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National Disability Insurance Scheme

Price Guide 2020-21

Specialist Disability Accommodation

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Further information

Further information on pricing in the National Disability Insurance Scheme can be found at the [Price guides and pricing page](#) of the NDIS website.

Version Control

The *SDA Price Guide* is subject to change. The latest version of the *SDA Price Guide* is available on the [NDIS website](#).

Version	Pg	Details of Amendment	Date Published	Date of Effect
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1.1		Correction to the location factors in the following regions: • NSW - Sydney - City and Inner South • NSW - Sydney - Eastern Suburbs • NSW - Sydney - Inner West • NSW - Sydney - Northern Beaches • VIC - Melbourne - Inner East • VIC - Melbourne - Outer East • VIC - Melbourne - South East	12/06/2020	
1.2		Updated for the <i>NDIS (Specialist Disability Accommodation) Rules 2020</i> and the <i>NDIS (Specialist Disability Accommodation Conditions) Rule 2020</i>	30/6/2020	1/7/2020

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Terms that we use

NDIA	National Disability Insurance Agency
NDIS	National Disability Insurance Scheme
NDIS Q&SC	National Disability Insurance Scheme Quality and Safeguards Commission
OOA	On-site Overnight Assistance
RRC	Reasonable Rent Contribution
SDA	Specialist Disability Accommodation

Introduction

1. This document sets out the payment rules that apply for Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme (NDIS) from 1 July 2020.
2. In brief, in order to receive NDIS SDA payments in respect of a participant living in a dwelling:
 - (i) the provider must be registered, that is they must be either:
 - (a) a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC) if they are in a State or Territory other than Western Australia; or
 - (b) a registered provider of supports with the National Disability Insurance Agency (NDIA) if they are in Western Australia; and
 - (ii) the provider must be approved for the SDA Registration Group by either the NDIS Q&SC or the NDIA (in Western Australia); and
 - (iii) the provider must have enrolled the dwelling with either the NDIS Q&SC or the NDIA (in Western Australia); and
 - (iv) the SDA payment must be equal to or less than the maximum price that the NDIS has determined that it will pay based on the age, location and features of the dwelling; and
 - (v) the NDIS must have determined that SDA is a reasonable and necessary support for the participant.

What is Specialist Disability Accommodation (SDA)?

3. SDA is one of the supports that may be funded under the NDIS for some participants.
4. SDA funding is provided to participants who require a specialist dwelling that reduces their need for person-to-person supports, or improves the efficiency of the delivery of person-to-person supports. SDA funding is only provided for participants who meet the eligibility criteria. Participants who meet the eligibility criteria will have an extreme functional impairment and/or very high support needs.

Legislative framework

5. The legislative framework for providing SDA to participants under the NDIS, including 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 providers of SDA are set out in:
 - (i) the *National Disability Insurance Scheme Act 2013* (the [NDIS Act](#)) and the NDIS Rules under the Act, including the *NDIS (Specialist Disability Accommodation) Rules 2020* ([SDA Rules](#)) and the *NDIS (Specialist Disability Accommodation Conditions) Rule 2018* ([SDA NDIS Q&SC Rule](#)), which incorporate the *NDIS (Specialist Disability Accommodation Conditions) Amendment Rules 2020*;
 - (ii) this NDIS Price Guide for SDA; and
 - (iii) the general [NDIS Price Guide](#).
6. This Price Guide is referred to in the SDA Rules and contains further detail regarding the Design Categories and Building Types described in the SDA Rules.
7. This Price Guide also sets out the price limits for particular SDA types and locations, including allowances for features.
8. Further information to assist Providers is available through the [NDIS provider toolkit](#).

Registered Providers' Obligations

9. A registered provider of SDA:
 - (i) must have a written service agreement for SDA with the participant or, if agreement cannot be reached, work with the participant to establish an agreement; and
 - (ii) must ensure the written service agreement for SDA is compliant with the NDIS Terms of Business, which set out the matters that must be included in the agreement; and
 - (iii) must provide a copy of the written service agreement for SDA to the participant; and
 - (iv) must act in accordance with the terms of the service agreement for SDA; and
 - (v) must comply with all Commonwealth, State or Territory laws that apply to the provision of SDA and must have mechanisms in place to ensure ongoing compliance, including in relation to employees, contractors or other persons engaged by the provider; and
 - (vi) must ensure their dwellings are correctly enrolled and meet the requirements for the enrolment of the dwellings; and
 - (vii) must provide all required notifications and attestations, including keeping the Agency up to date including in relation to vacancies; and
 - (viii) must ensure dwellings do not exceed the maximum number of residents declared by the provider as the number for which the dwelling is enrolled; and
 - (ix) for New Builds, must comply with the density restrictions set out in the SDA Rules.
10. 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 SDA NDIS Q&SC Rule.

Claiming Payment for SDA

11. SDA is only paid while a participant resides in the dwelling or, in very limited cases, for a period after a vacancy arises (outlined below).
12. Payment for SDA can only be claimed when a registered provider meets all of the criteria to be eligible for the payment as set out in the NDIS Act and the NDIS Rules made under the Act, including the SDA Rules and the SDA NDIS Q&SC Rule, and related documents.
13. All SDA providers must be registered providers – that is, they must be either:
 - (i) a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC) if they are in a State or Territory other than Western Australia; or
 - (ii) a registered provider of supports with the NDIA if they are in Western Australia.
14. All SDA providers must be approved for the SDA Registration Group by either the NDIS Q&SC (or the NDIA if they are in Western Australia).
15. 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 for the claim made.
16. The dwelling for which SDA is claimed must be enrolled with the NDIS Q&SC (or the NDIA if they are in Western Australia). The requirements that must be met for a dwelling to be enrolled are set out in the SDA Rules and the SDA NDIS Q&SC Rule. In summary the requirements are that the dwelling:
 - (i) is a permanent dwelling (for example, it is not a mobile home); and

- (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); and
 - (iii) is not already being funded as accommodation by the Commonwealth, a State or Territory under a scheme unrelated to disability; and
 - (iv) is not excluded from SDA because it has previously received home modifications funding from the NDIA of the type described in s 25 of the SDA Rules; 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 this Price Guide for the Design Category of the dwelling.
17. The registered provider must have the certifications required by the SDA Rules and the SDA NDIS Q&SC Rule that the dwelling:
- (i) complies with the SDA Rules and the SDA NDIS Q&SC Rule, and this Price Guide; and
 - (ii) meets all applicable building codes and laws.

