

NDIS Price Guide

Specialist Disability Accommodation

Valid from: 1 April 2017

Version release date: 1 April 2017



Delivered by the
National Disability
Insurance Agency

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NDIS Price Guide for Specialist Disability Accommodation

This document sets out the prices and payments that apply for Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme (NDIS) from 1 July 2016. All compliant SDA dwellings have a maximum price that the Agency will pay that is based on the dwelling's age, location and features. Providers must be registered providers and be approved for the SDA Registration Group. Additionally, providers must enroll each dwelling with the Agency.

It is important that providers are aware that the Price Guide does not outline all of the requirements and definitions that apply to SDA dwellings.

On 14 March 2017 the *NDIS (Specialist Disability Accommodation) Rules 2017* (SDA Rules) came into effect. The SDA Rules, together with the *National Disability Insurance Scheme Act 2013* and the NDIS Rules under the Act, establish the framework for providing SDA to participants under the NDIS. The SDA Rules deal with the criteria for when a participant will have SDA included in their NDIS plan, the dwellings that can be used for SDA and the payments that will be paid to registered providers of SDA.

This Price Guide is referred to in the SDA Rules and sets out the amounts of the prices for particular SDA types and locations, including allowances for features (SDA Rule 5.4). The Price Guide also contains further detail regarding the Design Categories and Building Types described in the SDA Rules.

For Legacy Stock the SDA prices are not set out in this Price Guide but are set out in the Legacy Stock Price List.

The arrangements for the provision of SDA by registered providers and the payment of the SDA price to registered providers are mainly set out in:

- The legislation, including the NDIS Act and the NDIS Rules made under the Act, including the SDA Rules;
- The *Terms of Business for Registered Providers* (Terms of Business)¹, including the Specialist Disability Accommodation Addendum;
- This *NDIS Price Guide for SDA*; and
- The *NDIS Price Guide*² for each jurisdiction:
 - *NDIS Price Guide (NSW/Vic/Qld/Tas)*; and

¹ [Link to NDIS Terms of Business](#)

² [Link to NDIS Price Guide](#)

- NDIS *Price Guide (Act/SA/WA/NT)*.

Further information to assist Providers is also available through the NDIS provider portal.³

Specialist Disability Accommodation

SDA is one of the supports that may be funded under the NDIS for some participants who have an extreme functional impairment or very high support needs.

SDA refers to accommodation for people who require specialist housing solutions, including to assist with the delivery of supports that cater for their extreme functional impairment or very high support needs. SDA does not refer to the support services, but the homes in which these are delivered. SDA may, for example, have specialist designs for people with very high needs or a location or features that make it feasible to provide complex or costly supports for independent living.

Claiming payment for SDA

Payment for SDA can only be claimed when a registered provider meets all of the criteria to be eligible for the payment. The criteria that must be met before a registered provider can be paid the SDA price are set out in the NDIS Act and the NDIS Rules made under the Act, including the SDA Rules, the NDIA's Terms of Business and related documents.

Some important criteria in the SDA Rules that must be met before a registered provider can claim payment for SDA are:

1. All providers of SDA must be registered providers. A registered provider's approval can be revoked if the provider does not meet the obligations imposed on them by the SDA Rules and the NDIA's Terms of Business;
2. Claims for payment by a provider must be for a specific Design Category and Building Type that is identified by the provider when enrolling the dwelling. The provider must ensure that the dwelling meets all of the requirements of the Design Category and Building Type in the SDA Rules and this Price Guide for which the claim is made and for which the dwelling is enrolled;
3. The dwelling for which SDA is claimed must be enrolled with the NDIA. The requirements that must be met for a dwelling to be enrolled are set out in the SDA Rules and this Price Guide. In summary the requirements are that the dwelling:
 - i. is a permanent dwelling (for example, it is not a mobile home);
 - ii. is intended to provide long-term accommodation for at least one participant (for example, is not used only for respite, emergency or temporary accommodation);

³ [Link to NDIS Provider Portal](#)

- iii. is not already being funded as accommodation by the Commonwealth, a State or Territory under a scheme unrelated to disability;
 - iv. is not excluded from SDA because it has previously received home modifications funding from the NDIA of the type described in SDA Rule 6.9; and
 - v. is not excluded from being SDA because it is the parental home; and
 - vi. meets the requirements of a New Build (including density restrictions), Existing Stock or Legacy Stock set out in the SDA Rules and this Price Guide, including:
 - a. For New Builds - all its shared areas and the majority of its bedrooms and similar sized private rooms comply with the Minimum Requirements in this Price Guide for the Design Category of the dwelling; or
 - b. For Existing Stock - all its shared areas and the majority of its bedrooms and similar sized private rooms substantially comply with the Minimum Requirements in the NDIS Price Guide for the Design Category of the dwelling.
4. The registered provider must have the certifications required by the SDA Rules that the dwelling:
- i. complies with the SDA Rules and this Price Guide; and
 - ii. meets all applicable building codes and laws;
5. SDA is only paid while a participant resides in the dwelling or, in limited cases, for a period after a vacancy arises (outlined below).

Registered providers obligations

In addition to the requirements summarised above, registered providers must also meet a number of obligations imposed on providers of SDA.

