

NDIS Price Guide

Specialist Disability Accommodation

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NDIS Price Guide for Specialist Disability Accommodation

This document is a summary of NDIS prices that will apply from 1 July 2016 for Specialist Disability Accommodation (SDA). It is designed to assist disability support providers, both current and prospective, to understand the way that pricing and payments work in the National Disability Insurance Scheme (NDIS) for SDA.

The National Disability Insurance Scheme Act 2013 states that a funded support must represent “value for money” in that the costs of the support are reasonable, relative to both the benefits achieved and the cost of alternative support. This document describes the pricing and payment arrangements that will be in place for 2016/17 to support this objective.

Detail on the SDA pricing and payments approach is also outlined in the National Disability Insurance Agency (NDIA) *Decision Paper on SDA Pricing and Payments*.¹

This Guide should be read in conjunction with the NDIS *Terms of Business for Registered Support Providers* (the ‘Terms of Business’),² including the *Specialist Disability Accommodation Addendum*, and the NDIS *Price Guide*³ for the relevant jurisdiction:

- NDIS *Price Guide (NSW/Vic/Qld/Tas)*
- NDIS *Price Guide (Act/SA/WA/NT)*

Service providers should also make use of the information available in the NDIS provider portal.⁴

Specialist Disability Accommodation

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

¹ <http://www.ndis.gov.au/news/sda-decision-paper-0>

² <http://www.ndis.gov.au/providers/registering-provider/terms-business>

³ <http://www.ndis.gov.au/providers/pricing-and-payment>

⁴ <http://www.ndis.gov.au/document/ndis-provider-portal-instructions>

Claiming payment for SDA

SDA prices can only be claimed by a Registered Provider when:

1. the Registered Provider owns or leases a dwelling that has been enrolled as SDA with the Agency - if the SDA dwelling is leased, the dwelling can only be enrolled by the provider if the dwelling owner has provided written acknowledgment that the property is being enrolled as SDA and has not separately enrolled the property as SDA; and
2. the Registered Provider has met and maintained all of the minimum requirements, including all relevant certifications and declarations, that are required to claim payments, as described in the *Specialist Disability Accommodation Addendum to the Terms of Business for Registered Providers* and the *Guide to Suitability for Specialist Disability Accommodation*; and
3. the claim is made in relation to a participant that has long term residence at the SDA dwelling; and
4. there is a written agreement regarding SDA between the Registered Provider and the participant, in accordance with the *Specialist Disability Accommodation Addendum to the Terms of Business for Registered Providers*; and
5. the claim is for no more than the price per participant that applies to the enrolled property as described in this Price Guide for SDA.

SDA price

The SDA price is a contribution toward the cost of owning, operating and maintaining an SDA dwelling. SDA funding is not intended to cover Support Independent Living costs, which are assessed and funded separately by the NDIS.

To calculate the SDA price for a dwelling, the Annual Base Price Per Participant must be multiplied by the relevant Location Factor and where applicable a Fire Sprinkler Allowance. This calculation is shown in the formula below:

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

The Annual Base Price Per Participant is different depending on whether the dwelling is a New Build or Existing Stock. The Annual Base Price Per Participant, Fire Sprinkler Allowance and Location Factors for 2016/17 are set out in this Price Guide.

The SDA price in this document is expressed as an annual amount and represents the maximum value that can be quoted to provide SDA for a participant in a single year.

SDA vacancy

SDA vacancy allows an adjustment to the period for which a provider may claim SDA payments, to cover the vacancy created when a participant moves out.

Access to this payment is limited. Claims will only be considered where the SDA dwelling accommodates four or more residents.

Price limits on vacancy related payments correspond to the relevant SDA price. Vacancy payments may be claimed for up to 60 days from the first day of vacancy. Payments end earlier if the vacancy is filled.

SDA vacancies are claimed under the NDIS price category titled 'SDA person specific adjustment'.

Reasonable Rent Contribution

SDA providers will derive income from both SDA price payments and from Reasonable Rent Contributions (RRCs) paid by participants. RRCs are not funded by the NDIS.

All rates quoted in this Price Guide for SDA exclude any RRC.