Claiming Payment for SDA Vacancy

18. There are very 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.
19. A payment for SDA may be made from a participant's plan even though the participant no longer physically resides at an enrolled SDA dwelling when:
- (i) the SDA dwelling for the participant is enrolled to house two to five residents; and
 - (ii) the participant either:
 - (a) dies; or
 - (b) gives notice that he or she will vacate the dwelling; or
 - (c) is given a notice to vacate because of behaviour that might represent a risk to other residents, to staff or to the participant; or
 - (d) vacates the dwelling without giving notice or having been given a notice to vacate; and
 - (iii) the vacancy is available for a participant and the Agency has been notified.
20. In these circumstances, the participant will be taken to reside in the dwelling until the vacancy is filled; or the earlier of the following:
- (i) for a dwelling that is enrolled to house four or five residents - 90 days after the day of the event mentioned in paragraph 19(ii) above; or
 - (ii) for a dwelling that is enrolled to house two or three residents - 60 days after the day of the event mentioned in paragraph 19(ii) above.

Reasonable Rent Contribution

21. The payment of SDA prices by the NDIA on behalf of a participant to a Provider does not prevent the Provider obtaining a reasonable rent contribution (RRC) directly from the participant.
22. The amount of the RRC must not exceed the amount of the RRC specified below.

The amount of the RRC if the participant does not share a bedroom

23. If the participant receives the Disability Support Pension under the *Social Security Act 1991*, the RRC to be paid by a participant – the RRC (Single) – must not exceed an amount that is:
 - (i) 25 percent of the base standard rate of the Disability Support Pension (see paragraph 25);
 - (ii) Plus: if the participant receives a Pension Supplement under the *Social Security Act 1991* - 25 per cent of the Pension Supplement received;
 - (iii) Plus: if the participant receives a Youth Disability Supplement under the *Social Security Act 1991* - 25 per cent of the Youth Disability Supplement received;
 - (iv) Plus: if the participant receives Commonwealth Rent Assistance under the *Social Security Act 1991* - 100 per cent of Commonwealth Rent Assistance received.
24. If the participant does not receive the Disability Support Pension – the RRC must not exceed an amount which is:
 - (i) 25 per cent of base rate of the Disability Support Pension (see paragraph 25);
 - (ii) Plus: 100 per cent of any Commonwealth Rent Assistance received by the participant.
25. The “base standard rate of the DSP” is the amount under the *Social Security Act 1991* that is the maximum basic rate for a person who is not under 21 and not a member of a couple.

The amount of the RRC if the participant shares a bedroom

26. If the participant receives the Disability Support Pension under the *Social Security Act 1991*, the RRC to be paid by a participant – the RRC (Member of a Couple) – must not exceed an amount that is:
 - (i) 25 percent of the base coupled rate of the Disability Support Pension (see paragraph 28);
 - (ii) Plus: if the participant receives a Pension Supplement under the *Social Security Act 1991* - 25 per cent of the Pension Supplement received;
 - (iii) Plus: if the participant receives a Youth Disability Supplement under the *Social Security Act 1991* - 25 per cent of the Youth Disability Supplement received;
 - (iv) Plus: if the participant receives Commonwealth Rent Assistance under the *Social Security Act 1991* - 100 per cent of Commonwealth Rent Assistance received.
27. If the participant does not receive the Disability Support Pension – the RRC must not exceed an amount which is:
 - (i) 25 per cent of base coupled rate of the Disability Support Pension (see paragraph 28);
 - (ii) Plus: 100 per cent of any Commonwealth Rent Assistance received by the participant.
28. The “base coupled rate of the DSP” is the amount under the *Social Security Act 1991* that is the maximum basic rate for a person who is not under 21 and is a member of a couple.

Voluntary discretionary contributions above RRC

29. In exceptional circumstances a participant may choose to make a discretionary contribution over the RRC. This can only occur:

- (i) where the participant, despite other available options, chooses to access a higher cost category of SDA than is funded by the NDIS (such as SDA in a different location or of a different type); or
 - (ii) if the market rental value for a particular dwelling is higher than the SDA price plus RRC. This is unlikely but could occur due to a particular location.
30. If a Registered Provider proposes to charge rent that exceeds the SDA price plus the RRC because of the high market rental value for the property the Provider must not charge the participant that higher rent until the requirements in the *SDA Rules* have been met:
- (i) the Provider must obtain and keep written certification from an appropriately qualified property valuer stating that the rent is fair and reasonable; and
 - (ii) the Provider must notify the NDIA and provide the NDIA with a copy of the attestation referred to above.
31. Any voluntary discretionary contribution arrangements are expected to be reflected in the rent component of the written service agreement between a provider and participant.