The obligations include:

1. A registered provider must have a written service agreement for SDA with a participant or, if agreement cannot be reached, work with the participant to establish an agreement, provide a copy to the participant and act in accordance with the terms of the agreement. The Terms of Business set out the matters that must be included in the agreement;
2. Registered providers must comply with all Commonwealth, State or Territory laws that apply to the provision of SDA. A registered provider must comply with these laws and have mechanisms in place to ensure ongoing compliance, including in relation to employees, contractors or other persons engaged by the provider;
3. Registered providers are required to ensure their dwellings are correctly enrolled and meet the requirements for the enrolment of the dwellings. For example, registered providers are required to notify the NDIA within 5 working days if there is a change in the dwelling's building type or Design Category (SDA Rule 7.21) or if the Building Type or Design Category are likely to change (SDA Rule 7.23);

4. Dwellings must not exceed the maximum number of residents declared by the provider. For example, providers must have no more residents than the number for which the dwelling is enrolled. For New Builds and Existing Stock the maximum number of residents is five. New Builds must also comply with the density restrictions set out in the SDA Rules;
5. Registered providers must provide all required notifications and attestations. Registered providers must keep the Agency up to date including in relation to vacancies.

Claiming payment for SDA Vacancy

There are limited circumstances in which SDA payments may continue for a period of time after a participant no longer physically resides at an enrolled SDA dwelling.

In order for payments to continue after the participant has departed the following conditions must be met:

1. the SDA dwelling for the participant is enrolled to house two to five residents;
2. the vacancy is available for another participant; and
3. the NDIA has been notified.

Payments are able to continue until the vacancy is filled, or

4. for a dwelling that is enrolled to house four or five residents— for 90 days; or
5. for a dwelling that is enrolled to house two or three residents—for 60 days,

whichever is earlier.

Calculation of the SDA price for a dwelling

The SDA price for New Builds and Existing Stock is set out in this Price Guide. The SDA price for Legacy Stock is set out in a separate document, being the NDIS's Legacy Stock Price List. Please contact SDAhousing@ndis.gov.au for a copy of the Legacy Stock Price List.

To calculate the SDA price for a dwelling, the Base Price (the annual Base Price per participant) is multiplied by the relevant Location Factor and where applicable a Fire Sprinkler Allowance is added. This calculation is shown in the formula below:

$$\begin{aligned} \text{SDA price} = & \quad \text{Base Price} \\ & \quad \times \text{Location Factor} \\ & \quad \times (1 + \text{Fire Sprinkler Allowance}) \text{ (if applicable)} \end{aligned}$$

The SDA price is expressed as an annual amount.

Steps to calculate the SDA Price

The calculation of the SDA price can be divided into a number of steps:

Step 1: Determine whether the dwelling is a New Build, Existing Stock or Legacy Stock

Step 2: Identify the Base Price:

- Step 2A - identify the Building Type
- Step 2B - identify the Design Category
- Step 2C - identify if there is a room for On-Site Overnight Assistance (OOA)
- Step 2D – Identify if there is an additional breakout room (Robust design dwellings only)

Step 3: Identify the Location Factor; and

Step 4: Add the Fire Sprinkler allowance (if applicable).

Step 1: Determine whether the dwelling is a New Build, Existing Stock or Legacy Stock

Different SDA prices are paid depending on whether the dwelling used to provide SDA is classified as a New Build, Existing Stock and Legacy Stock. The SDA prices for New Builds and Existing Stock are set out in this Price Guide and the SDA prices for legacy stock are set out in the NDIS Legacy Stock Price List.

If a dwelling does not meet the requirements to be either a New Build or Existing Stock or Legacy Stock, the dwelling cannot be enrolled or receive SDA payments. Providers must ensure that a dwelling is correctly enrolled. All dwellings that are enrolled must meet the requirements of the SDA type for which the dwelling is enrolled and for which SDA is claimed. For example, a New Build must meet the requirements for a New Build or the New Build SDA price claimed by the Provider cannot be paid.

Table 1 sets out the definitions for New Build, Existing Stock and Legacy Stock. The definitions are from the SDA Rules.

Table 1: Definitions for New Builds, Existing Stock and Legacy Stock

Type of SDA	Definition
New Builds	<p>A dwelling is a New Build if:</p> <ol style="list-style-type: none"> 1. Either: <ol style="list-style-type: none"> (i) It was issued its first certificate of occupancy (or equivalent) on or after 1 April 2016; or (ii) It has been renovated or refurbished and issued with a certificate of occupancy (or equivalent) after 1 April 2016 and: <ol style="list-style-type: none"> (A) Because of the renovation or refurbishment the dwelling meets the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below; and (B) the cost of the refurbishment was equal to or greater than the amount set out in the Table of Minimum Refurbishments Costs at Table 2; <p>AND</p> <ol style="list-style-type: none"> 2. Either: <ol style="list-style-type: none"> (i) It is enrolled to house five or fewer long-term residents (excluding support staff); or (ii) It is the home of a participant who intends to provide SDA to themselves (as a registered provider) and to reside there with the participant's spouse or de facto partner and children;