Under the *Specialist Disability Accommodation Addendum to the Terms of Business for Registered Providers*, the agreement between the SDA provider and the participant must specify any RRC to be made by the participant.

Steps to determine the SDA price

This Price Guide for SDA provides information that will allow providers to determine the SDA price that applies to their SDA dwelling. The information is provided as a series of steps:

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

Step 2: Identify the Base Price

Step 3: Identify the Location Factor

Step 4: Fire Sprinkler allowance (if applicable)

Each step is described in more detail in the following sections.

Step 1: Existing Stock, a New Build or Legacy Stock

Different prices apply if the dwelling is Existing Stock, a New Build (including New Builds via refurbishment) or Legacy Stock. Table 1 provides definitions of each type of SDA. Dwellings that do not conform any of the dwelling types in Table 1 cannot be enrolled as SDA.

Step 2 provides information on identifying the different Base Prices associated with each category.

TABLE 1: DEFINITIONS FOR NEW BUILDS, EXISTING STOCK AND LEGACY STOCK

Type of SDA	Definition
Existing Stock	<p>1) Existing Stock are dwellings that:</p> <ul style="list-style-type: none"> a) obtained an occupancy certificate prior to 1 April 2016; and b) house 5 or fewer residents (excluding support staff); and c) were primarily used as accommodation for people with disability with a significant functional impairment and/or very high support needs in the 12 months (or since the dwelling was constructed) to 1 July 2016 ; and d) housed at least one resident that received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth government in the 12 months (or since the dwelling was constructed) to 1 July 2016.
New Build	<p>2) New Build are dwellings that:</p> <ul style="list-style-type: none"> a) obtained their <u>first</u> occupancy certificate (prior to renovation or rebuilds) on or after 1 April 2016; <p>OR</p> <p>have been refurbished such that the property meets one or more of the design criteria described in c) AND the cost of the refurbishment (excluding the cost of land or the original building) is greater than the cost levels outlined in Table 3 (below);</p> <ul style="list-style-type: none"> b) will house 5 or fewer residents (excluding support staff); and c) conforms to one or more of the design categories 'Improved Livability', 'Fully Accessible', 'Robust' or 'High Physical Support' (see Step 2B below); and d) do not breach the restrictions for New Builds on shared land parcels (see below).

Type of SDA	Definition
Legacy	<p>3) Legacy Stock are dwellings that provide accommodation for 6 or more residents in the same dwelling.</p> <p>Legacy Stock will <u>only</u> be able to be enrolled if the dwelling:</p> <ul style="list-style-type: none"> a) obtained (or will obtain) an occupancy certificate prior to 31 December 2016; and b) houses 6 or more residents (excluding support staff); and c) has been (if constructed before 1 July 2016) or will be (if constructed between 1 July and 31 December 2016) primarily used as accommodation for people with disability with a significant functional impairment and/or very high support needs. <p>Legacy Stock does not include aged care, health care, or any other facility that is not primarily used as disability accommodation or is funded under a government program that is not specifically related to disability.</p>

Restrictions on New Builds on shared land parcels

In addition to the restriction that New Builds can only house 5 or fewer residents, further restrictions on New Builds apply where multiple dwellings are located on a single parcel of land. The further restrictions are outlined in Table 2.

An exception to these restrictions is explained in 'Intentional Communities' below.

TABLE 2: MAXIMUM RESIDENT RESTRICTIONS FOR NEW BUILDS AND NEW BUILDS (REFURBISHMENT)

Number of residents	Description of restriction
More than two residents will reside in at least one of the dwellings on the single parcel of land.	The dwellings that may be enrolled as SDA on the single parcel of land can house no more than 10 residents.
Two or fewer residents will reside in each dwelling on the single parcel of land.	The dwellings that may be enrolled as SDA on the single parcel of land can house no more than 15 residents or 15 per cent of the total number of expected residents whichever is greater.

Intentional Communities

The Agency considers an intentional community to be a residential community designed to have a high degree of social cohesion, achieved through teamwork and agreed shared values. The members of an intentional community have chosen to live together based on common social values and have committed to the principles of mutual support.

