

National Disability Insurance Scheme

Pricing Arrangements for Specialist Disability Accommodation 2024-25

**Valid from: 20 September 2024
Version 2.0**

(Released 1 October 2024)

Copyright

© National Disability Insurance Agency 2024

Use of National Disability Insurance Agency copyright material

The material in this report with the exception of logos, trademarks, third party material and other content as specified is licensed under Creative Commons CC NC licence, [version 4.0](#). With the exception of logos, trademarks, third party material and other content as specified, you may reproduce the material in this *NDIS Pricing Arrangements for Specialist Disability Accommodation*, provided you acknowledge the National Disability Insurance Agency as the owner of all intellectual property rights in the reproduced material by using '© National Disability Insurance Agency 2024' and do not use the material for commercial purposes.

Reproduction of any Creative Commons material in this *NDIS Pricing Arrangements for Specialist Disability Accommodation* is subject to the CC NC licence conditions available on the Creative Commons site, as is the full legal code for this material.

Further information

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

Publication Schedule

The *NDIS Pricing Arrangements for Specialist Disability Accommodation* is published at least three times a year as set out in the following Table. Additional amendments are published as needed and sequentially numbered from the base version for the relevant period.

Version	Date	Details of publication
1.0	1 July	<ul style="list-style-type: none">The 2024-25 Pricing Arrangements implement the recommendations of the first Five-Yearly Review of SDA Pricing Arrangements.Between 2024 and 2027, SDA prices will be indexed on 1 July each financial year for movements in the CPI.
2.0	20 September	<ul style="list-style-type: none">The Maximum Reasonable Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension.SDA amounts for participants sharing bedrooms and where SDA eligible participants share a dwelling with non-SDA eligible participants are modified (see Appendix H – Shared living arrangements).
3.0	20 March	<ul style="list-style-type: none">The Maximum Reasonable Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension.SDA amounts for participants sharing bedrooms and where SDA eligible participants share a dwelling with non-SDA eligible participants are modified (see Appendix H – Shared living arrangements).

Version Control

The *NDIS Pricing Arrangements for Specialist Disability Accommodation* is subject to change. The latest version of the *NDIS Pricing Arrangements for Specialist Disability Accommodation* is available on the [NDIS website](#).

A Table setting out all updates to this *NDIS Pricing Arrangements for Specialist Disability Accommodation* is on page 50.

Contents

Introduction	5
Legislative framework	5
Registered Providers' Obligations	6
Registration	6
Enrolment	6
Obligations.....	7
Claiming Payment for SDA	7
Claiming for the Specialist Disability Accommodation Support Item	8
Claiming Payment for SDA Vacancy	8
Claiming for the SDA Vacancy - Person-Specific Adjustment Support Item	9
Prepayments.....	9
Maximum Reasonable Rent Contribution.....	9
The maximum amount of rent if the participant does not share a bedroom	9
The maximum amount of rent if the participant shares a bedroom	9
Voluntary contributions above the maximum reasonable rent contribution	10
Board payments.....	10
Steps to Calculate the SDA Price for a Dwelling	12
Step 1A: Determine whether the dwelling is a post-2023 New Build, a pre-2023 New Build, Existing Stock or Legacy Stock.....	12
Step 1B: Identify the Building Type	13
Required elements of all Building Types	14
Definition of Building Types	15
Step 1C: Identify the Design Category	15
Minimum Design Requirements for Existing and Legacy Stock.....	16
Minimum Design Requirements for New Build and New Build (Refurbished)	17
Step 1D: Identify if there is a room for On-Site Overnight Assistance.....	18
Step 1E: Identify if there is an additional breakout room (Robust only).....	18
Step 1F: Identify if the Dwelling has Fire Sprinklers	18
Step 1G: Identify if GST input tax credits have been claimed.....	18
Step 1H: Determine the Base Price Limit	19
Step 2: Identify the Location Factor.....	19
Step 3: Calculate the SDA Price Limit.....	20
Step 4: Calculate the SDA Price (shared living arrangements)	20

Appendix A – Base Price Limits for Post-2023 New Builds	21
Appendix B – Base Price Limits for Pre-2023 New Builds	25
Appendix C – Base Price Limits for Existing Stock.....	27
Appendix D – Base Price Limits for Legacy Stock	29
Appendix E – Location Factors for New Builds	30
Appendix F – Location Factors for Existing and Legacy Stock.....	33
Appendix G – Minimum Refurbishment Costs for New Builds (2024-25).....	36
Appendix H – Shared living arrangements	37
Dwelling is shared with people who are not SDA-eligible participants	37
Shared Bedrooms.....	37
Appendix I – SDA Terms of Business	47
Service agreements	47
Terms that must be included in an SDA service agreement or a proposed agreement	47
Notice of Vacancy	48
Not preference one participant over another	49
Relatives of participants who provide SDA.....	49
Records and Audit	49
Officers, employees, agents and subcontractors to comply.....	49
History of Changes to the Pricing Arrangements for SDA.....	50

Introduction

1. Specialist Disability Accommodation (SDA) is one of the supports that may be funded under the National Disability Insurance Scheme (NDIS) for some participants. 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.
2. In brief, in order to receive NDIS SDA payments in respect of a participant living in a dwelling:
 - (i) the provider must be a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC); and
 - (ii) the provider must be approved for the SDA Registration Group by the NDIS Q&SC; and
 - (iii) the provider must have enrolled the dwelling with the NDIA; and
 - (iv) the SDA payment must be equal to or less than the maximum amount that the NDIA has determined that it will pay based on the age, location and features of the dwelling; and
 - (v) the NDIA must have determined that SDA is a reasonable and necessary support for the participant.¹

Legislative framework

3. 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 Pricing Arrangements for SDA; and
 - (iii) the general [NDIS Pricing Arrangements and Price Limits](#).
4. This *NDIS Pricing Arrangements for SDA* is referred to as the SDA Price Guide in the *SDA Rules* and contains further detail regarding the Design Categories and Building Types described in the *SDA Rules*.
5. This *NDIS Pricing Arrangements for SDA* also sets out the price limits for particular SDA types and locations, including allowances for features.
6. Further information to assist Providers is available through the [NDIS website](#).

¹ If a provider was registered with the NDIA in a jurisdiction prior to the commencement of the NDIS Q&SC in that jurisdiction, then the provider is taken to have been registered by the NDIS Q&SC. If a dwelling was enrolled with the NDIS Q&SC immediately prior to 23 June 2020 then the dwelling is taken to have been enrolled by the NDIA.

Registered Providers' Obligations

Registration

7. All SDA providers must be registered for the SDA Registration Group by the NDIS Q&SC.

Enrolment

8. The dwelling for which SDA is claimed must have been enrolled with the NDIS Q&SC (prior to 23 June 2020) or be enrolled with the NDIA (after 23 June 2020). The requirements that must be met for a dwelling to be enrolled are set out in the SDA Rules and, for dwellings that were enrolled with the NDIS Q&SC prior to 23 June 2020, 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).
 - (ii) Is intended to provide long-term accommodation for at least one SDA eligible participant (for example, is not used only for respite, emergency or temporary accommodation).
 - (iii) Is not already being funded as accommodation by the Commonwealth, a State or Territory under a scheme unrelated to disability.
 - (iv) Is not excluded from SDA because it has previously received home modifications funding from the NDIA of the type described in s 25 of the SDA Rules.
 - (v) Meets the requirements of a New Build (including density restrictions), Existing Stock or Legacy Stock set out in the *SDA Rules*, and this *NDIS Pricing Arrangements for SDA*, including:
 - (a) For New Builds and New Builds (refurbished) - all its shared areas and any bedrooms for use by SDA-eligible participants must comply with the SDA Design Standard² for the Design Category of the dwelling; or
 - (b) For Existing Stock - all its shared areas and any bedrooms for use by SDA-eligible participants substantially comply with the Minimum Design Requirements set out below in this *NDIS Pricing Arrangements for SDA* for the Design Category of the dwelling; or
 - (c) For Legacy Stock - all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Design Requirements set out below in this *NDIS Pricing Arrangements for SDA* for the Design Category of the dwelling.
9. The registered provider must have the certifications required by the *SDA Rules* or the *SDA NDIS Q&SC Rule* that the dwelling:
 - (i) Complies with the SDA Rules and the SDA NDIS Q&SC Rule, and this *NDIS Pricing Arrangements for SDA*; and
 - (ii) Meets all applicable building codes and laws.