Type of SDA	Definition
	<p>AND</p> <ol style="list-style-type: none"> 3. All its shared areas and the majority of its bedrooms and similar sized private rooms comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below; <p>AND</p> <ol style="list-style-type: none"> 4. It does not breach the density restrictions for New Builds in SDA Rules 6.14 to 6.17. The density restrictions apply when there are multiple dwellings on a single parcel of land.
Existing Stock	<p>A dwelling is Existing Stock if:</p> <ol style="list-style-type: none"> 1. It does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2. It is enrolled to house five or fewer long-term residents (excluding support staff); and 3. It has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and 4. It is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 5. It housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and 6. All its shared areas and the majority of its bedrooms and similar sized private rooms comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below. <p>A dwelling is also Existing Stock if:</p> <ol style="list-style-type: none"> 1. It does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); <p>AND</p> <ol style="list-style-type: none"> 2. Either: <ol style="list-style-type: none"> (i) it is enrolled to house five or fewer long-term residents (excluding support staff); or (ii) it is the home of a participant who intends to provide SDA to themselves (as a registered provider) and to reside there with the participant's spouse or de facto partner and children; <p>AND</p>

Type of SDA	Definition
	<ol style="list-style-type: none"> 3. All its shared areas and the majority of its bedrooms and similar sized private rooms comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below.
Legacy	<p>A dwelling is Legacy Stock if:</p> <ol style="list-style-type: none"> 1. It does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2. It is enrolled to house more than five long-term residents (excluding support staff); and 3. It has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and 4. It housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and 5. It is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 6. All its shared areas and the majority of its bedrooms and similar sized private rooms comply or substantially comply with the Minimum Requirements for any of the Design Categories set out at Step 2B below.

Table 2: Minimum Refurbishment Costs for New Builds

Building type / design category	Basic	Improved Liveability		Fully Accessible		Robust			High Physical Support	
		No OOA	With OOA	No OOA	With OOA	No OOA	With OOA	+1 Room	No OOA	With OOA
Apartment, 1 bedroom, 1 resident	na	\$190,000	na	\$290,000	na	na	na	na	\$420,000	na
Apartment, 2 bedrooms, 1 resident	na	\$230,000	na	\$360,000	na	na	na	na	\$530,000	na
Apartment, 2 bedrooms, 2 residents	na	\$230,000	na	\$360,000	na	na	na	na	\$530,000	na
Apartment, 3 bedrooms, 2 residents	na	\$300,000	na	\$460,000	na	na	na	na	\$700,000	na
Villa/duplex/townhouse, 1 resident	na	\$110,000	\$130,000	\$170,000	\$180,000	\$200,000	\$220,000	\$240,000	\$260,000	\$280,000
Villa/duplex/townhouse, 2 residents	na	\$140,000	\$160,000	\$210,000	\$230,000	\$250,000	\$270,000	\$290,000	\$330,000	\$360,000
Villa/duplex/townhouse, 3 residents	na	\$190,000	\$200,000	\$280,000	\$290,000	\$340,000	\$360,000	\$370,000	\$450,000	\$470,000
House, 2 residents	na	\$150,000	\$170,000	\$220,000	\$240,000	\$270,000	\$290,000	\$310,000	\$350,000	\$370,000
House, 3 residents	na	\$210,000	\$230,000	\$310,000	\$330,000	\$380,000	\$400,000	\$420,000	\$540,000	\$560,000
Group home, 4 residents	na	\$290,000	\$310,000	\$420,000	\$430,000	\$500,000	\$520,000	\$540,000	\$680,000	\$710,000
Group home, 5 residents	na	\$320,000	\$330,000	\$460,000	\$480,000	\$550,000	\$570,000	\$590,000	\$760,000	\$790,000

OOA On-site overnight assistance

+1 Room Additional breakout room

Step 2: Base Price

The Base Price for an SDA dwelling is determined in four steps:

- Step 2A - Identify the Building Type
- Step 2B - Identify the Design Category
- Step 2C - Identify if there is a room for On-Site Overnight Assistance (OOA)
- Step 2D - Identify if there is an additional breakout room (Robust design dwellings only).

Step 2A: Building Type

Dwellings are enrolled according to the Building Type specified by the registered provider and the amount of the SDA price paid for the dwelling depends on the Building Type under which the dwelling is enrolled.

Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Building Type for which the dwelling is enrolled and for which SDA is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.

Registered providers are required to notify the NDIA within 5 working days if there is a change in the dwelling's Building Type (SDA Rule 7.21) or if the Building Type is likely to change (SDA Rule 7.23).

SDA Rule 4.5 provides descriptions in relation to five Building Types. This Price Guide provides more detail in relation to some of those descriptions. SDA prices differ depending on the number of residents and number of bedrooms. An On-site Overnight Assistance (OOA) room is not a bedroom (see Step 2C).

The maximum number of residents includes both participants (who may or may not have SDA in their plans) and any other residents being accommodated at the dwelling.

The complete list of Building Types for which there are separate SDA prices is:

- Apartment, 1 bedroom, 1 resident
- Apartment, 2 bedrooms, 1 resident
- Apartment, 2 bedrooms, 2 residents
- Apartment, 3 bedrooms, 2 residents
- Villa/duplex/townhouse, 1 resident
- Villa/duplex/townhouse, 2 residents
- Villa/duplex/townhouse, 3 residents
- House, 2 residents

- House, 3 residents
- Group home, 4 residents
- Group home, 5 residents
- Legacy Stock, 6+ residents. The SDA price for Legacy Stock depends on the number of residents.