Board payments

32. The written service agreement must specify any board payments that have been agreed with the participant, what the board payments will cover and the method and timing of making the board payments.
33. Any board must not exceed a maximum amount that is
- (i) 50 per cent of base rate of the Disability Support Pension (see paragraph 25);
 - (ii) Plus: 100 per cent of any Energy Supplement received by the participant under the *Social Security Act 1991*.
34. Any board charged at the maximum amount must include at least:
- (i) Meals and consumables
 - (ii) Utilities that would ordinarily be paid by occupants
 - (iii) Access to whitegoods and laundry facilities
 - (iv) Furniture and furnishings in the common areas.
35. If a Provider charges a participant board for any goods or services, the Provider must allow the participant to obtain those goods or services from a source other than the Provider and not pay board if the participant chooses to do so. A Provider must not disadvantage a participant if the participant chooses to obtain goods or services from a source other than the Provider.

Steps to Calculate the SDA Price for a Dwelling

36. The SDA price limit is expressed as an annual amount.

37. The calculation of the SDA price limit can be divided into a number of steps, as follows:

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

Step 2: Determine 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 – Determine the Base Price*

Step 3: Identify if there is an additional breakout room (Robust design dwellings only)

Step 4: Identify the Location Factor

Step 5: Identify the Fire Sprinkler allowance (if applicable)

Step 6: Apply the formula in paragraph 79

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

38. Different SDA price limits are paid depending on whether the dwelling used to provide SDA is classified as a New Build, Existing Stock or Legacy Stock.

39. If a dwelling does not meet the requirements to be either a New Build, Existing Stock or Legacy Stock, the dwelling cannot be enrolled or receive SDA payments.

40. 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 payment is claimed.

41. The definitions for New Build, Existing Stock and Legacy Stock are set out in the SDA Rules. Definitions are summarised in **Table 1** below.

Table 1: Definitions of New Build, Existing Stock and Legacy Stock

Type of SDA	Definition
New Build	A dwelling is a New Build if it meets all of the following five conditions: 1) either: a) it was issued its first certificate of occupancy (or equivalent) on or after 1 April 2016; or b) it has been renovated or refurbished and issued with a certificate of occupancy (or equivalent) after 1 April 2016, and: i) 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 ii) the cost of the refurbishment is equal to or greater than the amount set out in Appendix F – Minimum Refurbishment Costs for New Builds (\$2020/21); and 2) either: a) it is enrolled to house five or fewer long-term residents (excluding support staff); or b) 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; and 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;

Type of SDA	Definition
	4) it does not breach the density restrictions for New Builds in s 31 of the SDA Rules. The density restrictions apply when there are multiple dwellings on a single parcel of land; and 5) fewer than 20 years have elapsed from the date the certificate of occupancy (or equivalent) in paragraph 1 of the Definition of New Build above was issued.
Existing Stock	A dwelling is Existing Stock if it meets all of the following six conditions: 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. A dwelling is also Existing Stock if it meets all of the following three conditions: 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) either: a) it is enrolled to house five or fewer long-term residents (excluding support staff); or b) 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; and 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. A dwelling is also Existing Stock if it would be a New Build except for the application of paragraph 5) of the Definition of New Builds above that is, if 20 years or more have elapsed from the date the certificate of occupancy (or equivalent) was issued.
Legacy Stock	A dwelling is Legacy Stock if it meets all of the following six conditions: 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.

Step 2A: Identify the Building Type

42. Dwellings are enrolled according to the Building Type specified by the registered provider. The SDA price limit that applies for the dwelling depends on the Building Type under which the dwelling is enrolled.
43. 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.
44. Registered providers are required to notify the NDIA within 5 working days if there is a change in the dwelling's Building Type or if the Building Type is likely to change, as per s 29 of the SDA Rules.
45. SDA Rules 4.5 and the SDA NDIS Q&SC Rule provide 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).
46. 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.
47. The complete list of Building Types for which there are separate SDA prices is as follows:
 - (i) Apartment, 1 bedroom, 1 resident
 - (ii) Apartment, 2 bedrooms, 1 resident
 - (iii) Apartment, 2 bedrooms, 2 residents
 - (iv) Apartment, 3 bedrooms, 2 residents
 - (v) Villa/duplex/townhouse, 1 resident
 - (vi) Villa/duplex/townhouse, 2 residents
 - (vii) Villa/duplex/townhouse, 3 residents
 - (viii) House, 2 residents
 - (ix) House, 3 residents
 - (x) Group Home, 4 residents
 - (xi) Group Home, 5 residents
 - (xii) Legacy Stock, 6+ residents.

Required elements of all Building Types

48. Dwellings of all Building Types must, as a minimum, contain all of the following elements:
 - (i) a kitchen,
 - (ii) bathroom,
 - (iii) living/dining area,
 - (iv) entrance/exit, and
 - (v) at least one bedroom.
49. Dwellings that do not contain each of these elements cannot be enrolled as a SDA or must be enrolled as part of a larger Building Type. Dwellings may contain more than one of each of the required elements.

Definition of Building Types

50. **Table 2** sets out the definitions of each Building Type. The definitions provide further detail on the descriptions contained in the SDA Rules and the SDA NDIS Q&SC Rule.

Table 2: Definitions of the Building Types

Building Type	Definition	Typical Building Code of Australia classification
Apartments	- Apartments are self-contained units occupying only part of a larger residential building. - 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.	Class 2
Villas, Duplexes and Townhouses	- Villas, duplexes and townhouses are dwellings for one, two or three residents. - 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 is not required for Existing Stock). - 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 travel 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. - 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').	Class 1(a)(ii), Class 3, or Class 1(a)(i)
Houses	- Houses are detached low-rise dwellings with garden or courtyard areas. - 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). - It 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. - Each house must have a land area that is proportional with the number of residents and keeps with similar properties in the neighbourhood.	Class 1(a)(i), Class 1(b)(i), or Class 3
Group Homes	Group Homes are distinguished from other houses by the larger number of residents (four or five long term residents).	Class 1(b)(i), or Class 3

Step 2B: Identify the Design Category

- Dwellings are also enrolled according to the Design Category specified by the registered provider when enrolling the dwelling. The SDA price limit that applies 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 payment is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.