² The SDA Design Standard became the Minimum Design Requirements for New Builds and New Build (refurbished) from 1 July 2021 (see below).

Obligations

10. 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.
 - (ii) Must ensure the written service agreement for SDA is compliant with the NDIS Terms of Business (**Appendix I – SDA Terms of Business**), which set out the matters that must be included in the agreement.
 - (iii) Must provide a copy of the written service agreement for SDA to the participant.
 - (iv) Must act in accordance with the terms of the service agreement for SDA.
 - (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.
 - (vi) Must ensure their dwellings are correctly enrolled and meet the requirements for the enrolment of the dwellings.
 - (vii) Must provide all required notifications, including keeping the NDIA up to date in relation to vacancies.
 - (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.
 - (ix) Must, if the dwelling is a New Build, comply with the density restrictions set out in the SDA Rules.
11. A registered provider's approval can be revoked if the provider does not meet the obligations imposed on them by the SDA Rules.

Claiming Payment for SDA

12. As for all NDIS supports, Registered Providers can make a claim for SDA payment after that support has been delivered or provided. Standard claiming frequency for SDA is monthly, however the frequency can be flexible as long as it is in arrears.
13. When claiming payment for SDA from an individual participant's plan, a provider is only able to claim the lesser of:
 - (i) The maximum per participant price for which the dwelling is enrolled; and
 - (ii) The amount of SDA funding for which a participant has been assessed, i.e. the amount of SDA in their plan.

For example, if a participant has been found eligible to receive \$90,000 per annum in SDA funding and the dwelling has been enrolled with a maximum per participant price of \$30,000, the maximum payment that could be claimed from this participant's plan is \$30,000 unless **Appendix H – Shared living arrangements** applies. Similarly, if a participant has been found eligible to receive \$30,000 per annum in SDA funding and the dwelling has been enrolled with a maximum per participant price of \$90,000, the maximum payment that could be claimed from this participant's plan is \$30,000 unless **Appendix H – Shared living arrangements** applies.

14. 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).

15. 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.
16. 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.

Claiming for the Specialist Disability Accommodation Support Item

17. Providers must use the SDA Quotable Amount support item to claim for SDA when that support item is stated in the participant’s plan and the funds are agency managed and the quote has been accepted by the agency. This support item can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules 2020*. The price limit for the support item for a given participant is the amount stated in their plan.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_431_0131_2_2	Specialist Disability Accommodation (SDA) - Quotable Amount	Each	N/A	N/A	N/A

18. If a participant who is not currently residing in SDA has the SDA Quotable Amount support item in their plan, then they need to have their plan reassessed or varied to include the SDA amount before they can move into an SDA property.

Claiming Payment for SDA Vacancy

19. 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.
20. 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; and
 - (iii) The vacancy is available for a participant and the NDIA has been notified.
21. 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 20(ii); 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 20(ii).

Claiming for the SDA Vacancy - Person-Specific Adjustment Support Item

- 22. This support item is a temporary payment for providers, available in limited circumstances when a participant moves out of an SDA dwelling that accommodates 2 or more residents. It can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules 2020*.
- 23. This support item is subject to quotation. It should only be used if it is a stated item in a plan and only if the funds are agency managed.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_432_0131_2_2	SDA Vacancy - Person-Specific Adjustment	Each	N/A	N/A	N/A

Prepayments

- 24. Registered Providers can only make a claim for payment for a support once that support has been delivered or provided. Where price limits apply, prices charged to participants must not exceed the price limit prescribed for that support.
- 25. Registered Providers can make a claim for payment once a service booking has been created and the support has been delivered or provided. Prepayment is not permitted unless the NDIA has given prior approval in writing to the Registered Provider. This will only occur in exceptional circumstances such as for certain assistive technologies, home modifications and remote area servicing where this has been agreed to by the participant.

Maximum Reasonable Rent Contribution

- 26. 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 directly from the participant.
- 27. The amount of rent a provider can charge must not exceed the amount of the maximum reasonable rent contribution (MRRC).

The maximum amount of rent if the participant does not share a bedroom

- 28. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter their age, the rent that they pay cannot be greater than the MRRC (Single) – which is an amount that is equal to:
 - (i) 25 per cent of the maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and not a member of a couple;
 - (ii) Plus: 25 per cent of the maximum rate of the Pension Supplement payable for a person who is not under 21 and not a member of a couple;
 - (iii) Plus: 100 per cent of the maximum rate of Commonwealth Rent Assistance payable for a person who is not under 21 and not a member of a couple and not sharing.

The maximum amount of rent if the participant shares a bedroom

- 29. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter their age, the rent they pay cannot be greater than the MRRC (Member of a Couple) – which is an amount that is equal to:

- (i) 25 per cent of the maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is a member of a couple (not separated due to illness);
- (ii) Plus: 25 per cent of the maximum rate of the Pension Supplement payable for a person who is not under 21 and is a member of a couple not separated due to illness);
- (iii) Plus: 100 per cent of the maximum rate of Commonwealth Rent Assistance payable for a person who is not under 21 and is a member of a couple (not separated due to illness) and not sharing.

Table 1: Fortnightly Maximum Reasonable Rent Contribution

Period	Single	Member of a Couple (Each)
20 March 2024 to 19 September 2024	\$463.75	\$296.31
20 September 2024 to 19 March 2025	\$493.78	\$312.51

Voluntary contributions above the maximum reasonable rent contribution

30. In exceptional circumstances participants may choose to make a discretionary contribution over the MRRC. 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 MRRC. This is unlikely but could occur due to a particular location.
31. If a Registered Provider proposes to charge rent that exceeds the SDA price plus the MRRC 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.
32. 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

33. 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.

The maximum amount of board if the participant does not share a bedroom

34. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter the participant’s age, any board must not exceed a maximum amount (see Table 2) that is:
- (i) 50 per cent of maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is not a member of a couple;
 - (ii) Plus: 100 per cent of the maximum rate of the Energy Supplement payable for a person who is not under 21 and is not a member of a couple.

The maximum amount of board if the participant shares a bedroom

35. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter the participant's age, any board must not exceed a maximum amount (see Table 2) that is:
- (i) 50 per cent of maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is a member of a couple (not separated due to illness);
 - (ii) Plus: 100 per cent of the maximum rate of the Energy Supplement payable for a person who is not under 21 and is a member of a couple (not separated due to illness).

Table 2: Fortnightly Maximum Board

Period	Single	Member of a Couple (Each)
20 March 2024 to 19 September 2024	\$524.40	\$395.25
20 September 2024 to 19 March 2025	\$537.65	\$405.25

36. 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.
37. 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

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

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

<p><i>Step 1: Determine the Base Price:</i></p> <ul style="list-style-type: none"> • <i>Step 1A: Determine whether the dwelling is a post-2023 New Build, a pre-2023 New Build, Existing Stock or Legacy Stock</i> • <i>Step 1B: Identify the Building Type</i> • <i>Step 1C: Identify the Design Category</i> • <i>Step 1D: Identify if there is a room for On-Site Overnight Assistance</i> • <i>Step 1E: Identify if there is an additional breakout room (Robust only)</i> • <i>Step 1F: Identify if the Dwelling has Fire Sprinklers</i> • <i>Step 1G: Identify if GST input tax credits have been claimed</i> • <i>Step 1H: Determine the Base Price</i> <p><i>Step 2: Identify the Location Factor</i></p> <p><i>Step 3: Calculate the SDA Price</i></p> <p><i>Step 4: Calculate the SDA Price (shared living arrangements)</i></p>
--

Step 1A: Determine whether the dwelling is a post-2023 New Build, a pre-2023 New Build, Existing Stock or Legacy Stock

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

41. If the dwelling is a New Build, then different SDA price limits apply depending on whether the dwelling was:

- (i) First enrolled as a new Build on or after 1 July 2023 (“a post 2023-New Build”); or
- (ii) First enrolled as a new Build before 1 July 2023 (“a pre-2023 New Build”).

