# NDIS specialist disability accommodation 2021-22 quarter 2 report

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## Introduction to data released by the NDIA

The National Disability Insurance Agency (NDIA) is committed to providing the specialist disability accommodation (SDA) market with information needed to foster continued growth for a thriving market that delivers quality, innovative SDA for National Disability Insurance Scheme (NDIS) participants and important national infrastructure.

This report is based on data that is released regularly through the [NDIA’s Quarterly Reports](https://ndis.gov.au/about-us/publications/quarterly-reports) and data on the [NDIS data and insights webpage](https://data.ndis.gov.au/). These are the SDA data tables for ‘Appendix P’ published in the quarterly reports to the Disability Ministers, additional datasets for SDA enrolled dwellings, and NDIS demand data published for that quarter.

The NDIA recently released the [SDA Finder](https://www.ndis.gov.au/participants/home-and-living/specialist-disability-accommodation-explained/sda-finder) to help participants search for accommodation vacancies that match their needs. The SDA Finder refines search results by building type, SDA design category, number of residents, price per participant and more. For further information on the SDA finder, refer to the [NDIS website](https://www.ndis.gov.au/participants/home-and-living/specialist-disability-accommodation-explained/sda-finder).

The NDIA encourages feedback on SDA quarterly reports and will continue to incorporate feedback received.

Coronavirus (COVID-19) has broadly affected the Australian residential market and is likely to have an impact on the future of the SDA marketplace. Impacts are being closely monitored by the NDIA.

These quarterly reports intend to be high level overviews. More in-depth geographical information can be found on the SDA data release found on the [NDIS data and insights webpage](https://data.ndis.gov.au/). The NDIA intends to release further information as it becomes available, for example from the SDA Finder once it reaches the six month milestone.

|  |
| --- |
| **2021-22 quarter 2 report highlights:**   * SDA supply continues to trend upwards, particularly in the High Physical Support category (see pages 8, 12) * A noticeable growth in SDA supply in Queensland (see page 6) * SDA eligibility by primary disability type continues to diversify (see page 20) |

### How to use this report

This report supplements the data that is released regularly through the [NDIA’s Quarterly Reports](https://ndis.gov.au/about-us/publications/quarterly-reports) and data on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

Participants, providers and other stakeholders can use this report as a starting point for engaging further with the very detailed SDA data that is contained in the [NDIS Quarterly Reports](https://ndis.gov.au/about-us/publications/quarterly-reports) and on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

Definitions of commonly used terms are included at Appendix A.

## SDA supply market overview

### SDA type

Since Q1 FY21-22 (last quarter), there have been increases in most SDA types. The largest absolute increase in dwellings was in new build (195 dwellings or 9%). New build (refurbished) and Existing stock saw a 7% and 0.2% increase (4 and 9 dwellings, respectively). Legacy stock decreased by 2% from the previous quarter, equivalent to 5 dwellings.

Since Q2 FY20-21 (same time last year), there have been overall increases within each SDA type. There were 853 new build dwellings, and 25 new build (refurbished) enrolled. There was an increase of 869 enrolled Existing dwellings mainly from Victoria’s in-kind stock transfers as outlined in the Q4 2020-21 SDA Report.

Further breakdown by SA4 regions in states and territories can be found within ‘Table P.4’ in the [NDIS quarterly report to disability ministers](https://www.ndis.gov.au/about-us/publications/quarterly-reports).

**Figure 1: Enrolled SDA dwellings by building type (excludes in-kind arrangements) since Q2 FY20-21**

Figure 1: Enrolled SDA dwellings by building type (excludes in-kind arrangements) since Q2 FY20-21

**NDIA observations**

With all jurisdictions now part of the NDIS since December 2020, it is expected that the vast majority of Existing SDA stock should be accounted for in these figures, with the exception of WA and Tasmania. Currently Western Australia’s Existing stock is neither enrolled nor in-kind. Tasmania still has 203 in-kind dwellings to transition in future quarters.

