and data with the SDA market within existing Agency data capabilities and resources.

The SDA data [consultation summary report](#) is available to download.

Subscribe to the SDA Bulletin – released quarterly.

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.

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 \(CSV 69KB\)](#)
- [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 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

- [Investment in 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.