53. Registered providers are required to notify the NDIA within five working days if there is a change in the dwelling's Design Category or if the Design Category is likely to change, as per s 29 of the SDA Rules.
54. 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:
 - (i) Basic,
 - (ii) Improved Liveability,
 - (iii) Fully Accessible,
 - (iv) Robust, and
 - (v) High Physical Support.

Current Minimum Requirements – in place until 1 July 2021

55. In addition to the detailed description of each Building Type, this Price Guide also sets out the Minimum Requirements for each Design Category other than Basic designs.
56. Some of the Minimum Requirements are based on the 'Silver' or 'Platinum' level housing designs set out in the [Liveable Housing Design Guidelines \(fourth edition\) Australia](#).
57. For New Builds, all shared areas and the majority of bedrooms and similar sized private rooms must comply with the Minimum Requirements set out in **Table 3** below.
58. For Existing Stock, there must be substantial compliance with the Minimum Requirements. Substantial compliance means compliance in all but a few non-critical respects.

Table 3: 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 and cannot be included in a participant's plan except if the participant already lives in Basic design SDA, or where a participant chooses to reside in Basic design SDA (section 15 SDA Rules).
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.	- Liveable 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 the below depending on the needs of the participants: luminance contrasts; improved wayfinding; and/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.	- Liveable 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.

SDA Design Category	Definition	Minimum Requirements
		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 and 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, while reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.	- Liveable Housing Australia 'Silver' level. - Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance including: - 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 retro-fit in new builds if not previously installed at building stage); and - laminated glass. - Layout with areas of leaving or 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.	- Liveable 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 and 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 participant(s) is at risk. - Doors with 950mm minimum clear opening width to all habitable rooms.

SDA Design Standards – compliance required after 1 July 2021

59. In October 2019, the NDIA launched the SDA Design Standards. The Design Standards set out detailed design requirements that will be incorporated into newly built SDA that are seeking enrolment under the National Disability Insurance Scheme.
60. Compliance with the Design Standards will be mandatory from 1 July 2021, and will be demonstrated by the submission of certification from an accredited SDA assessor attached to each dwelling enrolment application.
61. The NDIA will accept certification from accredited SDA assessors against the Design Standards from 1 July 2020, for those SDA providers who wish to shift to the incoming Design Standards and provide certification early. Applications received attaching Design Standard certification will meet the minimum requirements for SDA.

62. For more information about the SDA Design Standard and SDA assessors, please visit:
<https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/housing/specialist-disability-accommodation/sda-design-standard>

Step 2C: Identify if there is a room for On-Site Overnight Assistance

63. 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 that contains the OOA space or in a near-by dwelling.
64. 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.
65. **Table 4** describes the OOA and when OOA is payable.

Table 4: Description of OOA by Building Type & when OOA is payable

Building Type	Description of OOA	When OOA is payable
Apartment	- The OOA space must be a separate apartment in the same apartment complex as the SDA apartment. - The OOA amount is not paid when the OOA space is an additional room in a SDA apartment.	- 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.

Step 2D: Determine the Base Price

66. The Base Price for each Building Type for dwellings with and without OOA, are set out in:
- Appendix B – Annual Base Price per participant for New Builds (\$2020/21);
 - Appendix C – Annual Base Price per participant for Existing Stock (\$2020/21); and
 - Appendix D – Annual Base Price per participant for Legacy Stock (\$2020/21).
67. Note, pricing for Legacy Stock has three distinct periods:
- During the immediate five year period after the property's location transitions into the Scheme, the Agency's pricing for Legacy Stock covers the costs of the property as identified under the legislative framework.
 - For 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.
 - For 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.

Step 3: Identify if there is an additional breakout room

68. Only dwellings that are in the Robust Design Category can have an additional breakout room.
69. 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 resident(s).

70. Some dwellings may have both an OOA and a breakout room.
71. The additional price associated with a breakout room is set out in:
- (i) Appendix B – Annual Base Price per participant for New Builds (\$2020/21);
 - (ii) Appendix C – Annual Base Price per participant for Existing Stock (\$2020/21); and
 - (iii) Appendix D – Annual Base Price per participant for Legacy Stock (\$2020/21).
72. No additional price is associated with a breakout room for Legacy Stock.

Step 4: Identify the Location Factor

73. The Location Factors applied in SDA pricing are based on Australian Bureau of Statistics (ABS) Statistical Area 4 regions. See: [ABS Statistical Area 4](#).
74. To derive a SDA price limit 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.
75. Appendix E – Location Factors sets out the Location Factors.

Step 5: Fire Sprinklers

76. 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.
77. To adjust the SDA price limit for fire sprinklers, the location-adjusted Base Price is multiplied by (1 + the Fire Sprinkler Allowance) for the Building Type.

Fire Sprinkler Allowance amount

78. The Fire Sprinkler Allowance amount is:
- (i) for Apartments: 1.2%
 - (ii) for other Building Types: 1.9%.

Step 6: Calculate the Annual SDA Price

79. To calculate the annual SDA price limit for a dwelling, the annual Base Price per participant (Base Price) is added to the additional cost of a break out room (if applicable) and then multiplied by the relevant Location Factor and, where applicable, a Fire Sprinkler Allowance Factor. This calculation is shown in the formula below:

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

Step 7: Calculate the Annual SDA Price (shared living arrangements)

80. If two people are sharing a bedroom in an enrolled dwelling or if one or more SDA-eligible participants are sharing an enrolled dwelling then the SDA price limit is adjusted as set out in Appendix G .

Appendix A – Key Assumptions for SDA Benchmark Pricing

Note: All price assumptions are in 2016-17 dollars – SDA prices are indexed annually by Consumer Price Index (CPI).