Legacy stock also decreased by 2% over the last quarter, which is the second decrease in a row in a quarter for Legacy stock. As taken from section 71 of the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](https://www.ndis.gov.au/providers/pricing-arrangements#pricing-arrangements-for-specialist-disability-accommodation), for Legacy stock:

* *Properties with 11 or more residents. SDA Legacy stock payments will cease after the end of the immediate five year period after the property’s location transitions into the Scheme.*
* *Properties with 6 to 10 residents. SDA Legacy stock payments will cease after the end of the immediate ten year period after the property’s location transitions into the Scheme.*

As all Legacy stock is large, congregate living arrangements (at least 6 residents), the decrease in Legacy stock may reflect some dwellings having payments ceased, being sold or the possibility of dwellings being re-purposed or re-developed.

### Location

Since Q1 FY21-22 (last quarter), all states and territories saw increases in enrolled dwellings. The largest increase was 10% both in Queensland and Western Australian dwellings (by 93 and 9 dwellings, respectively). Nationally, there was a 3% increase in overall dwellings enrolled in the last quarter.

Since Q2 FY20-21 (same time last year), the largest increases have been in Victoria (140%, 1,056 dwellings) and Western Australia (87%, 47 dwellings).

Note, although Tasmania has shown limited growth in enrolled stock over recent quarters, it still has up to 203 in-kind dwellings to transition over coming quarters.

Further breakdown by design category, build type and SA4 region for each state and territory can be found within ‘Table P.13’, ‘Table P.14’ and ‘Table P.15’ in the SDA data published on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

**Figure 2: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q2 FY20-21**

Figure 2: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q2 FY20-21

**Table 1: Enrolled SDA dwellings by state and territories (excludes in-kind arrangements) since Q2 FY20-21**

| Date / State | 31-Dec-20 | 31-Mar-21 | 30-Jun-21 | 30-Sep-21 | 31-Dec-21 | Percentage growth from Q2 20-21 |
| --- | --- | --- | --- | --- | --- | --- |
| NSW | 2,159 | 2,242 | 2,285 | 2,413 | 2,433 | 13% |
| Vic | 753 | 789 | 1,693 | 1,753 | 1,809 | 140% |
| Qld | 732 | 765 | 840 | 916 | 1,009 | 38% |
| WA | 54 | 61 | 65 | 92 | 101 | 87% |
| SA | 1,010 | 1,040 | 1,126 | 1,171 | 1,190 | 18% |
| Tas | 43 | 42 | 43 | 43 | 46 | 7% |
| ACT | 142 | 142 | 143 | 144 | 145 | 2% |
| NT | 28 | 28 | 29 | 29 | 31 | 11% |
| National | **4,921** | **5,109** | **6,224** | **6,561** | **6,764** | **37%** |

Note: this is the number of enrolled dwellings in a jurisdiction and does not equal the total number of potential SDA residents.

**NDIA observations**

Total enrolled SDA dwellings have grown by 37% from the same time last year (Q2 FY20-21). Further observations for Western Australia, Victoria and the Australian Capital Territory, which experienced the largest increases are as follows.

* Western Australia’s stock continues to grow because, being the last jurisdiction to join the NDIS, SDA is still a relatively new support. There are likely to be further increases in enrolled stock over future quarters as the Western Australian Government enrols their SDA with the NDIS, in addition to new dwellings supplied by the market (see section 2.7 for pipeline dwellings).
* The majority of Victoria’s growth in enrolled dwellings over the last year was due to the transfer from in-kind arrangements completed during Q4 FY20-21.
* The growth in the Australian Capital Territory is largely from Australian Capital Territory Government owned dwellings becoming enrolled.

### Design category

Since the Q1 FY21-22 (last quarter), dwelling numbers have increased across all design categories. The largest increase, in relative terms, was for dwellings of the robust design category (10%, 39 dwellings). High Physical Support dwellings saw the largest absolute increase in dwellings (6%, 97 dwellings), which accounts for almost half of the total increase of 203 dwellings since last quarter (48%).

Since Q2 FY20-21 (same time last year), the largest percentage increase of dwellings was for robust dwellings (80%, 194 dwellings) and High Physical Support dwellings (71%, 711 dwellings). There were also increases in Fully Accessible (55%, 350 dwellings), Improved Liveability (39%, 404 dwellings) and Basic (9%, 184 dwellings). Much of these increases are attributable to Victoria’s in-kind stock being transferred to enrolled dwellings in Q4 FY20-21.