42. 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.

43. 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.

44. The definitions for New Build, Existing Stock and Legacy Stock are set out in the SDA Rules. Definitions are summarised in Table 3 below.

Table 3: Definitions of New Build, Existing Stock and Legacy Stock

Type	Definition
New Build	<p>A dwelling is a New Build if it meets all of the following five conditions:</p> <ol style="list-style-type: none"> 1) either: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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

NDIS Pricing Arrangements for Specialist Disability Accommodation 2024-25

Type	Definition
	<ul style="list-style-type: none"> ii) the cost of the refurbishment is equal to or greater than the amount set out in Appendix G – Minimum Refurbishment Costs for New Builds (2024-25); and 2) either: <ul style="list-style-type: none"> 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 any bedrooms for use by SDA-eligible participants comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below; 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. When 20 years have elapsed from the date of the certificate of occupancy (or equivalent) the enrolment will convert to Existing Stock.
Existing Stock	<p>A dwelling is Existing Stock if it meets all of the following six conditions:</p> <ul style="list-style-type: none"> 1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2) it is enrolled to house five or fewer long-term residents (excluding support staff); and 3) it has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and 4) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 5) it housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and 6) all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below. <p>A dwelling is also Existing Stock if it meets all of the following three conditions:</p> <ul style="list-style-type: none"> 1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2) it is 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 any bedrooms for use by SDA-eligible participants comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below.
Legacy Stock	<p>A dwelling is Legacy Stock if it meets all of the following six conditions:</p> <ul style="list-style-type: none"> 1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and 2) it is enrolled to house more than five long-term residents (excluding support staff); and 3) it has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and 4) it housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and 5) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 6) all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below.

Step 1B: Identify the Building Type

- 45. 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.
- 46. 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.

47. 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.
48. Schedule 1 to the SDA Rules provides descriptions in relation to five Building Types. This *NDIS Pricing Arrangements for SDA* 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).
49. The number of residents for the purposes of calculating the base price includes both participants (who may or may not have SDA in their plans) and any other residents being accommodated at the dwelling, assuming one person per bedroom.
 - (i) When a bedroom within a dwelling is shared then the base price is modified as set out in **Appendix H – Shared living arrangements**.
50. 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

51. 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.
52. Dwellings that do not contain each of these elements cannot be enrolled as an 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

53. Table 4 sets out the definitions of each Building Type. The definitions provide further detail on the descriptions contained in the SDA Rules.

Table 4: Definitions of the Building Types

Building Type	Definition	Building Code of Australia classification
Apartments	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 1C: Identify the Design Category

54. 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.

55. 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.

56. 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.
57. 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.

Minimum Design Requirements for Existing and Legacy Stock

58. In addition to the detailed description of each Building Type, this Pricing Arrangement also sets out the Minimum Requirements for each Design Category other than Basic designs.
59. 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](#).
60. For New Builds, all shared areas and any bedrooms for use by SDA-eligible participants must comply with the Minimum Requirements set out below.
61. 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 5: Description of Minimum Design Category Requirements

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.	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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 feature such as those 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.	<ul style="list-style-type: none"> 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.

NDIS Pricing Arrangements for Specialist Disability Accommodation 2024-25

Design Category	Definition	Minimum Requirements
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.	<ul style="list-style-type: none"> • Liveable Housing Australia 'Silver' level. • Resilient but inconspicuous materials that can withstand heavy use and minimise 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 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.	<ul style="list-style-type: none"> • 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.

Minimum Design Requirements for New Build and New Build (Refurbished)

62. In October 2019, the NDIA published the SDA Design Standard. The Design Standard set out detailed design requirements that will be incorporated into newly built SDA that are seeking enrolment under the NDIS.
63. Compliance with the Design Standard is mandatory from 1 July 2021 and demonstrated by the submission of certification from an accredited SDA assessor attached to each dwelling enrolment application.
64. The NDIA will accept certification from accredited SDA assessors against the Design Standard from 1 July 2020, for those SDA providers who wish to shift to the incoming Design Standard and provide certification early. Applications received attaching Design Standard certification will meet the minimum requirements for SDA.
65. For more information about the SDA Design Standard and SDA assessors, please visit the [NDIS website](#).

Step 1D: Identify if there is a room for On-Site Overnight Assistance

- 66. The On-site Overnight Assistance (OOA) amount is only paid when an additional room is used by support staff who provide support services overnight to participants living in the same dwelling that contains the OOA room or in a near-by dwelling.
- 67. The form of OOA varies between Building Type and the amount of the OOA assistance payment made in relation to this room, as a consequence, may depend on whether access to the OOA is shared between multiple dwellings.
- 68. Table 6 describes the OOA and when OOA is payable.

Table 6: Description of OOA by Building Type & when OOA is payable

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

Step 1E: Identify if there is an additional breakout room (Robust only)

- 69. Only dwellings in the Robust Design Category can have an additional breakout room.
- 70. Only dwellings with more than one bedroom can have an additional breakout room.
- 71. Apartments cannot have an additional breakout room.
- 72. 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).
- 73. Some dwellings may have both an OOA and a breakout room.

Step 1F: Identify if the Dwelling has Fire Sprinklers

- 74. A different SDA price limit applies when fire sprinklers have been installed throughout the SDA dwelling and they comply with all relevant building codes and laws, including requirements in relation to installation, testing and maintenance.

Step 1G: Identify if GST input tax credits have been claimed

- 75. This step only applies to post-2023 New Builds.
- 76. For post-2023 New Builds, a different SDA price limit applies depending on whether:
 - (i) The owner of the dwelling either did not pay GST on the construction costs or on the purchase price of the dwelling, or the owner of the dwelling paid GST on the construction costs or on the purchase price of the dwelling and was permitted by law to claim input tax credits in respect of those GST payments (whether or not they claimed those input tax credits); or

- (ii) The owner of the dwelling paid GST on the construction costs or on the purchase price of the dwelling and was not permitted by law to claim input tax credits in respect of those GST payments.

Step 1H: Determine the Base Price Limit

77. The Base Price Limits for each type of dwelling are set out in:

- (i) **Appendix A – Base Price Limits for Post-2023 New Builds**
- (ii) **Appendix B – Base Price Limits for Pre-2023 New Builds**
- (iii) **Appendix C – Base Price Limits for Existing Stock**
- (iv) **Appendix D – Base Price Limits for Legacy Stock**

78. In general, SDA Legacy properties with 11 or more residents are no longer eligible for SDA payments. Any exceptions to this rule are set out in **Appendix D – Base Price Limits for Legacy Stock**.

79. For SDA Legacy properties with 6 to 10 residents, SDA payments will cease after the end of the immediate ten-year period after the property's location transitioned into the NDIS.

Step 2: Identify the Location Factor

80. The Location Factors applied in SDA pricing are based on Australian Bureau of Statistics (ABS) Statistical Area 4 regions from 2021. See: [ABS Statistical Area 4](#).

81. To derive an SDA price limit for a particular dwelling, the Base Price is multiplied by the Location Factor relevant to the property's location and Building Type.