General

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Investment horizon	20 years	Consultation with investors and financiers

Rental contributions from participant

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Annual rental contribution/participant	\$8,554	25 per cent basic Disability Support Pension + Commonwealth Rent Assistance (lower without CRA). Defined by framework.
Growth in rental contribution	CPI	Assumption.
Vacancy rates – group homes	3%-10%	Historic data indicates 3-7 per cent. Assume higher in group homes when choice available.
Vacancy rates – smaller forms	3-7%	Public housing vacancy rates around 3 per cent. Assume slightly higher when the dwelling is not a single occupancy.

General market information

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Median land values	Varies by area Base \$552/sqm	State land agencies, aggregated to ABS statistical division. Base = median price combined capital cities.
Long term land appreciation	5% p.a.	Literature and State data indicates long term averages from 5-10 per cent or more. Assume low end due to high current property values.
Increase in building costs	CPI	ABS housing cost index similar to CPI over long term.
Gross market yield for existing stock	5.5% - 6.5%	Proportion of total property value. Based on RBA estimate of standard yield (4.2 per cent) plus 1-1.5 per cent additional cost for SDA based on review of State data. +1 per cent for apartments.

Cost of ownership

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Maintenance and outgoings	\$15,000-\$34,000	Depends on property type. Based on review of State data. Significantly higher than general (non-SDA) industry benchmarks.
Property management	0.4%	Proportion of total property value. From RBA analysis. Equivalent to industry benchmarks of 8-10 per cent of rental value.
Vacancy management	\$4,000	Per vacancy. Equivalent to one FTE plus overheads for one month.

Property costs

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Build costs	\$0.4m - \$1.6m	Varies by build type and design category. Advice from quantity surveyors with architectural design advice.
Additional breakout or staff rooms	\$30,000-\$40,000	As above.
Major refurbishments	20-25 years	Consultation advice.
Major refurbishments costs	\$40,000-\$80,000	Consultation advice.
Asset life of building	60 years	Consultation advice. Assumes property is well maintained and regularly refurbished.
Loss on building costs when sold	20% - 40%	Assumption. Loss of building value on sale because building is designed as SDA. Higher end represents loss on group homes. Homes with higher specifications than platinum are treated in accordance with platinum homes.
Fees on sale of property	7.3%	Transaction fees, stamp duty, etc. Industry average estimated by RBA.

Financing

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Debt rate	5.2%	Ten year Commonwealth Bond rate plus 2.5 per cent debt margin.
Pre-tax equity return	11.6%	CAPM, based on comparison with aged care and other health care investments.
Level of debt	60%	Comparison with financing assumptions applied in the aged care sector and other regulated industries.

Appendix B – Annual Base Price per participant for New Builds (\$2020/21)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and/or new design categories added over time
Apartment, 1 bedroom, 1 resident	\$0	\$36,388	\$42,455	\$58,754	\$68,548	\$0	\$0	\$0	\$77,933	\$90,922	\$0
Apartment, 2 bedrooms, 1 resident	\$0	\$43,324	\$50,544	\$71,569	\$83,496	\$0	\$0	\$0	\$96,968	\$113,129	\$0
Apartment, 2 bedrooms, 2 residents	\$0	\$16,926	\$19,747	\$30,879	\$36,843	\$0	\$0	\$0	\$43,748	\$51,039	\$0
Apartment, 3 bedrooms, 2 residents	\$0	\$22,615	\$26,384	\$41,214	\$48,083	\$0	\$0	\$0	\$59,295	\$69,178	\$0
Villa/Duplex/Townhouse, 1 resident	\$0	\$25,630	\$28,346	\$39,504	\$43,473	\$46,550	\$51,401	\$0	\$53,489	\$57,992	\$0
Villa/Duplex/Townhouse, 2 residents	\$0	\$16,041	\$17,317	\$24,444	\$26,372	\$29,174	\$31,513	\$1,968	\$34,303	\$36,469	\$0
Villa/Duplex/Townhouse, 3 residents	\$0	\$13,102	\$13,970	\$20,813	\$22,103	\$25,292	\$26,851	\$1,311	\$30,085	\$31,527	\$0
House, 2 residents	\$0	\$23,426	\$24,703	\$32,013	\$33,941	\$37,372	\$39,712	\$1,968	\$42,335	\$44,502	\$0
House, 3 residents	\$0	\$18,412	\$19,384	\$27,050	\$28,495	\$31,784	\$33,506	\$1,449	\$39,723	\$41,470	\$0
Group home, 4 residents	\$0	\$16,225	\$16,956	\$24,307	\$25,410	\$28,747	\$30,053	\$1,099	\$35,690	\$37,004	\$0
Group home, 5 residents	\$0	\$13,711	\$14,310	\$21,410	\$22,283	\$25,373	\$26,404	\$867	\$31,830	\$32,865	\$0