Required elements of all Building Types

Dwellings of all Building Types must, as a minimum, contain all of the following elements:

- a kitchen,
- bathroom,
- living/dining area,
- entrance/exit; and
- at least one bedroom.

Dwellings that do not contain each of these elements cannot enrol as SDA or must be enrolled as part of a larger building type. Dwellings may contain more than one of each of the elements.

Table 3 sets out the definitions of each Building Type. The definitions provide further detail on the descriptions contained in the SDA Rules.

Table 3: Definitions of the Building Types

Building Type	Definition	Typical Building Code of Australia classification
Apartments	<p>Apartments are self-contained units occupying only part of a larger residential building.</p> <p>Apartments are typically built above or below another dwelling. Self-contained dwellings that are separated from other dwellings by walls alone are not apartments but are likely to be a villa, duplex or townhouse.</p>	Class 2
Villas/ Duplexes/ Townhouses	<p>Villas, duplexes and townhouses are dwellings for one, two or three residents.</p> <p>Villas, duplexes and townhouses are generally separate but semi-attached properties within a single land title or strata titled area. Dwellings will be separated by a fire-resisting wall (although fire resistance not required for Existing Stock).</p> <p>Each villa, duplex or townhouse must have a separate and reasonably accessible entry to/exit from the property, and participants must not be able to internally traverse between dwellings. That is, participants must be required to exit one dwelling in order to enter another. Restricted internal access between dwellings may be provided for support staff only.</p> <p>Villas, duplexes and townhouses may also be ancillary dwellings that are located on the same parcel of land as another dwelling (e.g. fully self-contained 'granny flats').</p>	<p>Class 1(a)(ii), or Class 3</p> <p>Class 1(a)(i)</p>
Houses	<p>Houses are detached low-rise dwellings with garden or courtyard areas.</p> <p>To be a house (rather than a villa/duplex/townhouse) the dwelling must be located on a clearly separated land area (e.g. separated by a fence, hedge or other form of delineation that is in keeping with the character of the neighbourhood) and must not share a wall, roof, entry area, driveway, car parking or outdoor area with any dwelling other than an ancillary Villa/Townhouse/Duplex with no more than one resident. A house is not to have more than two ancillary Villa/Duplex/Townhouses (otherwise the primary dwelling is likely to be considered a Villa/Townhouse/Duplex).</p> <p>Each house must have a land area that is commensurate with the number of residents and in keeping with similar properties in the neighbourhood.</p>	Class 1(a)(i), Class 1(b)(i), or Class 3
Group Homes	<p>Group Homes are houses and the description of houses above applies to Group Homes except Group Homes are distinguished from other houses by the larger number of residents (four or five long term residents).</p>	Class 1(b)(i), or Class 3

Step 2B: Design Category

Dwellings are also enrolled according to the Design Category specified by the registered provider when enrolling the dwelling. The amount of the SDA price paid for the dwelling depends on the Design Category under which the dwelling is enrolled.

Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Design Category for which the dwelling is enrolled and for which SDA is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.

Registered providers are required to notify the NDIA within 5 working days if there is a change in the dwelling's Design Category (SDA Rule 7.21) or if the Design Category is likely to change (SDA Rule 7.23).

The SDA prices are based on five broad categories of SDA design which are set out in the SDA Rules. The five Design Categories are Basic, Improved Liveability, Fully Accessible, Robust, and High Physical Support.

Minimum Requirements

In addition to the detailed description of each Building Type above this Price Guide also sets out the Minimum Requirements for each Design Category other than Basic design.

All shared areas and the majority of bedrooms and similar sized private rooms must comply with the Minimum Requirements.

The level of compliance with the Minimum Requirements differs for New Builds and Existing Stock:

- New Builds must comply with the Minimum Requirements set out below;
- For Existing Stock there must be substantial compliance with the Minimum Requirements set out below. Substantial compliance means compliance in all but a few non-critical respects.

Some of the Minimum Requirements are based on the 'Silver' or 'Platinum' level housing designs set out in the *Livable Housing Design Guidelines* (third edition)⁴ Australia.

The Minimum Requirements for each Design Category are set out in **Table 4**.