82. The Location Factors are set out in:

- (i)

(ii) **Appendix E – Location Factors for New Builds**

(iii) **Appendix F – Location Factors for Existing and Legacy Stock.**

Step 3: Calculate the SDA Price Limit

83. To calculate the annual SDA price limit for a dwelling, the annual Base Price Limit per participant is multiplied by the relevant Location Factor. This calculation is shown in the formula below:

$$\text{Annual SDA price limit} = \text{Annual Base Price} \times \text{Location Factor}$$

Step 4: Calculate the SDA Price (shared living arrangements)

84. If two people are sharing a bedroom in an enrolled dwelling or if one or more SDA-eligible participants are sharing an enrolled dwelling with one or more people who are not SDA-eligible participants then the SDA price limit is adjusted as set out in **Appendix H – Shared living arrangements.**

Appendix A – Base Price Limits for Post-2023 New Builds

Table 7: Annual Base Price per Participant for Post-2023 New Builds, No Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$76,010	\$78,381	NA	NA	\$85,190
Apartment, 2 bedrooms, 1 SDA eligible resident	\$80,041	\$81,802	NA	NA	\$88,846
Apartment, 2 bedrooms, 2 SDA eligible residents	\$34,327	\$35,163	NA	NA	\$38,725
Apartment, 3 bedrooms, 2 SDA eligible residents	\$42,723	\$43,945	NA	NA	\$47,831
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$54,984	\$57,611	\$58,811	NA	\$64,613
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$31,835	\$33,744	\$36,888	\$39,039	\$37,415
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$26,027	\$28,196	\$30,603	\$32,792	\$31,389
House, 2 bedrooms, 2 SDA eligible residents	\$63,291	\$64,955	\$71,966	\$77,083	\$76,339
House, 3 bedrooms, 3 SDA eligible residents	\$44,395	\$45,636	\$49,321	\$53,094	\$53,855
Group home, 4 bedrooms, 4 SDA eligible residents	\$36,700	\$38,081	\$41,393	\$43,906	\$44,523
Group home, 5 bedrooms, 5 SDA eligible residents	\$30,606	\$31,857	\$35,199	\$36,185	\$37,238
Dwellings With Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$88,678	\$91,049	NA	NA	\$97,858
Apartment, 2 bedrooms, 1 SDA eligible resident	\$92,710	\$94,470	NA	NA	\$101,515
Apartment, 2 bedrooms, 2 SDA eligible residents	\$40,661	\$41,497	NA	NA	\$45,059
Apartment, 3 bedrooms, 2 SDA eligible residents	\$49,057	\$50,279	NA	NA	\$54,166
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$57,366	\$60,154	\$63,217	NA	\$67,586
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,549	\$36,705	\$39,442	\$41,593	\$40,854
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,405	\$30,855	\$33,201	\$35,389	\$34,048
House, 2 bedrooms, 2 SDA eligible residents	\$69,356	\$70,796	\$78,040	\$83,157	\$82,925
House, 3 bedrooms, 3 SDA eligible residents	\$47,806	\$48,980	\$53,799	\$57,573	\$57,454
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,137	\$40,258	\$44,376	\$46,889	\$47,227
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,209	\$34,364	\$36,369	\$37,354	\$39,365

Table 8: Annual Base Price per Participant for Post-2023 New Builds, With Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$77,545	\$79,934	N/A	N/A	\$86,759
Apartment, 2 bedrooms, 1 SDA eligible resident	\$81,770	\$83,569	N/A	N/A	\$90,634
Apartment, 2 bedrooms, 2 SDA eligible residents	\$35,201	\$36,061	N/A	N/A	\$39,634
Apartment, 3 bedrooms, 2 SDA eligible residents	\$43,763	\$44,995	N/A	N/A	\$48,900
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$59,697	\$62,325	\$63,633	N/A	\$69,400
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,498	\$36,406	\$39,624	\$41,775	\$40,126
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,004	\$30,171	\$32,642	\$34,830	\$33,407
House, 2 bedrooms, 2 SDA eligible residents	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
House, 3 bedrooms, 3 SDA eligible residents	\$47,012	\$48,253	\$52,047	\$55,820	\$56,544
Group home, 4 bedrooms, 4 SDA eligible residents	\$38,829	\$40,210	\$43,615	\$46,127	\$46,714
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,359	\$33,611	\$37,032	\$38,017	\$39,044
Dwellings With Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$90,469	\$92,858	N/A	N/A	\$99,683
Apartment, 2 bedrooms, 1 SDA eligible resident	\$94,695	\$96,493	N/A	N/A	\$103,559
Apartment, 2 bedrooms, 2 SDA eligible residents	\$41,663	\$42,523	N/A	N/A	\$46,096
Apartment, 3 bedrooms, 2 SDA eligible residents	\$50,224	\$51,456	N/A	N/A	\$55,362
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$62,364	\$65,152	\$68,343	N/A	\$72,669
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$37,356	\$39,512	\$42,334	\$44,486	\$43,717
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,480	\$32,929	\$35,345	\$37,533	\$36,170
House, 2 bedrooms, 2 SDA eligible residents	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
House, 3 bedrooms, 3 SDA eligible residents	\$50,589	\$51,763	\$56,704	\$60,478	\$60,319
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,330	\$42,451	\$46,667	\$49,179	\$49,486
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,015	\$36,169	\$38,255	\$39,241	\$41,225

Table 9: Annual Base Price per Participant for Post-2023 New Builds, No Sprinklers, GST was paid and input tax credits were not claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$81,662	\$84,264	N/A	N/A	\$91,754
Apartment, 2 bedrooms, 1 SDA eligible resident	\$86,044	\$87,970	N/A	N/A	\$95,719
Apartment, 2 bedrooms, 2 SDA eligible residents	\$37,337	\$38,251	N/A	N/A	\$42,169
Apartment, 3 bedrooms, 2 SDA eligible residents	\$46,039	\$47,380	N/A	N/A	\$51,656
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$58,034	\$60,924	\$62,399	N/A	\$68,627
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$33,637	\$35,737	\$39,195	\$41,531	\$39,774
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$27,565	\$29,950	\$32,599	\$34,974	\$33,462
House, 2 bedrooms, 2 SDA eligible residents	\$66,958	\$68,718	\$76,499	\$82,063	\$81,232
House, 3 bedrooms, 3 SDA eligible residents	\$47,161	\$48,454	\$52,580	\$56,654	\$57,489
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,125	\$40,574	\$44,286	\$46,999	\$47,656
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,733	\$34,073	\$37,787	\$38,844	\$39,992
Dwellings With Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$95,273	\$97,874	N/A	N/A	\$105,364
Apartment, 2 bedrooms, 1 SDA eligible resident	\$99,655	\$101,580	N/A	N/A	\$109,329
Apartment, 2 bedrooms, 2 SDA eligible residents	\$44,143	\$45,057	N/A	N/A	\$48,975
Apartment, 3 bedrooms, 2 SDA eligible residents	\$52,844	\$54,186	N/A	N/A	\$58,460
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$60,604	\$63,670	\$67,204	N/A	\$71,845
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$36,584	\$38,957	\$41,967	\$44,303	\$43,519
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,142	\$32,837	\$35,418	\$37,793	\$36,350
House, 2 bedrooms, 2 SDA eligible residents	\$73,551	\$75,064	\$83,103	\$88,666	\$88,398
House, 3 bedrooms, 3 SDA eligible residents	\$50,822	\$52,078	\$57,415	\$61,489	\$61,394
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,743	\$42,929	\$47,506	\$50,219	\$50,591
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,466	\$36,778	\$39,042	\$40,099	\$42,279

Table 10: Annual Base Price per Participant for Post-2023 New Builds, With Sprinklers, GST was paid and input tax credits were not claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$83,257	\$85,880	N/A	N/A	\$93,388
Apartment, 2 bedrooms, 1 SDA eligible resident	\$87,854	\$89,822	N/A	N/A	\$97,594
Apartment, 2 bedrooms, 2 SDA eligible residents	\$38,253	\$39,194	N/A	N/A	\$43,124
Apartment, 3 bedrooms, 2 SDA eligible residents	\$47,136	\$48,489	N/A	N/A	\$52,785
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$62,897	\$65,787	\$67,381	N/A	\$73,569
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$36,401	\$38,500	\$42,040	\$44,376	\$42,592
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,628	\$32,011	\$34,730	\$37,105	\$35,570
House, 2 bedrooms, 2 SDA eligible residents	\$70,767	\$72,528	\$80,466	\$86,030	\$85,147
House, 3 bedrooms, 3 SDA eligible residents	\$49,927	\$51,220	\$55,466	\$59,540	\$60,336
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,381	\$42,830	\$46,645	\$49,358	\$49,981
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,595	\$35,934	\$39,735	\$40,792	\$41,910
Dwellings With Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$97,133	\$99,756	N/A	N/A	\$107,264
Apartment, 2 bedrooms, 1 SDA eligible resident	\$101,730	\$103,698	N/A	N/A	\$111,470
Apartment, 2 bedrooms, 2 SDA eligible residents	\$45,191	\$46,132	N/A	N/A	\$50,062
Apartment, 3 bedrooms, 2 SDA eligible residents	\$54,074	\$55,427	N/A	N/A	\$59,723
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$65,779	\$68,845	\$72,521	N/A	\$77,114
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$39,508	\$41,880	\$44,983	\$47,319	\$46,505
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$32,313	\$35,007	\$37,665	\$40,040	\$38,571
House, 2 bedrooms, 2 SDA eligible residents	\$77,631	\$79,145	\$87,361	\$92,924	\$92,596
House, 3 bedrooms, 3 SDA eligible residents	\$53,772	\$55,027	\$60,498	\$64,572	\$64,433
Group home, 4 bedrooms, 4 SDA eligible residents	\$44,069	\$45,255	\$49,939	\$52,652	\$52,989
Group home, 5 bedrooms, 5 SDA eligible residents	\$36,383	\$38,695	\$41,048	\$42,105	\$44,257