The Agency will only consider an intentional community as one that:

- (a) has defined and explicit agreement to shared common values, including the principles of mutual support; and
- (b) is controlled by the members or residents and is not governed by a single entity such as a support provider; and
- (c) includes general market housing, and is not solely designed to provide supported accommodation services.

For intentional communities, individual SDA dwellings must still house no more than 5 residents, but the dwellings that can be enrolled for use as SDA must house no more than 15 residents or 25 per cent of the total number of expected residents in the community, whichever is greater.

TABLE 3: MINIMUM REFURBISHMENT COST THRESHOLDS FOR NEW BUILD (REFURBISHMENT)

Building type / design category	Basic	Improved Livability		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, 3 bedrooms, 2 residents	na	\$300,000	na	\$460,000	na	na	na	na	\$700,000	na
Villa, 1 resident	na	\$110,000	\$130,000	\$170,000	\$180,000	\$200,000	\$220,000	\$240,000	\$260,000	\$280,000
Duplex/ Townhouse, 2 residents	na	\$140,000	\$160,000	\$210,000	\$230,000	\$250,000	\$270,000	\$290,000	\$330,000	\$360,000
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

Identifying the relevant Base Price for an SDA dwelling consists of four sub-steps:

- Step 2A - identifying the building type
- Step 2B - identifying the design category
- Step 2C - identifying On-Site Overnight Assistance
- Step 2D - Identifying an additional breakout room (Robust design dwellings only)

Step 3 provides information on identifying the Location Factor multiple that is applied to the base price and Step 4 provides information on the application of a fire sprinkler allowance (if applicable).

Step 2A: Building type

The building type describes the nature of the physical building with reference to classifications set out in the Building Code of Australia (BCA), the total number of bedrooms, and the maximum number of residents.

The complete list of building types used in SDA pricing and dwelling enrolments are:

- Apartment, 1 bedroom, 1 resident
- Apartment, 2 bedrooms, 1 resident
- Apartment, 3 bedrooms, 2 residents
- Villa, 1 resident
- Duplex/townhouse, 2 residents
- Duplex/townhouse, 3 residents
- House, 2 residents
- House, 3 residents
- Group home, 4 residents
- Group home, 5 residents
- Legacy Stock, 6+ residents⁵

In determining the building type, features of the dwelling must be taken into account. Every SDA dwelling must, as a minimum, contain:

- a kitchen,

⁵ Pricing tables for Legacy Stock specify the actual maximum number of residents (rather than 6+).

- 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 element.

The building types are described in more detail in Table 4 below.

TABLE 4: DESCRIPTION OF SDA BUILDING TYPES

Building type	Description	Typical Building Code of Australia classification
Apartment	<p>Apartments are self-contained units occupying only part of a larger residential real estate building.</p> <p>Apartments are typically built above or below another dwelling. Self-contained dwellings that are separated from others dwelling by walls alone would in almost all cases be considered a Villa/Duplex/Townhouse. If in doubt, confirm against the Building Code of Australia guidelines.</p>	Class 2
Villa / Duplex / Townhouse	<p>Villas, duplexes and townhouses are separate but semi-attached properties within a single land title or strata titled area. The dwelling will be separated from one or more adjoining dwellings by a fire-resisting wall (fire resistance not required for Existing Stock).</p> <p>May also include ancillary dwellings that are located on the same parcel of land as another dwelling (e.g. standalone villas, 'granny flats'.)</p>	<p>Class 1(a)(ii), or Class 3</p> <p>Class 1(a)(i)</p>
House	Houses are detached low-rise dwellings with garden or courtyard areas.	Class 1(a)(i), Class 1(b)(i), or Class 3
Group home	Group accommodation is distinguished from other forms of accommodation by the larger number of residents (4 or 5).	Class 1(b)(i), or Class 3

Number of bedrooms

A provider of SDA must make at least one private room available to each long term resident (a bedroom or, if part of a couple, a bedroom and a second room that may be a bedroom or another similar sized room).

An On-site Overnight Assistance (OOA) room (see Step 2C) is not a bedroom.

Maximum number of residents

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.