⁴ [Link to Livable Housing Australia website](#)

Table 4: Description of Minimum Design Category Requirements

SDA Design Category	Definition	Minimum Requirements
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	The Basic design category only applies for Existing Stock or Legacy Stock (SDA Rules 6.10(c)) and cannot be included in a participant’s plan except as an alternative interim option or if the participant already lives in Basic design SDA (SDA Rules 4.4 and 4.11)
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	<ul style="list-style-type: none"> • Livable Housing Australia ‘Silver’ level • The designed environment responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example Improved Liveability dwellings should include one or more additional design features such as luminance contrasts, improved wayfinding and/or lines of sight depending on the needs of the participants.
Fully Accessible	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment	<ul style="list-style-type: none"> • Livable Housing Australia ‘Platinum’ level • External doors and external outdoor private areas to be accessible by wheelchair • Bathroom vanity/hand basin to be accessible in seated or standing position • Power supply to doors and windows (blinds), for retrofit of automation as necessary • Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) to be accessible in seated or standing position
Robust	Housing that has been designed to incorporate a high level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing	<ul style="list-style-type: none"> • Livable Housing Australia ‘Silver’ level • Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance including: <ul style="list-style-type: none"> - high impact wall lining, fittings and fixtures (e.g. blinds, door handles) - secure windows, doors and external areas

SDA Design Category	Definition	Minimum Requirements
	the risk to the participant and the community.	<ul style="list-style-type: none"> - appropriate sound proofing if residents are likely to cause significant noise disturbances (if required must retrofit in new builds if not previously installed at building stage) - laminated glass • Layout with areas of egress and retreat for staff and other residents to avoid harm if required • Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours
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.	<ul style="list-style-type: none"> • Livable Housing Australia ‘Platinum’ level • External doors and external outdoor private areas to be accessible by wheelchair • Bathroom vanity/hand basin to be accessible in seated or standing position • Power supply to doors and windows (blinds), for retrofit of automation as necessary • Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) to be accessible in seated or standing position • Structural provision for ceiling hoists • Assistive technology ready • Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents • Emergency power solutions to cater for a minimum two hour outage where the welfare of participants is at risk • 950mm minimum clear opening width doors to all habitable rooms

Step 2C: On-site overnight assistance

The On-site Overnight Assistance (OOA) amount is only paid when an additional space is used by support staff who provide support services overnight to participants living in the same dwelling as the OOA space or in a near-by dwelling.

The form of OOA varies between Building Type and the amount of the OOA assistance payment made in relation to this space as a consequence may depend on whether access to the OOA is shared between multiple dwellings.

Table 5 describes the OOA and when OOA is payable.

TABLE 5: DESCRIPTION OF OOA BY BUILDING TYPE & WHEN OOA IS PAYABLE

Building type	Description of OOA	When OOA is payable
Apartment	<p>The OOA space must be a separate apartment in the same apartment complex as the SDA apartment</p> <p>The OOA amount is not paid when the OOA space is an additional room in an SDA apartment</p>	<ul style="list-style-type: none">• A maximum of 10 SDA apartments. The OOA amount for one separate OOA apartment is payable for a maximum of 10 SDA apartments• No OOA amount is payable once the OOA amount has been added for 10 SDA apartments
Other building types	An additional room inside or adjoining the dwelling(s)	While the OOA may be shared between multiple dwellings, it can only be claimed against one dwelling

OOA amounts

The amount of OOA is set out in **Table 6** for New Builds and **Table 7** for Existing Stock.

Step 2D: Breakout room (Robust design only)

A breakout room is a separate room designed to respond to the individual disability related needs of the participant. It is not a study or living/ dining area but is intended to be dedicated and used to enhance learning, exploration or positively impact mood. These rooms would, therefore, be expected to make use of activities, equipment, sound and lighting in ways that are appropriate to the current residents.

Some dwellings may have both an OOA and a breakout room.

The additional price associated with a breakout room is set out in **Table 6** for New Builds and **Table 7** for Existing Stock.

Step 3: Location Factor

The Location Factors applied in SDA pricing are based on Australian Bureau of Statistics Statistical Area 4 regions. For more detail on the Statistical Area 4 regions refer to the ABS website: [Link to Australian Bureau of Statistics website](#)

To derive an SDA price for a particular dwelling, the Base Price (before the fire sprinkler allowance) is multiplied by the Location Factor relevant to the property's location and Building Type.

Table 8 sets out the Location Factors.

Step 4: Fire sprinklers

A Fire Sprinkler Allowance is payable when fire sprinklers have been installed throughout the SDA dwelling and they comply with all relevant building codes and laws. For example, they comply with requirements in relation to installation, testing and maintenance.

To adjust the SDA price for fire sprinklers, the location adjusted Base Price is multiplied by (1 + the Fire Sprinkler Allowance) for the Building Type.

Fire Sprinkler Allowance amount

The Fire Sprinkler Allowance amount is:

- For Apartments: 1.2%
- For other Building Types: 1.9%.

Base Prices for New Builds

TABLE 6: ANNUAL BASE PRICE PER PARTICIPANT FOR NEW BUILDS (\$2016/17)