Appendix B – Base Price Limits for Pre-2023 New Builds

Table 11: Annual Base Price per Participant for Pre-2023 New Builds, No Sprinklers

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$76,010	\$78,381	N/A	N/A	\$85,190
Apartment, 2 bedrooms, 1 SDA eligible resident	\$80,041	\$81,802	N/A	N/A	\$88,846
Apartment, 2 bedrooms, 2 SDA eligible residents	\$34,327	\$35,163	N/A	N/A	\$38,725
Apartment, 3 bedrooms, 2 SDA eligible residents	\$42,723	\$43,945	N/A	N/A	\$47,831
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$54,984	\$57,611	\$58,811	N/A	\$64,613
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$31,835	\$33,744	\$36,888	\$39,039	\$37,415
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$26,027	\$28,196	\$30,603	\$32,792	\$31,389
House, 2 bedrooms, 2 SDA eligible residents	\$63,291	\$64,955	\$71,966	\$77,083	\$76,339
House, 3 bedrooms, 3 SDA eligible residents	\$44,395	\$45,636	\$49,321	\$53,094	\$53,855
Group home, 4 bedrooms, 4 SDA eligible residents	\$36,700	\$38,081	\$41,393	\$43,906	\$44,523
Group home, 5 bedrooms, 5 SDA eligible residents	\$30,606	\$31,857	\$35,199	\$36,185	\$37,238
Dwellings With Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$88,678	\$91,049	N/A	N/A	\$97,858
Apartment, 2 bedrooms, 1 SDA eligible resident	\$92,710	\$94,470	N/A	N/A	\$101,515
Apartment, 2 bedrooms, 2 SDA eligible residents	\$40,661	\$41,497	N/A	N/A	\$45,059
Apartment, 3 bedrooms, 2 SDA eligible residents	\$49,057	\$50,279	N/A	N/A	\$54,166
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$57,366	\$60,154	\$63,217	N/A	\$67,586
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,549	\$36,705	\$39,442	\$41,593	\$40,854
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,405	\$30,855	\$33,201	\$35,389	\$34,048
House, 2 bedrooms, 2 SDA eligible residents	\$69,356	\$70,796	\$78,040	\$83,157	\$82,925
House, 3 bedrooms, 3 SDA eligible residents	\$47,806	\$48,980	\$53,799	\$57,573	\$57,454
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,137	\$40,258	\$44,376	\$46,889	\$47,227
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,209	\$34,364	\$36,369	\$37,354	\$39,365

Table 12: Annual Base Price per Participant for Pre-2023 New Builds, With Sprinklers

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$77,545	\$79,934	N/A	N/A	\$86,759
Apartment, 2 bedrooms, 1 SDA eligible resident	\$81,770	\$83,569	N/A	N/A	\$90,634
Apartment, 2 bedrooms, 2 SDA eligible residents	\$35,201	\$36,061	N/A	N/A	\$39,634
Apartment, 3 bedrooms, 2 SDA eligible residents	\$43,763	\$44,995	N/A	N/A	\$48,900
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$59,697	\$62,325	\$63,633	N/A	\$69,400
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,498	\$36,406	\$39,624	\$41,775	\$40,126
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,004	\$30,171	\$32,642	\$34,830	\$33,407
House, 2 bedrooms, 2 SDA eligible residents	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
House, 3 bedrooms, 3 SDA eligible residents	\$47,012	\$48,253	\$52,047	\$55,820	\$56,544
Group home, 4 bedrooms, 4 SDA eligible residents	\$38,829	\$40,210	\$43,615	\$46,127	\$46,714
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,359	\$33,611	\$37,032	\$38,017	\$39,044
Dwellings With Onsite Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$90,469	\$92,858	N/A	N/A	\$99,683
Apartment, 2 bedrooms, 1 SDA eligible resident	\$94,695	\$96,493	N/A	N/A	\$103,559
Apartment, 2 bedrooms, 2 SDA eligible residents	\$41,663	\$42,523	N/A	N/A	\$46,096
Apartment, 3 bedrooms, 2 SDA eligible residents	\$50,224	\$51,456	N/A	N/A	\$55,362
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$62,364	\$65,152	\$68,343	N/A	\$72,669
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$37,356	\$39,512	\$42,334	\$44,486	\$43,717
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,480	\$32,929	\$35,345	\$37,533	\$36,170
House, 2 bedrooms, 2 SDA eligible residents	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
House, 3 bedrooms, 3 SDA eligible residents	\$50,589	\$51,763	\$56,704	\$60,478	\$60,319
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,330	\$42,451	\$46,667	\$49,179	\$49,486
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,015	\$36,169	\$38,255	\$39,241	\$41,225

Appendix C – Base Price Limits for Existing Stock

Table 13: Annual Base Price per Participant for Existing Stock, No Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust No OOA	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	\$23,898	\$24,428	\$41,470	N/A	N/A	\$64,567
Apartment, 2 bedrooms, 1 resident	\$31,563	\$32,211	\$53,868	N/A	N/A	\$83,966
Apartment, 2 bedrooms, 2 residents	\$10,168	\$10,495	\$21,322	N/A	N/A	\$36,373
Apartment, 3 bedrooms, 2 residents	\$15,822	\$16,241	\$30,608	N/A	N/A	\$51,532
Villa/Duplex/Townhouse, 1 resident	\$12,083	\$12,402	\$20,743	\$25,762	N/A	\$34,430
Villa/Duplex/Townhouse, 2 residents	\$6,391	\$6,602	\$11,764	\$15,118	\$16,399	\$21,131
Villa/Duplex/Townhouse, 3 residents	\$5,172	\$5,356	\$10,025	\$13,189	\$14,042	\$18,780
House, 2 residents	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
House, 3 residents	\$5,647	\$6,737	\$11,936	\$15,301	\$16,243	\$23,465
Group home, 4 residents	\$6,967	\$7,190	\$11,993	\$15,168	\$15,883	\$22,544
Group home, 5 residents	\$5,595	\$5,777	\$10,262	\$13,096	\$13,661	\$19,947
Dwelling has Onsite Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	N/A	\$28,501	\$48,383	N/A	N/A	\$75,330
Apartment, 2 bedrooms, 1 resident	N/A	\$37,580	\$62,847	N/A	N/A	\$97,959
Apartment, 2 bedrooms, 2 residents	N/A	\$12,243	\$24,876	N/A	N/A	\$42,435
Apartment, 3 bedrooms, 2 residents	N/A	\$18,948	\$35,709	N/A	N/A	\$60,119
Villa/Duplex/Townhouse, 1 resident	N/A	\$14,811	\$23,279	\$28,917	N/A	\$37,770
Villa/Duplex/Townhouse, 2 residents	N/A	\$7,773	\$12,997	\$16,638	\$17,918	\$22,738
Villa/Duplex/Townhouse, 3 residents	N/A	\$6,139	\$10,849	\$14,204	\$15,056	\$19,850
House, 2 residents	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
House, 3 residents	N/A	\$7,614	\$12,860	\$16,421	\$17,362	\$24,761
Group home, 4 residents	N/A	\$7,858	\$12,698	\$16,017	\$16,732	\$23,519
Group home, 5 residents	N/A	\$6,304	\$10,819	\$13,771	\$14,334	\$20,715