For individual states and territories, there is still a noticeably large proportion of Basic SDA dwelling stock in South Australia and New South Wales (approximately 48% and 46%, respectively). Western Australia and Queensland have relatively large proportions of High Physical Support dwellings compared to other stock (55% and 41%, respectively).

Further breakdown by SA4 regions in states and territories is in ‘Table P.5’ in the [NDIS quarterly report to disability ministers](https://www.ndis.gov.au/about-us/publications/quarterly-reports). For a breakdown by design category, SDA type and SA4 region for each state and territory, refer to ‘Table P.13’, ‘Table P.14’ and ‘Table P.15’ in the SDA data published on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

Figure 3: Growth in enrolled SDA dwelling by design category (excludes in-kind arrangements) since Q2 FY20-21

Figure 3: Growth in enrolled SDA dwelling by design category (excludes in-kind arrangements) since Q2 FY20-21

Figure 4: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q2 FY21-22



**Table 2: Enrolled SDA dwellings in states and territories by design category (excludes in-kind arrangements) at the end of Q2 FY21-22**

| Design category / State | Basic | Improved Liveability | Fully Accessible | Robust | High Physical Support | Total build types |
| --- | --- | --- | --- | --- | --- | --- |
| NSW | 1,119 | 449 | 253 | 84 | 528 | **2,433** |
| Vic | 344 | 435 | 380 | 180 | 470 | **1,809** |
| Qld | 107 | 203 | 184 | 100 | 415 | **1,009** |
| WA | 5 | 12 | 27 | 1 | 56 | **101** |
| SA | 568 | 257 | 103 | 55 | 207 | **1,190** |
| Tas | 6 | 18 | 16 | 2 | 4 | **46** |
| ACT | 32 | 59 | 7 | 14 | 33 | **145** |
| NT | 8 | 3 | 15 | 0 | 5 | **31** |
| National | **2,189** | **1,436** | **985** | **436** | **1,718** | **6,764** |

**NDIA observations**

As a result of the transition of disability support models being rolled into the NDIS, the New South Wales and South Australian governments enrolled almost half of their dwellings (47%) as the Basic design category (compared to 16% for the rest of the country). This led to an elevated number of enrolled, Basic SDA dwellings in New South Wales and South Australia relative to other design categories. Further information about the Basic design category is found at section 2.5 below.

See section 3.2 for further information on participants with SDA needs seeking dwellings or alternative dwellings.

### SDA building type including Legacy stock

The most common building type of SDA dwellings nationally are villas/duplexes/townhouses and group homes (32% and 31% of total dwellings, respectively).

Within New South Wales, Victoria and Tasmania, group home dwellings comprise the largest proportion of type of dwellings (40%, 39% and 37% respectively). Villas/duplexes/townhouses make up the largest proportion of enrolled dwellings in South Australia (52%), Western Australia (33%) and Queensland (30%). The Australian Capital Territory’s and Northern Territory’s dwellings have the largest proportion of houses (40% and 32%, respectively).

For Legacy stock, the majority is in Victoria (65%), with the next highest states or territories being New South Wales (20%) and Queensland (11%). In most jursidictions Legacy stock only comprises a small proportion of total stock. Victoria (11%) and Northern Territory (10%) are the only two jurisdictions to have 10% or more of their enrolled stock as Legacy.

Further breakdown by design category, SDA type and SA4 region for each state and territory, refer to ‘Table P.13’, ‘Table P.14’ and ‘Table P.15’ in the SDA data published on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

**Figure 5: Enrolled SDA dwellings in states and territories by SDA type (excluding in-kind arrangements) at the end of Q2 FY21-22**

Figure 5: Enrolled SDA dwellings in states and territories by SDA type (excluding in-kind arrangements) at the end of Q2 FY21-22