Building Type / Design Category	Basic	Improved Liveability		Fully Accessible		Robust			High Physical Support		Innovation
		No OOA	With OOA	No OOA	With OOA	No OOA	With OOA	+1 Room	No OOA	With OOA	
Apartment, 1 bedroom, 1 resident	na	\$33,784	\$39,415	\$47,884	\$55,865	na	na	na	\$72,353	\$84,412	Funded as trials and/or new Design Categories added over time.
Apartment, 2 bedrooms, 1 resident	na	\$40,222	\$46,926	\$58,139	\$67,829	na	na	na	\$90,026	\$105,030	
Apartment, 2 bedrooms, 2 residents	na	\$15,714	\$18,333	\$24,672	\$28,785	na	na	na	\$40,616	\$47,385	
Apartment, 3 bedrooms, 2 residents	na	\$20,996	\$24,496	\$32,882	\$38,362	na	na	na	\$55,050	\$64,225	
Villa/Duplex/Townhouse, 1 resident	na	\$23,794	\$26,316	\$32,522	\$35,699	\$38,805	\$42,756	na	\$49,660	\$53,841	
Villa/Duplex/Townhouse, 2 residents	na	\$14,893	\$16,077	\$20,116	\$21,659	\$24,317	\$26,222	+\$1,602	\$31,847	\$33,858	
Villa/Duplex/Townhouse, 3 residents	na	\$12,164	\$12,970	\$16,968	\$18,000	\$20,931	\$22,200	+\$1,068	\$27,930	\$29,269	
House, 2 residents	na	\$21,749	\$22,934	\$26,992	\$28,535	\$31,727	\$33,632	+\$1,602	\$39,305	\$41,316	
House, 3 residents	na	\$17,094	\$17,997	\$22,445	\$23,601	\$26,656	\$28,059	+\$1,180	\$36,880	\$38,500	
Group home, 4 residents	na	\$15,064	\$15,742	\$19,926	\$20,808	\$23,900	\$24,963	+\$894	\$33,135	\$34,355	
Group home, 5 residents	na	\$12,730	\$13,285	\$17,424	\$18,123	\$20,974	\$21,814	+\$706	\$29,551	\$30,512	

On-site overnight assistance (OOA)

The SDA price for a dwelling with on-site overnight assistance **Additional breakout room (Robust design only)**

+1 Room sets out the extra amount added for an additional breakout room **Fire Sprinkler Allowance**

Fire Sprinkler Allowance +1.2% for apartments and +1.9% for other building types

Base Prices for Existing Stock

TABLE 7: ANNUAL BASE PRICE PER PARTICIPANT FOR EXISTING STOCK (\$2016/17)

Building Type / Design Category	Basic	Improved Liveability		Fully Accessible		Robust			High Physical Support		Innovation
		No OOA	With OOA	No OOA	With OOA	No OOA	With OOA	+1 Room	No OOA	With OOA	
Apartment, 1 bedroom, 1 resident	\$18,837	\$19,255	\$22,464	\$32,688	\$38,136	na	na	na	\$50,893	\$59,375	Funded as trials and/or new Design Categories added over time.
Apartment, 2 bedrooms, 1 resident	\$24,878	\$25,389	\$29,620	\$42,459	\$49,536	na	na	na	\$66,182	\$77,213	
Apartment, 2 bedroom, 2 residents	\$8,016	\$8,272	\$9,650	\$16,807	\$19,608	na	Na	na	\$28,669	\$33,447	
Apartment, 3 bedrooms, 2 residents	\$12,470	\$12,801	\$14,935	\$24,125	\$28,146	na	na	na	\$40,618	\$47,387	
Villa/Duplex/Townhouse, 1 resident	\$9,523	\$9,775	\$11,675	\$16,350	\$18,350	\$20,305	\$22,793	na	\$27,139	\$29,771	
Villa/Duplex/Townhouse, 2 residents	\$5,036	\$5,204	\$6,126	\$9,272	\$10,243	\$11,917	\$13,116	+\$1,009	\$16,657	\$17,923	
Villa/Duplex/Townhouse, 3 residents	\$4,076	\$4,222	\$4,839	\$7,902	\$8,551	\$10,396	\$11,195	+\$672	\$14,803	\$15,645	
House, 2 residents	\$5,800	\$5,922	\$6,845	\$10,005	\$10,977	\$12,986	\$14,185	+\$1,009	\$17,757	\$19,023	
House, 3 residents	\$4,452	\$5,310	\$6,002	\$9,408	\$10,136	\$12,060	\$12,943	+\$743	\$18,496	\$19,516	
Group home, 4 residents	\$5,492	\$5,667	\$6,194	\$9,453	\$10,009	\$11,955	\$12,624	+\$563	\$17,769	\$18,537	
Group home, 5 residents	\$4,410	\$4,552	\$4,970	\$8,088	\$8,528	\$10,323	\$10,852	+\$445	\$15,722	\$16,327	

On-site overnight assistance (OOA)

The SDA price for a dwelling with on-site overnight assistance

Additional breakout room (Robust design only)

+1 Room sets out the extra amount added for an additional breakout room

Fire Sprinkler Allowance

Fire Sprinkler Allowance: +1.2% for apartments and +1.9% for other building types