Table 14: Annual Base Price per Participant for Existing Stock, With Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	\$24,185	\$24,721	\$41,967	N/A	N/A	\$65,342
Apartment, 2 bedrooms, 1 resident	\$31,942	\$32,598	\$54,514	N/A	N/A	\$84,974
Apartment, 2 bedrooms, 2 residents	\$10,291	\$10,621	\$21,578	N/A	N/A	\$36,809
Apartment, 3 bedrooms, 2 residents	\$16,011	\$16,436	\$30,975	N/A	N/A	\$52,150
Villa/Duplex/Townhouse, 1 resident	\$12,313	\$12,637	\$21,136	\$26,251	N/A	\$35,084
Villa/Duplex/Townhouse, 2 residents	\$6,512	\$6,728	\$11,988	\$15,405	\$16,711	\$21,533
Villa/Duplex/Townhouse, 3 residents	\$5,270	\$5,458	\$10,216	\$13,440	\$14,309	\$19,136
House, 2 residents	\$7,499	\$7,655	\$12,935	\$16,788	\$18,094	\$22,956
House, 3 residents	\$5,755	\$6,866	\$12,163	\$15,592	\$16,552	\$23,911
Group home, 4 residents	\$7,100	\$7,327	\$12,221	\$15,456	\$16,184	\$22,972
Group home, 5 residents	\$5,702	\$5,887	\$10,456	\$13,345	\$13,921	\$20,326
Dwelling has Onsite Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	N/A	\$28,843	\$48,963	N/A	N/A	\$76,234
Apartment, 2 bedrooms, 1 resident	N/A	\$38,031	\$63,601	N/A	N/A	\$99,135
Apartment, 2 bedrooms, 2 residents	N/A	\$12,391	\$25,175	N/A	N/A	\$42,944
Apartment, 3 bedrooms, 2 residents	N/A	\$19,175	\$36,138	N/A	N/A	\$60,840
Villa/Duplex/Townhouse, 1 resident	N/A	\$15,092	\$23,721	\$29,466	N/A	\$38,488
Villa/Duplex/Townhouse, 2 residents	N/A	\$7,921	\$13,243	\$16,954	\$18,258	\$23,170
Villa/Duplex/Townhouse, 3 residents	N/A	\$6,256	\$11,055	\$14,473	\$15,342	\$20,227
House, 2 residents	N/A	\$8,850	\$14,191	\$18,338	\$19,644	\$24,592
House, 3 residents	N/A	\$7,759	\$13,104	\$16,732	\$17,692	\$25,232
Group home, 4 residents	N/A	\$8,007	\$12,940	\$16,321	\$17,050	\$23,966
Group home, 5 residents	N/A	\$6,424	\$11,024	\$14,033	\$14,607	\$21,109

Appendix D – Base Price Limits for Legacy Stock

Table 15: Annual Price per Participant for Legacy Stock, No Sprinklers

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	\$4,280	\$4,447	\$4,934	\$8,573	\$9,088	\$11,182	\$11,801	\$17,485	\$18,192
7	\$3,219	\$3,376	\$3,830	\$7,215	\$7,693	\$9,642	\$10,215	\$15,505	\$16,162
8	\$2,357	\$2,501	\$2,928	\$6,106	\$6,554	\$8,383	\$8,924	\$13,889	\$14,505
9	\$1,645	\$1,784	\$2,184	\$5,191	\$5,618	\$7,348	\$7,859	\$12,556	\$13,140
10	\$1,052	\$1,185	\$1,570	\$4,433	\$4,837	\$6,488	\$6,972	\$11,450	\$12,006

Table 16: Annual Price per Participant for Legacy Stock, With Sprinklers

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	\$4,361	\$4,531	\$5,028	\$8,736	\$9,261	\$11,394	\$12,025	\$17,817	\$18,538
7	\$3,280	\$3,441	\$3,903	\$7,351	\$7,839	\$9,825	\$10,409	\$15,799	\$16,468
8	\$2,401	\$2,549	\$2,984	\$6,222	\$6,678	\$8,543	\$9,094	\$14,153	\$14,781
9	\$1,676	\$1,818	\$2,225	\$5,290	\$5,725	\$7,488	\$8,008	\$12,795	\$13,389
10	\$1,071	\$1,208	\$1,600	\$4,517	\$4,929	\$6,612	\$7,105	\$11,667	\$12,234

Appendix E – Location Factors for New Builds

Table 17: Location Factors for New Builds

Location	Apartment	Apartment	Apartment	Apartment	Villa Duplex	Villa Duplex	Villa Duplex	House	House	Group Home	Group Home
	1 bed	2 beds	2 beds	3 beds	Townhouse	Townhouse	Townhouse	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 residents	2 residents	1 resident	2 residents	3 residents				
Median capital city	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ACT - Australian Capital Territory	0.99	0.99	0.99	0.99	0.96	0.95	0.94	0.94	0.94	0.94	0.94
NSW - Capital Region	1.05	1.05	1.06	1.05	0.96	0.94	0.92	0.91	0.91	0.91	0.91
NSW - Central Coast	1.05	1.05	1.05	1.05	1.01	1.00	1.00	0.99	1.00	1.00	1.00
NSW - Central West	1.12	1.11	1.13	1.11	0.99	0.98	0.95	0.94	0.94	0.94	0.95
NSW - Coffs Harbour - Grafton	1.07	1.06	1.07	1.06	0.96	0.95	0.92	0.91	0.91	0.91	0.91
NSW - Far West and Orana	1.22	1.22	1.25	1.22	1.06	1.04	1.02	1.00	1.01	1.01	1.02
NSW - Hunter Valley exc Newcastle	1.02	1.02	1.02	1.02	0.93	0.92	0.90	0.89	0.89	0.88	0.88
NSW - Illawarra	1.04	1.04	1.05	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.05
NSW - Mid North Coast	1.04	1.04	1.05	1.04	0.95	0.93	0.91	0.90	0.90	0.89	0.90
NSW - Murray	1.01	1.01	1.01	1.00	0.91	0.89	0.86	0.85	0.85	0.84	0.84
NSW - New England and North West	1.03	1.03	1.03	1.02	0.92	0.90	0.87	0.86	0.86	0.86	0.86
NSW - Newcastle and Lake Macquarie	1.03	1.03	1.03	1.03	1.00	1.00	0.99	0.99	0.99	0.99	0.99
NSW - Richmond - Tweed	1.08	1.08	1.09	1.08	1.00	0.99	0.97	0.96	0.96	0.96	0.97
NSW - Riverina	1.05	1.04	1.05	1.04	0.93	0.92	0.89	0.88	0.88	0.87	0.87
NSW - Southern Highlands and Shoalhaven	1.05	1.04	1.05	1.04	0.96	0.95	0.92	0.91	0.92	0.91	0.91
NSW - Sydney - Baulkham Hills and Hawkesbury	1.04	1.04	1.05	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.05
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.00	1.01	1.02	1.02	1.02	1.02	1.02	1.02
NSW - Sydney - City and Inner South	1.09	1.12	1.14	1.15	1.61	1.72	1.88	1.92	1.92	1.97	1.99
NSW - Sydney - Eastern Suburbs	1.09	1.12	1.14	1.15	1.60	1.70	1.86	1.90	1.90	1.95	1.96
NSW - Sydney - Inner South West	1.01	1.02	1.02	1.02	1.09	1.10	1.12	1.13	1.13	1.14	1.14
NSW - Sydney - Inner West	1.05	1.06	1.07	1.08	1.31	1.36	1.44	1.46	1.46	1.49	1.50
NSW - Sydney - North Sydney and Hornsby	1.03	1.04	1.05	1.05	1.17	1.20	1.24	1.26	1.26	1.27	1.28
NSW - Sydney - Northern Beaches	1.04	1.05	1.06	1.06	1.21	1.24	1.29	1.31	1.31	1.33	1.33
NSW - Sydney - Outer South West	1.01	1.00	1.01	1.00	0.96	0.95	0.94	0.93	0.94	0.93	0.93
NSW - Sydney - Outer West and Blue Mountains	1.04	1.03	1.04	1.03	0.97	0.96	0.95	0.94	0.94	0.94	0.94
NSW - Sydney - Parramatta	1.01	1.01	1.02	1.02	1.07	1.08	1.10	1.11	1.11	1.11	1.11
NSW - Sydney - Ryde	1.02	1.02	1.03	1.03	1.12	1.14	1.18	1.19	1.19	1.20	1.20
NSW - Sydney - South West	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
NSW - Sydney - Sutherland	1.01	1.02	1.02	1.02	1.09	1.11	1.13	1.14	1.14	1.15	1.15