**Table 3: Enrolled SDA dwellings in states and territories by building type including Legacy (excludes in-kind arrangements) at the end of Q2 FY21-22**

| Building type / State | Apartment | Villa/Duplex/Townhouse | House | Group home | Legacy stock (6+ residence) | Total |
| --- | --- | --- | --- | --- | --- | --- |
| NSW | 556 | 634 | 215 | 970 | 58 | **2,433** |
| Vic | 221 | 513 | 175 | 708 | 192 | **1,809** |
| Qld | 290 | 306 | 244 | 137 | 32 | **1,009** |
| WA | 29 | 33 | 27 | 11 | 1 | **101** |
| SA | 88 | 619 | 274 | 202 | 7 | **1,190** |
| Tas | 1 | 16 | 9 | 17 | 3 | **46** |
| ACT | 18 | 35 | 58 | 34 | 0 | **145** |
| NT | 8 | 1 | 10 | 9 | 3 | **31** |
| National | **1,211** | **2,157** | **1,012** | **2,088** | **296** | **6,764** |

### SDA building type by design category

Figure 6 shows that the largest proportion of dwellings are generally of the Basic design category, with the exception of apartment builds. For apartment builds, 61% of these are in the High Physical Support design category which is also the largest percentage within any type of dwelling (1% higher than from the previous quarter).

The Basic design category of SDA was created to allow for the enrolment of disability accommodation that was previously used under state and territory models, where those dwellings did not meet the criteria of the other four design categories of SDA as defined in the SDA Rules. Only Existing and Legacy stock can be enrolled as Basic SDA.

Basic dwellings account for a higher share of group homes (45%), houses (32%) and villas/duplex/townhouses (35%) and Legacy (6+ residence) (32%). Across all types of buildings, Improved Liveability is generally the second most common design category for builds, except for houses which is High Physical Support. Robust buildings is the lowest proportion of builds across all types of buildings.

Further breakdown by design category, SDA type and SA4 region for each state and territory, refer to ‘Table P.13’, ‘Table P.14’ and ‘Table P.15’ in the SDA data published on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

**Figure 6: Enrolled SDA dwellings by percentage of design category within the SDA building type (excludes in-kind arrangements) at the end of Q2 FY21-22**

Figure 6: Enrolled SDA dwellings by percentage of design category within the SDA building type (excludes in-kind arrangements) at the end of Q2 FY21-22

**Table 4: Enrolled SDA dwellings by design category across SDA building types (excludes in-kind arrangements) at the end of Q2 FY21-22**

| Design category / Building type | Basic | Improved Liveability | Fully Accessible | Robust | High Physical Support | Total build types |
| --- | --- | --- | --- | --- | --- | --- |
| Apartment | 74 | 240 | 160 | - | 737 | **1,211** |
| Villa/Duplex/Townhouse | 747 | 509 | 293 | 211 | 397 | **2,157** |
| House | 328 | 214 | 134 | 91 | 245 | **1,012** |
| Group home | 946 | 400 | 340 | 107 | 295 | **2,088** |
| Legacy stock | 94 | 73 | 58 | 27 | 44 | **296** |
| Total design categories | **2,189** | **1,436** | **985** | **436** | **1,718** | **6,764** |

**NDIA observations**

As indicated in the [SDA Market Information Statement](https://www.ndis.gov.au/media/3489/download?attachment), there may be a supply imbalance for single-resident High Physical Support apartments. Not only are most existing apartments already of High Physical Support design (61%), High Physical Support apartments are also the largest proportion (40%) of total pipeline dwellings. The total number of pipeline High Physical Support dwellings at the end of Q2 FY21-22 was 1,505 dwellings, while there were 1,185 participants eligible for High Physical Support, seeking a dwelling (section 3.2).

### Maximum number of residents in dwellings

Since Q1 FY21-22 (last quarter), all except the largest category (6 or more resident) of dwellings increased in number, with the largest increase being in single-resident and three-resident dwellings (both 6%, 123 and 47 dwellings, respectively). 6 or more resident dwellings (Legacy stock) saw a 2% decrease.

Since Q2 FY20-21 (same time last year), 1 person, 3 person, 5 person and 6 or more person dwellings each saw over 40% percentage increases. The larger resident dwelling increases (5 persons and 6+ persons) was mainly explained by the transfer of Victoria’s in-kind stock in Q4 FY20-21, as outlined in the Q4 2020-21 SDA Report. The largest absolute increase was in single resident dwellings (677 dwellings, 47% increase). The largest relative increase being for 6 or more resident dwellings (48%, 96 dwellings).

