9 February 2018

SDA refers to specialist accommodation for people who require integrated housing and independent living supports. It is generally for people with very high support needs. While most NDIS participants will have their housing needs met through options delivered by the jurisdiction in which they live, historically SDA was, and still is, in short supply.

The NDIA estimates that around 6 per cent of total NDIS participants currently around 28,000 people will require SDA. To meet this level of demand, the supply and availability of SDA needs to grow. To support this the funding available to participants for SDA has been designed to attract investment.

At full Scheme, total funding for SDA is expected to be around $700 million per year. This level of funding is expected to lead to investment in the development of new high quality, fit-for-purpose SDA which will increase availability.

In November 2017, the Disability Reform Council asked the NDIA to provide further information to the market and to consider mechanisms through which private investment in Specialist Disability Accommodation (SDA) could be encouraged.

Building on experience gained during the market and Independent Pricing Review work already conducted, the NDIA requested McKinsey & Co consult with key stakeholders to deliver on the Disability Reform Council request.

These consultations are currently being undertaken.

The NDIA expects to publish new and more detailed information about SDA by the end of March 2018.

Find out more about SDA.

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