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What specialist disability accommodation (SDA) is

Specialist disability accommodation (SDA) is a range of housing to support people with:

- extreme functional impairment
- very high support needs.

It may be suitable when other home and living supports don't meet your disability needs.

SDA is housing designed to have features which meet your disability support needs. For example, SDA properties may include wide doorways, wheelchair-accessible kitchen sinks, ceiling hoists or button-operated doors.

There are different types of SDA

It can be a house, apartment, villa, duplex or townhouse.

It's also categorised by how it's built to suit your disability needs.

The categories are:

Improved liveability

Housing with better physical access and more features for people with sensory, intellectual or cognitive impairments. For example, walls and floors that are very easy to see or living areas that mean your support workers can see you easily.

Fully accessible

Housing with a high level of physical access features for people who have lots of physical challenges. For example, you need to use a wheelchair at home.

Robust

Housing that's built to be safe for you and others. It's very strong and durable, reducing the need for repairs and maintenance. This type of design category may suit people who need help managing complex and challenging behaviours.

High physical support

Housing that includes a high level of physical access for people who need very high levels of support. For example, it may have ceiling hoists, backup power supply or home automation and communication technology.

What isn't SDA

SDA doesn't include NDIS supports or other services you might get in your home for your disability, including:

- Personal care like support to eat, shower or transferring out of bed
- supported independent living (SIL)
- individualised living options (ILO)
- assistive technology.

> **Tip: Other than SDA, we don't fund housing.**
>
> Most participants have a home by owning or renting it, or through social housing.
>
> There are state or territory government programs that can help if you need affordable housing or might become homeless.
>
> Your my NDIS contact can help you learn more about these services.

What specialist disability accommodation (SDA) is for

SDA helps you live more independently and allows your other supports to be delivered better or more safely. For example, you might need a home with reinforced ceilings so you can get a ceiling hoist installed.

We need to look at how SDA will work with your other supports and that it meets the NDIS funding criteria to be able to provide NDIS funding for SDA.

Learn more about how to ask for home and living supports.

What specialist disability accommodation (SDA) is like

Homes must be enrolled by a registered provider

Providers need to be registered to offer SDA. This means they're registered with the NDIS Quality and Safeguards Commission . Providers must apply to enrol homes with us. These homes must meet the standards and requirements for SDA. When the application is approved, we call these homes SDA dwellings.

It's generally paired with other NDIS funding

Many participants living in SDA also have funding for in-home supports, like SIL funding. SDA funding pays the SDA provider, SIL funding pays for your carers and you pay the rent and bills.

It usually involves sharing a home with others

SDA is often a home with a small number of other people where you have your own private bedroom. You can choose to share your bedroom with other people, like a partner, if you want to.

Sometimes participants may be able to live on their own if that's the best option for their needs.

Finding your SDA

You can find vacancies by using the SDA finder if you have SDA funding. You can search by location, building type and maximum price per year.

You can also find an SDA provider in other ways, including:

- referral from a support coordinator or recovery coach
- recommendations from friends and family
- exploring other online resources and websites, including the NDIS Quality and Safeguards Commission .

Contact your my NDIS contact for help if you're having trouble finding SDA in your local area.

You must tell us who your SDA provider is

You need to record your SDA provider on your plan as a my provider.

Learn more about recording my providers.

You must have a service agreement

You and your provider must create a written service agreement if you have SDA supports.

You pay the rent and bills

You then pay a reasonable rent contribution and other day-to-day living costs, such as electricity bills.

Your rent contribution will be an agreed amount paid directly to your SDA provider. This detail should be included in your service agreement.

> **Tip: We provide guidance on rent.**
>
> The amount of rent a provider can charge you must not exceed the amount of the maximum reasonable rent contribution (MRRC). This is outlined in the SDA pricing arrangements.

Our Guideline

Download the SDA guideline:

- Specialist disability accommodation (PDF 372.37KB)
- Specialist disability accommodation (DOCX 100.24KB)

Related information

Guide to your NDIS home and living options

How to ask for home and living supports

Find specialist disability accommodation (SDA)

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