Further breakdown by SA4 region for each state and territory can be found within ‘Table P.6’ in the [NDIS quarterly report to disability ministers](https://www.ndis.gov.au/about-us/publications/quarterly-reports).

Figure 7: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q2 FY20-21

Figure 7: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q2 FY20-21

**Table 5: Enrolled SDA dwellings by maximum number of residents (excludes in-kind arrangements) since Q2 FY20-21**

| Date / Maximum number of residents | 30-Sep-20 | 31-Dec-20 | 31-Mar-21 | 30-Jun-21 | 30-Sep-21 | Percentage growth from same time last year |
| --- | --- | --- | --- | --- | --- | --- |
| One resident | 1,437 | 1,495 | 1,779 | 1,991 | 2,114 | 47% |
| Two residents | 1,147 | 1,217 | 1,341 | 1,371 | 1,396 | 22% |
| Three residents | 605 | 649 | 750 | 823 | 870 | 44% |
| Four residents | 597 | 609 | 712 | 726 | 735 | 23% |
| Five residents | 935 | 940 | 1,332 | 1,349 | 1,353 | 45% |
| Six or more residents | 200 | 199 | 310 | 301 | 296 | 48% |

**NDIA observations**

As Figure 7 shows, there is continued growth in single-resident enrolments that is outpacing other sized dwellings by residents and has been for a considerable period of time.

Legacy (6 or more resident) dwellings are not expected to grow further once all states, including Western Australia, complete their enrolments.

### Unfinished and/or unenrolled dwellings

The submission of design stage certification gives the NDIA a view of dwellings that are underway. At the end of Q2 FY21-22, there are 2,162 dwellings that are unfinished/unenrolled, an increase of 19% from the previous quarter (1,744 dwellings). Queensland still has the largest number of dwellings underway (739 dwellings), followed by New South Wales (612 dwellings) and Victoria (508 dwellings).

As Figure 8 displays, apart from Queensland, Tasmania and the Northern Territory, the most unfinished/unenrolled dwellings in all other states and territories are apartment builds. Across the nation, apartment builds encompass 48% of unfinished/unenrolled dwellings, followed by villas/duplex/townhouses and houses at 24% each.

Of the unfinished/unenrolled dwellings, 40% are High Physical Support apartments (867 out of 2,162 dwellings). The next largest proportion is High Physical Support houses at 18% (

Figure **9**).

Further breakdown of unfinished/unenrolled dwellings by design category, build type and SA4 region can be found in ‘Table P.20’ in the SDA data published on the [NDIS data and insights webpage](https://data.ndis.gov.au/).

**Figure 8: Number of pipeline SDA dwellings in states and territories at the end of Q2 FY21-22**

Figure 8: Number of pipeline SDA dwellings in states and territories at the end of Q2 FY21-22

**Table 6: Number of pipeline SDA dwellings in states and territories by building type at the end of Q2 FY21-22**

| Building type / State | Apartment | Villa/Duplex/Townhouse | House | Group Home | Total |
| --- | --- | --- | --- | --- | --- |
| NSW | 367 | 140 | 72 | 33 | **612** |
| Vic | 234 | 164 | 96 | 14 | **508** |
| Qld | 244 | 157 | 301 | 37 | **739** |
| WA | 89 | 29 | 31 | 1 | **150** |
| SA | 68 | 17 | 16 | 2 | **103** |
| Tas | 0 | 2 | 0 | 2 | **4** |
| ACT | 31 | 0 | 1 | 3 | **35** |
| NT | 0 | 1 | 8 | 2 | **11** |
| National | **1,033** | **510** | **525** | **94** | **2,162** |

**Figure 9: Number of pipeline SDA dwellings by building type (including Legacy) and design category at the end of Q2 FY21-22**

Figure 9: Number of pipeline SDA dwellings by building type (including legacy) and design category at the end of Q2 FY21-22