Appendix C – Annual Base Price per participant for Existing Stock (\$2020/21)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and / or new design categories added over time
Apartment, 1 bedroom, 1 resident	\$20,290	\$20,739	\$24,197	\$35,208	\$41,077	\$0	\$0	\$0	\$54,817	\$63,954	NA
Apartment, 2 bedrooms, 1 resident	\$26,796	\$27,347	\$31,905	\$45,733	\$53,356	\$0	\$0	\$0	\$71,286	\$83,166	NA
Apartment, 2 bedrooms, 2 residents	\$8,633	\$8,910	\$10,395	\$18,103	\$21,120	\$0	\$0	\$0	\$30,880	\$36,026	NA
Apartment, 3 bedrooms, 2 residents	\$13,432	\$13,788	\$16,087	\$25,985	\$30,317	\$0	\$0	\$0	\$43,750	\$51,041	NA
Villa/Duplex/Townhouse, 1 resident	\$10,258	\$10,529	\$12,575	\$17,610	\$19,764	\$21,871	\$24,550	\$0	\$29,231	\$32,067	NA
Villa/Duplex/Townhouse, 2 residents	\$5,425	\$5,605	\$6,599	\$9,987	\$11,034	\$12,835	\$14,126	\$1,087	\$17,941	\$19,305	NA
Villa/Duplex/Townhouse, 3 residents	\$4,391	\$4,548	\$5,212	\$8,511	\$9,211	\$11,198	\$12,058	\$724	\$15,944	\$16,853	NA
House, 2 residents	\$6,247	\$6,378	\$7,374	\$10,776	\$11,824	\$13,988	\$15,279	\$1,087	\$19,126	\$20,489	NA
House, 3 residents	\$4,794	\$5,720	\$6,464	\$10,134	\$10,918	\$12,990	\$13,941	\$800	\$19,922	\$21,022	NA
Group home, 4 residents	\$5,915	\$6,104	\$6,672	\$10,182	\$10,780	\$12,877	\$13,598	\$607	\$19,139	\$19,967	NA
Group home, 5 residents	\$4,751	\$4,904	\$5,352	\$8,712	\$9,185	\$11,119	\$11,690	\$479	\$16,935	\$17,587	NA

Appendix D – Annual Base Price per participant for Legacy Stock (\$2020/21)

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
6	\$3,634	\$3,774	\$4,189	\$7,279	\$7,715	\$9,494	\$10,019	\$14,845	\$15,445
7	\$2,733	\$2,866	\$3,251	\$6,125	\$6,531	\$8,186	\$8,673	\$13,163	\$13,721
8	\$2,001	\$2,124	\$2,486	\$5,184	\$5,564	\$7,118	\$7,576	\$11,791	\$12,315
9	\$1,397	\$1,514	\$1,854	\$4,408	\$4,770	\$6,238	\$6,673	\$10,660	\$11,155
10	\$893	\$1,006	\$1,332	\$3,764	\$4,107	\$5,508	\$5,920	\$9,721	\$10,193
11	\$473	\$578	\$891	\$3,223	\$3,553	\$4,894	\$5,290	\$8,933	\$9,386
12	\$117	\$220	\$521	\$2,768	\$3,085	\$4,378	\$4,759	\$8,268	\$8,704
13	\$0	\$0	\$206	\$2,379	\$2,686	\$3,938	\$4,308	\$7,703	\$8,124
14	\$0	\$0	\$0	\$2,049	\$2,345	\$3,562	\$3,920	\$7,219	\$7,629
15	\$0	\$0	\$0	\$1,763	\$2,054	\$3,239	\$3,588	\$6,803	\$7,202
16	\$0	\$0	\$0	\$1,518	\$1,801	\$2,960	\$3,300	\$6,445	\$6,835
17	\$0	\$0	\$0	\$1,302	\$1,583	\$2,717	\$3,053	\$6,133	\$6,516
18	\$0	\$0	\$0	\$1,118	\$1,391	\$2,507	\$2,836	\$5,863	\$6,238
19	\$0	\$0	\$0	\$956	\$1,224	\$2,323	\$2,647	\$5,626	\$5,996
20	\$0	\$0	\$0	\$814	\$1,079	\$2,162	\$2,480	\$5,420	\$5,785
21	\$0	\$0	\$0	\$688	\$951	\$2,019	\$2,335	\$5,237	\$5,597
22	\$0	\$0	\$0	\$577	\$838	\$1,896	\$2,208	\$5,076	\$5,433
23	\$0	\$0	\$0	\$481	\$737	\$1,785	\$2,094	\$4,935	\$5,287
24	\$0	\$0	\$0	\$397	\$651	\$1,687	\$1,994	\$4,811	\$5,160
25	\$0	\$0	\$0	\$320	\$571	\$1,601	\$1,905	\$4,700	\$5,046

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Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
26	\$0	\$0	\$0	\$252	\$503	\$1,525	\$1,827	\$4,601	\$4,944
27	\$0	\$0	\$0	\$192	\$443	\$1,456	\$1,757	\$4,513	\$4,856
28	\$0	\$0	\$0	\$140	\$387	\$1,397	\$1,694	\$4,435	\$4,776
29	\$0	\$0	\$0	\$92	\$338	\$1,343	\$1,640	\$4,367	\$4,705
30	\$0	\$0	\$0	\$50	\$294	\$1,294	\$1,590	\$4,305	\$4,641
31	\$0	\$0	\$0	\$11	\$256	\$1,253	\$1,545	\$4,249	\$4,586
32	\$0	\$0	\$0	\$0	\$221	\$1,214	\$1,506	\$4,200	\$4,535
33	\$0	\$0	\$0	\$0	\$189	\$1,179	\$1,472	\$4,156	\$4,490
34	\$0	\$0	\$0	\$0	\$162	\$1,149	\$1,440	\$4,117	\$4,450
35	\$0	\$0	\$0	\$0	\$138	\$1,121	\$1,412	\$4,082	\$4,412
36	\$0	\$0	\$0	\$0	\$114	\$1,098	\$1,386	\$4,050	\$4,380
37	\$0	\$0	\$0	\$0	\$96	\$1,074	\$1,364	\$4,021	\$4,352
38	\$0	\$0	\$0	\$0	\$78	\$1,056	\$1,343	\$3,996	\$4,325
39	\$0	\$0	\$0	\$0	\$61	\$1,037	\$1,326	\$3,974	\$4,304
40	\$0	\$0	\$0	\$0	\$48	\$1,022	\$1,309	\$3,953	\$4,281
41	\$0	\$0	\$0	\$0	\$35	\$1,008	\$1,294	\$3,935	\$4,264
42	\$0	\$0	\$0	\$0	\$21	\$994	\$1,282	\$3,918	\$4,245
43	\$0	\$0	\$0	\$0	\$11	\$983	\$1,270	\$3,903	\$4,230
44	\$0	\$0	\$0	\$0	\$3	\$973	\$1,260	\$3,891	\$4,217