Delivered by the
National Disability
Insurance Agency

Location Factors

TABLE 6: LOCATION FACTORS

Location	Apartment				Villa / Duplex / Townhouse			House		Group home	
	1 bedroom 1 resident	2 bedrooms 1 resident	2 bedrooms 2 resident	3 bedrooms 2 residents	1 resident	2 residents	3 residents	2 residents	3 residents	4 residents	5 residents
Median capital city	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ACT - Australian Capital Territory	1.02	1.02	1.02	1.02	0.99	0.96	0.95	0.97	0.97	0.96	0.95
NSW - Capital Region	1.07	1.08	1.08	1.09	1.01	0.96	0.95	0.98	0.97	0.96	0.95
NSW - Central Coast	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99
NSW - Central West	1.07	1.08	1.08	1.09	0.99	0.94	0.92	0.96	0.94	0.94	0.92
NSW - Coffs Harbour - Grafton	1.07	1.08	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.96	0.95
NSW - Far West and Orana	1.16	1.16	1.16	1.19	1.07	1.01	0.99	1.01	1.01	1.01	0.99
NSW - Hunter Valley exc Newcastle	1.07	1.08	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.97	0.95
NSW - Illawarra	1.08	1.09	1.09	1.10	1.06	1.04	1.04	1.04	1.04	1.04	1.04
NSW - Mid North Coast	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96
NSW - Murray	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91
NSW - New England and North West	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91
NSW - Newcastle and Lake Macquarie	1.08	1.09	1.09	1.10	1.06	1.05	1.05	1.04	1.04	1.05	1.05
NSW - Richmond - Tweed	1.08	1.08	1.08	1.10	1.03	1.00	0.99	1.00	1.00	1.00	0.99
NSW - Riverina	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.92
NSW - Southern Highlands and Shoalhaven	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96
NSW - Sydney - Baulkham Hills and Hawkesbury	1.05	1.05	1.05	1.06	1.08	1.11	1.13	1.08	1.10	1.12	1.13
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.00	1.02	1.03	1.03	1.02	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.14	1.12	1.12	1.10	1.76	2.25	2.53	1.93	2.15	2.31	2.53
NSW - Sydney - Eastern Suburbs	1.12	1.10	1.10	1.09	1.63	2.04	2.27	1.78	1.96	2.09	2.27
NSW - Sydney - Inner South West	1.03	1.02	1.02	1.02	1.15	1.24	1.29	1.18	1.22	1.25	1.29
NSW - Sydney - Inner West	1.07	1.06	1.06	1.05	1.36	1.59	1.71	1.44	1.54	1.61	1.72
NSW - Sydney - North Sydney and Hornsby	1.08	1.08	1.08	1.08	1.25	1.39	1.47	1.29	1.36	1.41	1.47
NSW - Sydney - Northern Beaches	1.03	1.03	1.03	1.02	1.18	1.30	1.36	1.22	1.27	1.31	1.36
NSW - Sydney - Outer South West	1.04	1.04	1.04	1.05	1.01	1.00	0.99	1.00	1.00	1.00	0.99
NSW - Sydney - Outer West and Blue Mountains	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99
NSW - Sydney - Parramatta	1.02	1.01	1.01	1.01	1.08	1.13	1.16	1.10	1.12	1.14	1.16

Location	Apartment				Villa / Duplex / Townhouse			House		Group home	
	1 bedroom	2 bedrooms	2 bedrooms	3 bedrooms	1 resident	2 residents	3 residents	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 resident	2 residents							
NSW - Sydney - Ryde	1.03	1.03	1.03	1.02	1.17	1.29	1.35	1.21	1.26	1.30	1.35
NSW - Sydney - South West	1.00	1.00	1.00	1.00	1.03	1.04	1.05	1.03	1.04	1.04	1.05
NSW - Sydney - Sutherland	1.02	1.02	1.02	1.02	1.13	1.22	1.26	1.16	1.20	1.23	1.26
NT - Darwin	1.35	1.36	1.36	1.41	1.29	1.26	1.28	1.21	1.24	1.27	1.28
NT - Northern Territory - Outback	1.39	1.40	1.40	1.47	1.29	1.24	1.24	1.19	1.22	1.24	1.24
QLD - Brisbane - East	0.95	0.95	0.95	0.94	0.93	0.92	0.91	0.94	0.93	0.92	0.91
QLD - Brisbane - North	0.95	0.95	0.95	0.94	0.95	0.95	0.94	0.96	0.95	0.95	0.94
QLD - Brisbane - South	0.95	0.95	0.95	0.94	0.97	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane - West	0.95	0.95	0.95	0.94	0.98	0.99	0.99	0.99	0.99	0.99	0.99
QLD - Brisbane Inner City	0.96	0.96	0.96	0.95	1.02	1.06	1.08	1.04	1.06	1.07	1.08
QLD - Cairns	1.15	1.16	1.16	1.19	1.08	1.03	1.02	1.03	1.03	1.03	1.02
QLD - Darling Downs - Maranoa	1.01	1.02	1.02	1.02	0.94	0.88	0.85	0.91	0.89	0.87	0.85
QLD - Fitzroy	1.15	1.16	1.16	1.19	1.08	1.03	1.01	1.03	1.03	1.03	1.02
QLD - Gold Coast	0.98	0.98	0.98	0.98	0.95	0.93	0.92	0.95	0.94	0.93	0.92
QLD - Ipswich	0.98	0.98	0.98	0.98	0.91	0.86	0.84	0.90	0.87	0.86	0.83
QLD - Logan - Beaudesert	0.98	0.98	0.98	0.98	0.93	0.89	0.87	0.92	0.90	0.89	0.87
QLD - Mackay	1.15	1.16	1.16	1.19	1.08	1.04	1.02	1.03	1.03	1.04	1.03
QLD - Moreton Bay - North	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89
QLD - Moreton Bay - South	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89
QLD - Queensland - Outback	1.10	1.10	1.10	1.12	1.02	0.96	0.94	0.97	0.96	0.96	0.94
QLD - Sunshine Coast	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89
QLD - Toowoomba	1.02	1.02	1.02	1.03	0.96	0.91	0.89	0.93	0.92	0.91	0.89
QLD - Townsville	1.15	1.16	1.16	1.19	1.08	1.04	1.02	1.03	1.04	1.04	1.03
QLD - Wide Bay	1.01	1.02	1.02	1.02	0.94	0.89	0.86	0.92	0.89	0.88	0.86
SA - Adelaide - Central and Hills	1.00	0.99	0.99	0.99	1.01	1.02	1.03	1.02	1.02	1.03	1.03
SA - Adelaide - North	1.03	1.03	1.03	1.03	0.99	0.96	0.94	0.97	0.96	0.96	0.94
SA - Adelaide - South	0.99	0.99	0.99	0.99	0.96	0.94	0.93	0.95	0.94	0.94	0.93
SA - Adelaide - West	0.99	0.99	0.99	0.99	0.99	0.99	0.99	1.00	0.99	0.99	0.99
SA - Barossa - Yorke - Mid North	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86
SA - South Australia - Outback	1.15	1.15	1.15	1.18	1.06	1.01	0.99	1.01	1.01	1.01	0.99
SA - South Australia - South East	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86
TAS - Hobart	1.00	1.00	1.00	1.00	0.94	0.90	0.88	0.93	0.91	0.90	0.88
TAS - Launceston and North East	1.08	1.09	1.09	1.10	1.01	0.95	0.93	0.97	0.96	0.95	0.93