**Table 7: Number of pipeline SDA dwellings across building type and design category at the end of Q2 FY21-22**

| Design category / Building type | Basic | Improved Liveability | Fully Accessible | Robust | High Physical Support | Combination of two design categories\* | Total |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Apartment | 1 | 111 | 52 | 2 | 867 | 0 | **1,033** |
| Villa/Duplex/Townhouse | 0 | 77 | 61 | 170 | 196 | 6 | **510** |
| House | 0 | 46 | 39 | 42 | 391 | 7 | **525** |
| Group Home | 0 | 6 | 25 | 7 | 51 | 5 | **94** |
| Total design categories | 1 | 240 | 177 | 221 | 1,505 | **18** | **2,162** |

\*The five combinations of design categories were: Improved Liveability and Fully Accessible; Improved Liveability and High Physical Support; Robust and Improved Liveability; Robust and Fully Accessible; Robust and High Physical Support; and High Physical Support and Fully Accessible.

**NDIA observations**

Apartments are the most common unfinished/unenrolled SDA dwellings. High Physical Support apartments comprise the largest number of unfinished/unenrolled dwellings.

## SDA participant market overview

### Eligible participant profiles

There are 16,972 participants with SDA funding in their plans at the end of Q2 FY21-22. New South Wales and Victoria are still the 2 largest states by overall participants with SDA funding in their plans.

The Australian Capital Territory had the largest percentage growth in participants with SDA funding in their plans since the same time last year at 67%, followed by Queensland (29%).

Figure 10: Participants with SDA funding in plans by states or territory of residence at the end of Q2 FY21-22

Figure 10: Participants with SDA funding in plans by states or territory of residence at the end of Q2 FY21-22

Table 8: Active participants with SDA funding in current NDIS plan in states and territories since Q2 FY20-21

| State / Date | 31-Dec-20 | 31-Mar-21 | 30-Jun-21 | 30-Sep-21 | 31-Dec-21 | Percentage growth from same time last year |
| --- | --- | --- | --- | --- | --- | --- |
| NSW | 5,513 | 5,533 | 5,572 | 5,598 | 5,762 | 5% |
| Vic | 5,128 | 5,195 | 5,295 | 5,383 | 5,495 | 7% |
| Qld | 1,524 | 1,595 | 1,650 | 1,793 | 1,969 | 29% |
| WA | 1,152 | 1,160 | 1,149 | 1,160 | 1,222 | 6% |
| SA | 1,676 | 1,670 | 1,675 | 1,700 | 1,775 | 6% |
| Tas | 417 | 402 | 396 | 396 | 393 | -6% |
| ACT | 127 | 158 | 170 | 184 | 212 | 67% |
| NT | 130 | 129 | 126 | 133 | 143 | 10% |
| National | **15,667** | **15,842** | **16,033** | **16,347** | **16,972** | 8% |

### Participants seeking SDA dwellings or alternatives

At the end of Q2 FY21-22, there were 18,984 participants with SDA needs. Of these, 2,255 participants with SDA were seeking an alternative dwelling whilst 2,012 participants who were not in an SDA dwelling were seeking a vacancy (combined for 22% of participants with SDA needs).

The largest proportion of participants with SDA needs who are seeking dwellings whilst not currently in an SDA dwelling are in Northern Territory and Queensland (21% and 20%, respectively). For participants already in an SDA dwelling but seeking alternatives, Queensland and New South Wales have the largest percentages at 16% and 14%, respectively.

As per Table 9, nationally, the most common design category dwellings that the two participant groups above are seeking is Improved Liveability (34%), followed by High Physical Support (29%) and Fully Accessible dwellings (20%).

As per Table 9, nationally, the most common design category dwellings that the two participant groups above are seeking is Improved Liveability (34%), followed by High Physical Support (29%) and Fully Accessible dwellings (20%).

Further breakdown of participants seeking SDA dwellings by SA4 region and design category is in ‘Table P.11’ and ‘Table P.12’ in the [NDIS quarterly report to disability ministers](https://www.ndis.gov.au/about-us/publications/quarterly-reports).