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide (2020-21)

Number of Residents	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	High Support No OOA	High Support With OOA
45	\$0	\$0	\$0	\$0	\$0	\$964	\$1,249	\$3,880	\$4,206
46	\$0	\$0	\$0	\$0	\$0	\$956	\$1,241	\$3,868	\$4,195
47	\$0	\$0	\$0	\$0	\$0	\$947	\$1,233	\$3,857	\$4,185
48	\$0	\$0	\$0	\$0	\$0	\$941	\$1,225	\$3,849	\$4,175
49	\$0	\$0	\$0	\$0	\$0	\$935	\$1,220	\$3,842	\$4,167
50 or more	\$0	\$0	\$0	\$0	\$0	\$930	\$1,214	\$3,835	\$4,161

On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

Appendix E – Location Factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 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
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	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	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	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	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	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	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	0.99
NSW - Hunter Valley excluding Newcastle	1.07	1.08	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.97	0.95	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	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	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	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	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	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	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	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	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	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	1.03
NSW - Sydney - City and Inner South	1.20	1.18	1.18	1.16	1.76	2.25	2.53	1.93	2.15	2.31	2.53	2.53
NSW - Sydney - Eastern Suburbs	1.18	1.16	1.16	1.15	1.63	2.04	2.27	1.78	1.96	2.09	2.27	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	1.29
NSW - Sydney - Inner West	1.18	1.17	1.17	1.16	1.36	1.59	1.71	1.44	1.54	1.61	1.72	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	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	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	0.99

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Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 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
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	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	1.16
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	0.99

National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide (2020-21)

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 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
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	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	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	0.93
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	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	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	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	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	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	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	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	1.27
VIC - Melbourne - Inner East	1.03	1.03	1.03	1.02	1.06	1.11	1.14	1.08	1.10	1.12	1.14	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	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	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	0.91
VIC - Melbourne - Outer East	1.02	1.02	1.02	1.01	0.94	0.91	0.90	0.93	0.92	0.91	0.90	0.90
VIC - Melbourne - South East	1.06	1.06	1.06	1.07	1.05	1.03	1.03	1.04	1.03	1.03	1.03	1.03
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	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	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	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	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	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	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	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	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	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	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	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	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	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	0.95

Appendix F – Minimum Refurbishment Costs for New Builds (\$2020/21)

Building type / design category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA
Apartment, 1 bedroom, 1 resident	NA	\$204,651	NA	\$359,191	NA	NA	NA	NA	\$452,387	NA
Apartment, 2 bedrooms, 1 resident	NA	\$247,736	NA	\$447,632	NA	NA	NA	NA	\$570,868	NA
Apartment, 2 bedrooms, 2 residents	NA	\$247,736	NA	\$447,632	NA	NA	NA	NA	\$570,868	NA
Apartment, 3 bedrooms, 2 residents	NA	\$323,134	NA	\$580,112	NA	NA	NA	NA	\$753,977	NA
Villa/duplex/townhouse, 1 resident	NA	\$118,483	\$140,024	\$209,246	\$230,638	\$247,220	\$273,369	\$295,362	\$280,049	\$301,591
Villa/duplex/townhouse, 2 residents	NA	\$150,796	\$172,338	\$262,980	\$283,330	\$312,904	\$337,598	\$358,368	\$355,446	\$387,760
Villa/duplex/townhouse, 3 residents	NA	\$204,651	\$215,422	\$344,869	\$364,748	\$413,944	\$437,976	\$458,189	\$484,700	\$506,243
House, 2 residents	NA	\$161,567	\$183,109	\$278,348	\$298,698	\$334,930	\$359,624	\$380,394	\$376,989	\$398,531
House, 3 residents	NA	\$226,193	\$247,736	\$390,973	\$413,245	\$463,974	\$490,529	\$512,868	\$581,640	\$603,181
Group home, 4 residents	NA	\$312,362	\$333,905	\$518,970	\$541,383	\$609,258	\$635,807	\$658,139	\$732,435	\$764,748
Group home, 5 residents	NA	\$344,676	\$355,446	\$573,132	\$594,966	\$672,251	\$698,032	\$719,719	\$818,604	\$850,917

Appendix G – Shared living arrangements, including with people who are not SDA-eligible

81. When a number (n) of SDA-eligible participants are sharing an enrolled dwelling with a number (m) of people who are not an SDA-eligible participant (with one person per bedroom and no vacancies) then:

- (i) The SDA price limit for each of (n) SDA-eligible participants is the SDA price limit that would apply if the dwelling was of the same build type and design category and had (n) bedrooms;
- (ii) The reasonable rent contribution for each of the SDA-eligible participants is equal to RRC (Single); and
- (iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated.

82. When an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with another SDA-eligible participant

- (i) The SDA price limit (SDA_{Share}) for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is as follows

$$SDA_{Share} = \frac{1}{2} \times SDA_{Dwelling} - \frac{1}{3} \times RRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 1 if necessary):

- (ii) The reasonable rent contribution for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is equal to RRC (Member of a Couple); and
- (iii) For any other SDA eligible participant in the dwelling:
 - (a) The rate of SDA payable in respect of each of those participants is $SDA_{Dwelling}$; and
 - (b) The reasonable rent contribution for each of those participants is RRC (Single) .