SDA providers must ensure that number of residents does not exceed the maximum number of residents applicable to the building type.

Providers must also comply with the restrictions for the maximum number of residents on a shared parcel of land for New Builds.

Step 2B: Design category

The SDA prices are based on five broad categories of SDA design: Basic, Improved Livability, Fully Accessible, Robust, and High Physical Support.

Design categories other than Basic include either 'Silver' or 'Platinum' level housing designs set out in the *Livable Housing Design Guidelines* (third edition)⁶ Australia and include a number of additional design features particular to the design category.

SDA (other than Basic for Existing Stock) must comply with the minimum design requirements for at least one design category to be enrolled as SDA.

Compliance with minimum design requirements

The level of compliance with the minimum requirements differs for New Builds compared to Existing Stock:

- For New Builds, the minimum specifications must be met for all shared areas and the majority of bedrooms for the corresponding design category.
- For Existing Stock, the minimum specifications must be substantially met for all shared areas and the majority of bedrooms for the corresponding design category. Substantial compliance means compliance in all but a few non-critical respects.

The minimum requirements for each design category are set out in Table 5.

⁶ <http://www.livablehousingaustralia.org.au/>

In addition to the requirements for individual design categories, all SDA design categories must:

- ensure the property is designed and maintained in a manner that is consistent with other properties in the neighbourhood;
- recognise the importance of outdoor areas and allow for adequate land area commensurate with the number of residents in the household.

The SDA design category must be confirmed in writing by an assessment against the relevant Livable Housing Australia design standards (Silver or Platinum) and must explicitly reference each of the Minimum Requirements relevant to that design category shown in Table 5.⁷

For properties owned or operated by a State or Territory Government, a government department with responsibility for disability or housing may, at its discretion, attest to the SDA design category instead.

⁷ A design assessment will generally be sufficient unless there has been a significant deviation from the design.

TABLE 5: DESCRIPTION OF MINIMUM DESIGN CATEGORY REQUIREMENTS

SDA design category	Definition	Minimum Requirements
Basic	Housing without specialised design features but with other important SDA characteristics (e.g. location, privacy, shared supports).	Available for Existing Stock only.
Improved Livability	Housing that has been designed to improve 'Livability' 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 • One or more 'improved Livability' design features such as luminance contrasts, improved wayfinding or lines of sight
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

SDA design category	Definition	Minimum Requirements
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 the risk to the participant and the community.	<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 - 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"> • All requirements listed in the ‘Fully Accessible’ design category, plus: <ul style="list-style-type: none"> - 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

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

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

An OOA can only be claimed by the SDA provider that owns or leases the OOA. If the OOA is a separate dwelling and is leased, the OOA can only be claimed by the SDA provider if the OOA owner has provided written acknowledgment that the OOA is being claimed by the lessee.

TABLE 6: DESCRIPTION OF OOA BY BUILDING TYPE & CLAIMING ARRANGEMENTS

Building type	Description of OOA	Claiming arrangements
Apartment	A separate apartment in the same apartment complex. An additional room within an SDA apartment cannot be claimed as an OOA.	The OOA apartment can be claimed against no more than 10 dwellings.
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.

Step 2D: Breakout room (Robust design only)

A breakout room is a separate room in houses that cater for people with complex behavioural needs. This room caters to a specific need for participants requiring SDA dwellings classified as Robust; it is not an additional study or living / dining area.

Breakout rooms are different from OOA. Some dwellings may have both an OOA and a breakout room.

Breakout rooms cannot be claimed where the SDA dwelling is an apartment and design categories other than Robust.

Step 3: Location Factor

The Location Factors are based on Australian Bureau of Statistics Statistical Area 4 regions. For more detail on these regions refer to the ABS website: <http://www.abs.gov.au/>

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

Remote area adjustment

For remote areas that would face significantly higher construction costs (an area specific construction cost index more than 25 per cent higher than the average for the region), the Agency may consider including additional, more granular location factors for specific areas if the area is likely to have a significant need for new SDA.

Additional location factors are only likely to be required in very remote locations.

Providers should contact the Housing Team for information on remote area adjustments.