Location	Apartment				Villa / Duplex / Townhouse			House		Group home	
	1 bedroom	2 bedrooms	2 bedrooms	3 bedrooms	1 resident	2 residents	3 residents	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 resident	2 residents							
TAS - South East	1.08	1.08	1.08	1.10	1.00	0.94	0.91	0.96	0.94	0.94	0.92
TAS - West and North West	1.08	1.09	1.09	1.10	1.00	0.95	0.92	0.96	0.95	0.94	0.93
VIC - Ballarat	1.04	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91
VIC - Bendigo	1.05	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91
VIC - Geelong	1.01	1.01	1.01	1.01	0.97	0.93	0.92	0.95	0.94	0.93	0.92
VIC - Hume	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.91	0.89
VIC - Latrobe - Gippsland	1.00	1.01	1.01	1.01	0.94	0.89	0.86	0.92	0.89	0.88	0.86
VIC - Melbourne - Inner	1.00	1.00	1.00	0.99	1.13	1.22	1.27	1.16	1.20	1.23	1.27
VIC - Melbourne - Inner East	0.99	0.99	0.99	0.98	1.06	1.11	1.14	1.08	1.10	1.12	1.14
VIC - Melbourne - Inner South	0.99	0.99	0.99	0.98	1.07	1.13	1.16	1.09	1.12	1.14	1.16
VIC - Melbourne - North East	0.97	0.97	0.97	0.97	0.96	0.94	0.94	0.96	0.95	0.94	0.94
VIC - Melbourne - North West	1.01	1.01	1.01	1.01	0.96	0.92	0.91	0.94	0.93	0.92	0.91
VIC - Melbourne - Outer East	0.97	0.97	0.97	0.96	0.94	0.91	0.90	0.93	0.92	0.91	0.90
VIC - Melbourne - South East	1.01	1.01	1.01	1.02	1.00	0.98	0.98	0.99	0.98	0.98	0.98
VIC - Melbourne - West	0.97	0.97	0.97	0.97	0.95	0.93	0.91	0.94	0.93	0.92	0.91
VIC - Mornington Peninsula	0.97	0.97	0.97	0.96	0.93	0.91	0.89	0.93	0.91	0.90	0.89
VIC - North West	1.04	1.05	1.05	1.06	0.96	0.90	0.88	0.93	0.91	0.90	0.88
VIC - Shepparton	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.92	0.91	0.89
VIC - Warrnambool and South West	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.92	0.90
WA - Bunbury	1.11	1.12	1.12	1.14	1.05	1.00	0.99	1.01	1.01	1.00	0.99
WA - Mandurah	1.07	1.07	1.07	1.08	1.01	0.97	0.96	0.98	0.98	0.97	0.96
WA - Perth - Inner	1.07	1.06	1.06	1.07	1.22	1.34	1.42	1.26	1.32	1.36	1.42
WA - Perth - North East	1.03	1.03	1.03	1.04	1.01	1.00	0.99	1.00	1.00	1.00	0.99
WA - Perth - North West	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.03	1.04	1.04	1.05
WA - Perth - South East	1.08	1.08	1.08	1.09	1.06	1.06	1.06	1.05	1.05	1.06	1.06
WA - Perth - South West	1.03	1.03	1.03	1.04	1.03	1.02	1.02	1.02	1.02	1.02	1.02
WA - Western Australia - Outback	1.20	1.21	1.21	1.24	1.12	1.07	1.05	1.06	1.06	1.07	1.06
WA - Western Australia - Wheat Belt	1.11	1.11	1.11	1.13	1.03	0.97	0.95	0.98	0.97	0.97	0.95