83. When an SDA-eligible participant is sharing a bedroom in an enrolled dwelling with a person who is not an SDA-eligible participant:

- (i) The SDA price limit (SDA_{Share}) for the SDA-eligible participant is as follows

$$SDA_{Share} = SDA_{Dwelling} - \frac{2}{3} \times RRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 1 if necessary):

- (ii) The reasonable rent contribution for the SDA-eligible participant is RC (Member of a Couple);
- (iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated; and
- (iv) For any other SDA eligible participant in the dwelling:
 - (a) The rate of SDA payable in respect of each of those participants is $SDA_{Dwelling}$; and
 - (b) The reasonable rent contribution for each of those participants is RRC (Single)

84. When an SDA-eligible participant is sharing a bedroom with a person who is not an SDA-eligible participant and that person is a child or financial dependent of the SDA-eligible participant:

- (i) The SDA price limit for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own; and
 - (ii) The reasonable rent contribution for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own.
85. The SDA amount and RRC for shared living arrangements not covered by paragraphs 80-83 above will be determined by the NDIA on a case by case basis in accordance with the principles of the NDIS.

Appendix G – SDA Terms of Business

86. This Appendix, together with the section on Reasonable Rent Contribution of this Price Guide, constitute the Terms of Business for Registered Providers of SDA for the purposes of Section 5 of the SDA Rules.

Service agreements

87. A Registered Provider must not provide SDA unless the Provider has a written service agreement with the participant that contains all of the terms listed below (Section 36 of the SDA Rules).
88. If a Registered Provider has worked with the participant to establish a written service agreement but has not been able to reach agreement with the participant, the Registered Provider must not provide SDA for the participant unless the Provider:
- (i) produces a written service agreement that is the agreement proposed by the Provider and the proposed agreement contains all of the terms listed below; and
 - (ii) provides a copy of the proposed agreement to the participant; and
 - (iii) provides SDA to the participant in accordance with the terms of the proposed agreement.
89. A participant who is a Registered Provider who provides SDA to themselves is not required to have a written service agreement.
90. The Registered Provider is to pay the costs associated with the written service agreement and is not to charge the participant.
91. A written service agreement may be a standalone document or the terms below may be included in a document that includes other things, such as a tenancy or occupancy agreement.

Terms that must be included in an SDA service agreement or a proposed agreement

92. Registered Providers are required to include all of the terms below in the written service agreement, or proposed agreement in alignment with any legislation, unless State or Territory legislation prevents a term from applying:
- (i) specify the rent that must be paid by the participant and the method and timing of making rental payments;
 - (ii) specify the amount of any bond and the management arrangements that apply to the bond;
 - (iii) specify any board payments that have been agreed with the participant, what the board payments cover and the method and timing of making board payments;
 - (iv) the provider must issue a receipt for any payment made by the participant;
 - (v) specify the minimum period of notice that will be given by the Provider before the Provider increases the amount of any rent or any board payable by the participant;
 - (vi) specify:
 - (a) the name, telephone number and address of the Provider's agent (if any) and the responsibilities of the agent; or
 - (b) if the provider does not have an agent, the address and telephone number of the Provider;

- (vii) require the Provider to notify the participant in writing within 5 business days of any change of the matters in paragraph (f), unless State or Territory law provides for another notice period;
 - (viii) specify the commencement date of the agreement, the duration of the agreement, and the manner in which the agreement can be extended;
 - (ix) specify the circumstances in which the agreement can be terminated by either the participant or the Provider;
 - (x) require the Provider to give a participant a minimum of 90 days' notice before the participant is required to vacate the premises, unless shorter notice is required to address the risk of harm to the participant or others;
 - (xi) require the Provider to ensure that the premises are reasonably clean before the commencement of the agreement;
 - (xii) require the Provider to ensure that the property is in a good state of repair and is being appropriately maintained, having regard to the safety, security and privacy of the residents;
 - (xiii) explain the process for requesting repairs or maintenance to be undertaken;
 - (xiv) explain the process for making a complaint about the SDA;
 - (xv) specify any house rules the participant is expected to comply with;
 - (xvi) specify the circumstances in which the Provider or the Provider's agent is entitled to access the premises, and the notice that must be provided before the Provider or the Provider's agent enters the premises;
 - (xvii) specify any reasonable responsibilities or obligations of the participant; and
 - (xviii) declare to the participant any conflict of interest in relation to other services provided to the participant. In particular, any affiliation with a provider of Supported Independent Living services to the participant.
93. Providers should note that the requirement to include the terms above in a written agreement does not remove or change the application of other requirements in State or Territory laws. The State or Territory requirements continue to apply.

Notice of Vacancy

94. A Registered Provider must notify the NDIA as soon as possible, and within five working days, if:
- (i) a participant gives notice of termination of their occupancy; or
 - (ii) the Provider gives notice to vacate to a participant; or
 - (iii) a vacancy arises that is available to be filled by a participant (Section 29 SDA Rules).

Not preference one participant over another

95. Registered Providers must not give preference to a participant over other participants. All residents must be afforded the same treatment, rights and choices. The requirement not to give preference to a participant also applies when the participant receiving SDA is a relative of the Provider.

Relatives of participants who provide SDA

96. The Gifts, Benefits and Commissions requirements in the Terms of Business for Registered Providers do not apply to a Registered Provider of SDA who provides SDA to a participant who is also a family member.
97. In these cases registered providers of SDA may have a financial or other personal interest directly or indirectly related to the benefit they receive from providing SDA.
98. Registered Providers of SDA who are providing SDA to a family member must not compromise the participant's choice of SDA or other supports.

Records and Audit

99. Registered Providers must comply with the requirements in the 'Maintenance, Records and Audit' section of the Terms of Business for Registered Providers of SDA.

Officers, employees, agents and subcontractors to comply

100. Registered Providers must have mechanisms in place to ensure that their officers, employees, agents and subcontractors comply, and have mechanisms in place to ensure ongoing compliance, with the Terms of Business for Registered Providers of SDA.