Step 4: Fire sprinklers

An additional allowance applies where fire sprinklers have been installed throughout the SDA dwelling and have been maintained in good working order in compliance with all relevant laws.

The allowance for fire sprinklers differs between apartments and other building types.

To adjust the SDA price for fire sprinklers, the location adjusted Base Price is multiplied by 1 + the fire sprinkler allowance relevant to the property's building type.

2016/17 SDA prices

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

Annual Base Prices Per Participant are set out for Existing Stock in Table 7 (on page 21) and for New Builds in Table 8 (on page 22).

Fire Sprinkler Allowances are set out below each table.

Location Factors are set out in Table 9 (on page 23).

Legacy Stock

Legacy Stock will be phased out over time and are not provided in this Price Guide for SDA. The SDA Legacy Stock price list will be provided to registered SDA providers with enrolled Legacy Stock on request.

Base Prices for Existing Stock

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

Building type / design category	Basic	Improved Livability		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, 3 bedrooms, 2 residents	\$12,470	\$12,801	\$14,935	\$24,125	\$28,146	na	na	na	\$40,618	\$47,387	
Villa, 1 resident	\$9,523	\$9,775	\$11,675	\$16,350	\$18,350	\$20,305	\$22,793	na	\$27,139	\$29,771	
Duplex/ Townhouse, 2 residents	\$5,036	\$5,204	\$6,126	\$9,272	\$10,243	\$11,917	\$13,116	+\$1,009	\$16,657	\$17,923	
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	

OOA On-site overnight assistance

+1 Room Additional breakout room

Fire Sprinkler Allowance

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

Base Prices for New Builds

TABLE 8: ANNUAL BASE PRICE PER PARTICIPANT FOR NEW BUILDS AND NEW BUILDS VIA REFURBISHMENT (\$2016/17)

Building type / design category	Basic	Improved Livability		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, 3 bedrooms, 2 residents	na	\$20,996	\$24,496	\$32,882	\$38,362	na	na	na	\$55,050	\$64,225	
Villa, 1 resident	na	\$23,794	\$26,316	\$32,522	\$35,699	\$38,805	\$42,756	na	\$49,660	\$53,841	
Duplex/ Townhouse, 2 residents	na	\$14,893	\$16,077	\$20,116	\$21,659	\$24,317	\$26,222	+\$1,602	\$31,847	\$33,858	
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	

OOA On-site overnight assistance

+1 Room Additional breakout room

Fire Sprinkler Allowance

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

Location Factors

TABLE 9: LOCATION FACTORS

Location	Apartment			Villa / Duplex / Townhouse			House		Group home	
	1 bedroom	2 bedrooms	3 bedrooms	1	2	3	2	3	4	5
	1 resident	1 resident	2 residents	resident	residents	residents	residents	residents	residents	residents
Median capital city	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	0.99	0.96	0.95	0.97	0.97	0.96	0.95
NSW - Capital Region	1.07	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	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99
NSW - Central West	1.07	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	1.09	1.01	0.97	0.95	0.98	0.97	0.96	0.95
NSW - Far West and Orana	1.16	1.16	1.19	1.07	1.01	0.99	1.01	1.01	1.01	0.99
NSW - Hunter Valley exc Newcastle	1.07	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.97	0.95
NSW - Illawarra	1.08	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	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96
NSW - Murray	1.07	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	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91
NSW - Newcastle and Lake Macquarie	1.08	1.09	1.10	1.06	1.05	1.05	1.04	1.04	1.05	1.05
NSW - Richmond - Tweed	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	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.92
NSW - Southern Highlands and Shoalhaven	1.07	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96
NSW - Sydney - Baulkham Hills and Hawkesbury	1.05	1.05	1.06	1.08	1.11	1.13	1.08	1.10	1.12	1.13
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.02	1.03	1.03	1.02	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.14	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	1.09	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	1.15	1.24	1.29	1.18	1.22	1.25	1.29
NSW - Sydney - Inner West	1.07	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	1.25	1.39	1.47	1.29	1.36	1.41	1.47
NSW - Sydney - Northern Beaches	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	1.05	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	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99
NSW - Sydney - Parramatta	1.02	1.01	1.01	1.08	1.13	1.16	1.10	1.12	1.14	1.16
NSW - Sydney - Ryde	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	1.03	1.04	1.05	1.03	1.04	1.04	1.05