**Figure 11: Percentage of participants with SDA needs seeking a SDA dwelling at the end of Q2 FY21-22**

Figure 11: Percentage of participants with SDA needs seeking a SDA dwelling at the end of Q2 FY21-22

**Figure 12: Number of participants seeking a SDA dwelling in states and territories by eligible design category at the end of Q2 FY21-22**

Figure 12: Number of participants seeking a SDA dwelling in states and territories by eligible design category at the end of Q2 FY21-22

**Table 9: Number of participants with SDA needs seeking a SDA dwelling in states and territories by design category at the end of Q2 FY21-22**

| Design category / State | Not defined | Improved Liveability | Fully Accessible | Robust | High Physical Support | Total participant seeking SDA |
| --- | --- | --- | --- | --- | --- | --- |
| NSW | 162 | 520 | 269 | 71 | 377 | **1,399** |
| Vic | 267 | 435 | 184 | 79 | 280 | **1,245** |
| Qld | 92 | 206 | 209 | 58 | 307 | **872** |
| WA | 21 | 55 | 47 | 12 | 60 | **195** |
| SA | 52 | 120 | 90 | 28 | 107 | **397** |
| Tas | 15 | 13 | 19 | 3 | 21 | **71** |
| ACT | 4 | 8 | 10 | 1 | 18 | **41** |
| NT | 3 | 11 | 13 | 4 | 15 | **46** |
| Missing | 0 | 0 | 1 | 0 | 0 | **1** |
| Total | **616** | **1,368** | **842** | **256** | **1,185** | **4,267** |

**NDIA observations**

Currently, there is a higher demand from participants seeking dwellings with Improved Liveability support needs across most states and territories. However, Improved Liveability dwellings is the third most enrolled design category (see section 2.3) and a distant second for pipeline dwellings which has increased over Q2 FY21-22 (240 dwellings compared to 1,505 High Physical Support dwellings, see section 2.7). The data shows there may still be an opportunity for the market to meet the demand of participants with Improved Liveability support needs.

### Participant demographics

#### Age

There were no major changes to the proportion of participants in each age band from the previous quarters, most SDA-eligible participants remain in the 45 to 64 age bracket.

**Figure 13: Participants with SDA by age at the end of Q2 FY21-22**

Figure 13: Participants with SDA by age at the end of Q2 FY21-22

#### Primary disability type

Almost half of SDA eligible participants have an intellectual disability as their primary disability (45%). The next 2 largest groups are participants with cerebral palsy (11%) and participants with autism (10%).

The proportion of SDA eligible participants with intellectual disability has decreased by 1.5% from the previous quarter (despite an increase of 43 participants). The largest increases to proportion of participants eligible for SDA by primary disability type came from participants with primary disabilities of other neurological (0.54%), stroke (0.35%) and acquired brain injuries (0.31%).

Table 10: Percentage of participants with SDA by primary disability type at the end of Q2 FY21-22

| Primary disability type / number of participants with SDA | Number of SDA participants | Proportion of SDA participants |
| --- | --- | --- |
| Intellectual disability | 7,690 | 45% |
| Cerebral palsy | 1,947 | 11% |
| Autism | 1,757 | 10% |
| ABI | 1,342 | 8% |
| Down syndrome | 1,293 | 8% |
| Other neurological | 870 | 5% |
| Psychosocial disability | 685 | 4% |
| Stroke | 389 | 2% |
| Multiple sclerosis | 315 | 2% |
| Spinal cord Injury | 264 | 2% |
| Other physical | 261 | 2% |
| Other | 101 | 1% |
| Visual impairment | 53 | 0% |
| Hearing impairment | 5 | 0% |
| Total | **16,972** | **100%** |

#### Other characteristics

Figure 14: Participants with SDA who identify with a gender at the end of Q2 FY21-22

Figure 14: Participants with SDA who identify with a gender at the end of Q2 FY21-22

Figure 15: Participants who identify as indigenous at the end of Q2 FY21-22

Figure 15: Participants who identify as indigenous at the end of Q2 FY21-22

Figure 16: Participants by CALD status at the end of Q2 FY21-22

Figure 16: Participants by CALD status at the end of Q2 FY21-22

## Appendix A – Commonly used terms

**Culturally and Linguistically Diverse (CALD):** People whose country of birth is not Australia, New Zealand, the United Kingdom, Ireland, the United States of America, Canada or South Africa, or the primary language spoken at home is not English.