NDIS Pricing Arrangements for Specialist Disability Accommodation 2024-25

Location	Apartment	Apartment	Apartment	Apartment	Villa Duplex	Villa Duplex	Villa Duplex	House	House	Group Home	Group Home
	1 bed	2 beds	2 beds	3 beds	Townhouse	Townhouse	Townhouse	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 residents	2 residents	1 resident	2 residents	3 residents				
NT - Darwin	1.35	1.35	1.41	1.36	1.21	1.21	1.21	1.18	1.20	1.21	1.23
NT - Northern Territory - Outback	1.85	1.84	1.98	1.87	1.54	1.54	1.55	1.49	1.53	1.57	1.61
QLD - Brisbane - East	0.97	0.97	0.96	0.97	0.94	0.93	0.92	0.92	0.92	0.91	0.91
QLD - Brisbane - North	0.98	0.98	0.97	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane - South	0.98	0.98	0.98	0.98	1.00	1.00	1.00	1.01	1.01	1.01	1.01
QLD - Brisbane - West	0.98	0.98	0.97	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane Inner City	1.00	1.00	1.00	1.01	1.12	1.14	1.17	1.19	1.18	1.20	1.20
QLD - Cairns	1.14	1.14	1.16	1.14	1.01	1.00	0.98	0.96	0.97	0.97	0.97
QLD - Central Queensland	1.23	1.22	1.26	1.22	1.07	1.06	1.04	1.02	1.03	1.03	1.05
QLD - Darling Downs - Maranoa	1.03	1.03	1.03	1.02	0.91	0.89	0.86	0.85	0.85	0.84	0.84
QLD - Gold Coast	0.97	0.97	0.96	0.96	0.93	0.92	0.91	0.90	0.90	0.90	0.89
QLD - Ipswich	0.96	0.96	0.95	0.95	0.89	0.87	0.85	0.84	0.84	0.83	0.83
QLD - Logan - Beaudesert	1.08	1.07	1.08	1.07	0.98	0.96	0.94	0.93	0.93	0.93	0.93
QLD - Mackay - Isaac - Whitsunday	1.20	1.20	1.23	1.20	1.06	1.05	1.03	1.01	1.02	1.03	1.04
QLD - Moreton Bay - North	1.00	0.99	0.99	0.99	0.93	0.92	0.90	0.89	0.89	0.89	0.89
QLD - Moreton Bay - South	0.98	0.98	0.97	0.97	0.92	0.91	0.89	0.89	0.89	0.88	0.88
QLD - Queensland - Outback	1.66	1.65	1.76	1.67	1.40	1.39	1.39	1.34	1.37	1.40	1.43
QLD - Sunshine Coast	0.97	0.97	0.96	0.96	0.90	0.89	0.87	0.86	0.86	0.85	0.85
QLD - Toowoomba	0.98	0.97	0.97	0.97	0.89	0.87	0.84	0.84	0.84	0.83	0.82
QLD - Townsville	1.17	1.17	1.20	1.17	1.04	1.03	1.01	0.99	1.00	1.00	1.01
QLD - Wide Bay	1.00	1.00	1.00	0.99	0.90	0.88	0.85	0.84	0.84	0.84	0.84
SA - Adelaide - Central and Hills	1.01	1.01	1.02	1.01	1.00	1.00	1.00	1.00	1.00	1.00	1.00
SA - Adelaide - North	1.11	1.11	1.12	1.11	1.02	1.01	1.00	0.98	0.99	0.99	1.00
SA - Adelaide - South	1.05	1.05	1.06	1.05	1.01	1.00	1.00	0.99	0.99	0.99	1.00
SA - Adelaide - West	1.09	1.09	1.10	1.09	1.06	1.06	1.07	1.06	1.06	1.07	1.07
SA - Barossa - Yorke - Mid North	1.21	1.21	1.24	1.21	1.06	1.04	1.02	1.00	1.01	1.01	1.02
SA - South Australia - Outback	1.39	1.38	1.45	1.39	1.19	1.18	1.16	1.13	1.15	1.16	1.18
SA - South Australia - South East	1.11	1.10	1.12	1.10	0.98	0.96	0.94	0.92	0.93	0.92	0.93
TAS - Hobart	1.02	1.01	1.02	1.01	0.94	0.93	0.90	0.90	0.90	0.89	0.89
TAS - Launceston and North East	1.06	1.05	1.06	1.05	0.94	0.92	0.90	0.88	0.89	0.88	0.88
TAS - South East	1.13	1.13	1.15	1.12	0.99	0.97	0.94	0.93	0.93	0.93	0.94
TAS - West and North West	1.12	1.11	1.13	1.11	0.99	0.98	0.96	0.94	0.95	0.94	0.95
VIC - Ballarat	0.97	0.97	0.96	0.96	0.89	0.88	0.85	0.84	0.84	0.83	0.83
VIC - Bendigo	0.97	0.97	0.96	0.96	0.90	0.88	0.85	0.85	0.85	0.84	0.84
VIC - Geelong	0.98	0.98	0.97	0.97	0.95	0.94	0.93	0.93	0.92	0.92	0.92

NDIS Pricing Arrangements for Specialist Disability Accommodation 2024-25

Location	Apartment	Apartment	Apartment	Apartment	Villa Duplex	Villa Duplex	Villa Duplex	House	House	Group Home	Group Home
	1 bed	2 beds	2 beds	3 beds	Townhouse	Townhouse	Townhouse	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 residents	2 residents	1 resident	2 residents	3 residents				
VIC - Hume	1.00	0.99	0.99	0.99	0.89	0.88	0.85	0.84	0.84	0.83	0.83
VIC - Latrobe - Gippsland	0.98	0.97	0.97	0.96	0.88	0.87	0.84	0.83	0.83	0.82	0.82
VIC - Melbourne - Inner	1.02	1.03	1.04	1.05	1.25	1.29	1.36	1.37	1.37	1.39	1.39
VIC - Melbourne - Inner East	1.00	1.01	1.01	1.01	1.10	1.12	1.15	1.16	1.16	1.16	1.17
VIC - Melbourne - Inner South	1.00	1.00	1.01	1.01	1.09	1.11	1.13	1.14	1.14	1.14	1.15
VIC - Melbourne - North East	0.98	0.97	0.97	0.97	0.93	0.92	0.90	0.90	0.90	0.89	0.89
VIC - Melbourne - North West	0.97	0.97	0.96	0.96	0.89	0.88	0.85	0.84	0.84	0.84	0.83
VIC - Melbourne - Outer East	0.97	0.97	0.97	0.97	0.92	0.91	0.89	0.88	0.88	0.88	0.87
VIC - Melbourne - South East	0.98	0.98	0.97	0.97	0.95	0.94	0.93	0.92	0.92	0.92	0.92
VIC - Melbourne - West	0.98	0.98	0.98	0.98	0.98	0.98	0.97	0.97	0.97	0.97	0.97
VIC - Mornington Peninsula	0.98	0.97	0.97	0.97	0.93	0.92	0.90	0.90	0.90	0.89	0.89
VIC - North West	1.01	1.01	1.01	1.00	0.90	0.88	0.85	0.84	0.84	0.83	0.83
VIC - Shepparton	0.98	0.97	0.96	0.96	0.88	0.86	0.83	0.83	0.83	0.82	0.81
VIC - Warrnambool and South West	0.99	0.99	0.98	0.98	0.90	0.88	0.86	0.85	0.85	0.84	0.84
WA - Bunbury	1.23	1.23	1.27	1.23	1.09	1.08	1.06	1.04	1.05	1.06	1.07
WA - Mandurah	1.04	1.03	1.04	1.03	0.95	0.93	0.91	0.90	0.90	0.89	0.90
WA - Perth - Inner	1.07	1.08	1.09	1.09	1.17	1.20	1.24	1.24	1.25	1.26	1.27
WA - Perth - North East	1.04	1.04	1.04	1.04	0.97	0.96	0.94	0.93	0.93	0.93	0.93
WA - Perth - North West	1.05	1.05	1.05	1.05	1.01	1.00	1.00	0.99	1.00	1.00	1.00
WA - Perth - South East	1.19	1.19	1.22	1.20	1.09	1.09	1.08	1.06	1.07	1.08	1.09
WA - Perth - South West	1.10	1.10	1.11	1.10	1.03	1.03	1.02	1.01	1.02	1.02	1.02
WA - Western Australia - Outback (South)	1.65	1.65	1.76	1.67	1.39	1.39	1.38	1.34	1.37	1.39	1.43
WA - Western Australia - Outback (North)	1.66	1.66	1.77	1.68	1.42	1.42	1.42	1.37	1.41	1.43	1.47
WA - Western Australia - Wheat Belt	1.18	1.17	1.20	1.17	1.03	1.01	0.99	0.97	0.98	0.98	0.99