Location	Apartment			Villa / Duplex / Townhouse			House		Group home	
	1 bedroom	2 bedrooms	3 bedrooms	1	2	3	2	3	4	5
	1 resident	1 resident	2 residents	resident	residents	residents	residents	residents	residents	residents
NSW - Sydney - Sutherland	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	1.41	1.29	1.26	1.28	1.21	1.24	1.27	1.28
NT - Northern Territory - Outback	1.39	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	0.94	0.93	0.92	0.91	0.94	0.93	0.92	0.91
QLD - Brisbane - North	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	0.94	0.97	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane - West	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	0.95	1.02	1.06	1.08	1.04	1.06	1.07	1.08
QLD - Cairns	1.15	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	0.94	0.88	0.85	0.91	0.89	0.87	0.85
QLD - Fitzroy	1.15	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	0.95	0.93	0.92	0.95	0.94	0.93	0.92
QLD - Ipswich	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	0.93	0.89	0.87	0.92	0.90	0.89	0.87
QLD - Mackay	1.15	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	0.94	0.91	0.89	0.93	0.91	0.90	0.89
QLD - Moreton Bay - South	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	1.12	1.02	0.96	0.94	0.97	0.96	0.96	0.94
QLD - Sunshine Coast	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89
QLD - Toowoomba	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	1.19	1.08	1.04	1.02	1.03	1.04	1.04	1.03
QLD - Wide Bay	1.01	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	1.01	1.02	1.03	1.02	1.02	1.03	1.03
SA - Adelaide - North	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	0.96	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	1.00	0.99	0.99	0.99
SA - Barossa - Yorke - Mid North	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	1.18	1.06	1.01	0.99	1.01	1.01	1.01	0.99
SA - South Australia - South East	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86
TAS - Hobart	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	1.10	1.01	0.95	0.93	0.97	0.96	0.95	0.93
TAS - South East	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	1.10	1.00	0.95	0.92	0.96	0.95	0.94	0.93
VIC - Ballarat	1.04	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91
VIC - Bendigo	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91

Location	Apartment			Villa / Duplex / Townhouse			House		Group home	
	1 bedroom	2 bedrooms	3 bedrooms	1	2	3	2	3	4	5
	1 resident	1 resident	2 residents	resident	residents	residents	residents	residents	residents	residents
VIC - Geelong	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	1.06	0.97	0.92	0.89	0.94	0.93	0.91	0.89
VIC - Latrobe - Gippsland	1.00	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	0.99	1.13	1.22	1.27	1.16	1.20	1.23	1.27
VIC - Melbourne - Inner East	0.99	0.99	0.98	1.06	1.11	1.14	1.08	1.10	1.12	1.14
VIC - Melbourne - Inner South	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	0.96	0.94	0.94	0.96	0.95	0.94	0.94
VIC - Melbourne - North West	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	0.96	0.94	0.91	0.90	0.93	0.92	0.91	0.90
VIC - Melbourne - South East	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	0.95	0.93	0.91	0.94	0.93	0.92	0.91
VIC - Mornington Peninsula	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	1.06	0.96	0.90	0.88	0.93	0.91	0.90	0.88
VIC - Shepparton	1.04	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	1.06	0.97	0.92	0.89	0.94	0.93	0.92	0.90
WA - Bunbury	1.11	1.12	1.14	1.05	1.00	0.99	1.01	1.01	1.00	0.99
WA - Mandurah	1.07	1.07	1.08	1.01	0.97	0.96	0.98	0.98	0.97	0.96
WA - Perth - Inner	1.07	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	1.04	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	1.05	1.03	1.04	1.04	1.05
WA - Perth - South East	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	1.04	1.03	1.02	1.02	1.02	1.02	1.02	1.02
WA - Western Australia - Outback	1.20	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	1.13	1.03	0.97	0.95	0.98	0.97	0.97	0.95