**In-kind:** Existing Commonwealth or state/territory government programs delivered under existing block funding arrangements.

**Specialist Disability Accommodation:** Specialist disability accommodation (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. For example, participants might need a home with reinforced ceilings so a ceiling hoist can be installed.

SDA doesn’t include the services or the funded support participants might get in their home that relate to their disability supports needs. For example, personal care supports, supported independent living, individualised living options and some assistive technology are other types of home and living support that may be funded.

**Enrolled dwelling:** Means a dwelling enrolled under section 26 of the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* to provide SDA.

***SDA types***

1. **Existing:** Dwellings built before 1 April 2016 that were used as disability related supported accommodation under a previous state, territory or commonwealth scheme. Existing dwellings must substantially comply with the requirements of a new build, and must meet the maximum resident requirement (5 residents or less).
2. **Legacy:** Existing dwellings that do not meet the maximum resident requirement of 5 residents or less. Over time, the NDIA will stop making SDA payments towards Legacy dwellings (for more information, refer to section 71 in the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](https://www.ndis.gov.au/providers/pricing-arrangements#pricing-arrangements-for-specialist-disability-accommodation)).
3. **New Build:** An SDA dwelling that was built (has a certificate of occupancy dated) after 1 April 2016 and meets all of the requirements under the [NDIS SDA Rules 2020](https://www.legislation.gov.au/Details/F2020L00769) and the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](https://www.ndis.gov.au/providers/pricing-arrangements#pricing-arrangements-for-specialist-disability-accommodation).
4. **New Build (Refurbished):** A dwelling that was built before 1 April 2016 but has been significantly refurbished since and now meets all of the requirements for a new build in the [SDA Rules 2020](https://www.legislation.gov.au/Details/F2020L00769) and [Pricing Arrangements for Specialist Disability Accommodation 2021-22](https://www.ndis.gov.au/providers/pricing-arrangements#pricing-arrangements-for-specialist-disability-accommodation). In order to qualify a new build (refurbished), providers must spend a minimum amount. These minimum amounts are specified per dwelling type in Appendix F of the [Pricing Arrangements for Specialist Disability Accommodation 2021-22](https://www.ndis.gov.au/providers/pricing-arrangements#pricing-arrangements-for-specialist-disability-accommodation).

Refer to the [NDIS SDA Rules 2020](https://www.legislation.gov.au/Details/F2020L00769) for detailed definitions of all the SDA types.

**Pipeline (Unfinished/Unenrolled) dwellings:** SDA pipeline data is based on information collected by the NDIA from SDA providers who are building properties they intend to enrol as SDA at a later date. This data is intended for the purpose of SDA market oversight only and there is no guarantee from the NDIA that all the dwellings listed will be enrolled as SDA. There may also be under-construction properties which will be enrolled as SDA and which are not yet represented in the data.

***SDA design categories***

1. **Basic:** Housing without specialist design features but with a location or other features that cater for the needs of people with disability and assist with the delivery of support services.

As per section 8 of the [NDIS SDA Rules 2020](https://www.legislation.gov.au/Details/F2020L00769), from 1 April 2016, new build dwellings can only be for an SDA design category other than Basic.

1. **Improved Liveability:** Housing that has been designed to improve ‘liveability’ by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.
2. **Fully Accessible:** Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.
3. **Robust:** Housing that has been designed to incorporate a high level of physical access provision and be very resilient, while reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.
4. **High Physical Support:** Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.

***SDA building types***

1. **Apartments:** Self-contained units that are part of a larger residential building.
2. **Duplexes, villas and townhouses:** Separate but semi-attached properties within a single land title or strata titled area. This also includes stand-alone villas or granny-flats.
3. **Houses:** Detached low-rise buildings with garden or courtyard areas.
4. **Group homes:** Houses that have 4 or 5 residents.

For more detailed information, refer to Schedule 1 in the [NDIS SDA Rules 2020](https://www.legislation.gov.au/Details/F2020L00769) for SDA building types, features and Building Code of Australia classification for each building type.