Appendix F – Location Factors for Existing and Legacy Stock

Table 18: Location Factors for Existing and Legacy Stock

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	1	1	1	1	1	1	1	1	1	1	1
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	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 exc 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	1.1	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	1.1	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	1.1	1.03	1	0.99	1	1	1	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	1.1	1.12	1.13	1.13
NSW - Sydney - Blacktown	1	1	1	1	1.02	1.03	1.03	1.02	1.03	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.2	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	1.3	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	0.99	1	1	1	0.99	0.99
NSW - Sydney - Outer West and Blue Mountains	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1	0.99	0.99	0.99	0.99

NDIS Pricing Arrangements for Specialist Disability Accommodation 2024-25

Location	Apartment	Apartment	Apartment	Apartment	Villa	Villa	Villa	House	House	Group	Group	Legacy
	1 bed	2 beds	2 beds	3 beds	Duplex	Duplex	Duplex	2 residents	3 residents	Home	Home	
	1 resident	1 resident	2 residents	2 residents	Townhouse	Townhouse	Townhouse			4 residents	5 residents	
					e	e	e					
				1 resident	2 residents	3 residents						
NSW - Sydney - Parramatta	1.02	1.01	1.01	1.01	1.08	1.13	1.16	1.1	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	1.3	1.35	1.35
NSW - Sydney - South West	1	1	1	1	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	1.2	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	1.4	1.4	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 - Fitzroy	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 - Darling Downs - Maranoa	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	0.9	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	0.9	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	0.9	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	0.9	0.89	0.89
QLD - Queensland - Outback	1.1	1.1	1.1	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	0.9	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	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	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	0.9	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
SA - South Australia - South East	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.9	0.88	0.86	0.86
TAS - Hobart	1	1	1	1	0.94	0.9	0.88	0.93	0.91	0.9	0.88	0.88

NDIS Pricing Arrangements for Specialist Disability Accommodation 2024-25

Location	Apartment	Apartment	Apartment	Apartment	Villa	Villa	Villa	House	House	Group	Group	Legacy
	1 bed	2 beds	2 beds	3 beds	Duplex	Duplex	Duplex	2 residents	3 residents	Home	Home	
	1 resident	1 resident	2 residents	2 residents	Townhouse	Townhouse	Townhouse			4 residents	5 residents	
					e	e	e					
				1 resident	2 residents	3 residents						
TAS - Launceston and North East	1.08	1.09	1.09	1.1	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	1.1	1	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	1.1	1	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	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	1	1	0.99	1.13	1.22	1.27	1.16	1.2	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	1.1	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	0.9	0.93	0.92	0.91	0.9	0.9
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	0.9	0.89	0.89
VIC - North West	1.04	1.05	1.05	1.06	0.96	0.9	0.88	0.93	0.91	0.9	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	0.9	0.9
WA - Bunbury	1.11	1.12	1.12	1.14	1.05	1	0.99	1.01	1.01	1	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	0.99	1	1	1	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 (South)	1.2	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 - Outback (North)	1.2	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 G – Minimum Refurbishment Costs for New Builds (2024-25)

Table 19: Minimum Refurbishment Costs for New Builds

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	High Physical Support
Dwelling does not have Onsite Overnight Accommodation				
Apartment, 1 bedroom, 1 resident	\$329,105	\$342,604	N/A	\$373,201
Apartment, 2 bedrooms, 1 resident	\$349,562	\$359,207	N/A	\$390,748
Apartment, 2 bedrooms, 2 residents	\$350,608	\$359,735	N/A	\$391,719
Apartment, 3 bedrooms, 2 residents	\$386,185	\$400,116	N/A	\$434,830
Villa/Duplex/Townhouse, 1 resident	\$175,317	\$190,417	\$192,246	\$219,986
Villa/Duplex/Townhouse, 2 residents	\$202,599	\$224,061	\$241,815	\$253,059
Villa/Duplex/Townhouse, 3 residents	\$254,984	\$290,947	\$308,438	\$327,997
House, 2 residents	\$412,248	\$423,118	\$475,192	\$524,758
House, 3 residents	\$458,854	\$467,377	\$503,883	\$574,904
Group home, 4 residents	\$525,553	\$540,411	\$584,726	\$647,738
Group home, 5 residents	\$576,815	\$600,475	\$653,721	\$711,755
Dwelling has Onsite Overnight Accommodation				
Villa/Duplex/Townhouse, 1 resident	\$186,038	\$202,059	\$213,630	\$233,438
Villa/Duplex/Townhouse, 2 residents	\$228,940	\$253,192	\$264,697	\$285,961
Villa/Duplex/Townhouse, 3 residents	\$288,133	\$328,770	\$342,735	\$364,076
House, 2 residents	\$471,700	\$480,051	\$530,715	\$587,041
House, 3 residents	\$500,351	\$513,799	\$559,076	\$623,227
Group home, 4 residents	\$564,818	\$578,873	\$632,366	\$695,603
Group home, 5 residents	\$611,534	\$654,195	\$675,108	\$753,187

Appendix H – Shared living arrangements

Dwelling is shared with people who are not SDA-eligible participants

85. When a number (n) of SDA-eligible participants are sharing an enrolled dwelling with a number (m) of people who are not SDA-eligible participants (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 maximum reasonable rent contribution for each of the SDA-eligible participants is equal to MRRC (Single); and
 - (iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated.
86. The Annual Base Price Limit per SDA-eligible Participant in different circumstances is set out in:
- (i) **Table 20: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed.**
 - (ii) **Table 21: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed.**
 - (iii) **Table 22: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was paid and input tax credits were not claimed.**
 - (iv) **Table 23: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was paid and input tax credits were not claimed**
 - (v) **Table 24: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, Without Sprinklers.**
 - (vi) **Table 25: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, With Sprinklers.**
 - (vii) **Table 26: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers.**
 - (viii) **Table 27: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers.**
87. The Price Limits in these Tables are further adjusted as set out in paragraphs 88 to 91 below when an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with someone.

Shared Bedrooms

88. 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:

$$SDA_{Share} = 50\% \times SDA_{Dwelling} - 15\% \times MRRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 85 if necessary).

- (ii) The maximum reasonable rent contribution for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is equal to $MRRC_{Member\ of\ a\ Couple}$; 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 maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.

89. 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

$$SDA_{Share} = SDA_{Dwelling} - 30\% \times MRRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 85 if necessary):

- (ii) The maximum reasonable rent contribution for the SDA-eligible participant is $MRRC_{Member\ of\ a\ Couple}$.
- (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 maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.

90. 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 MRRC for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own.

91. The SDA amount and MRRC for shared living arrangements not covered by paragraphs 85-90 will be determined by the NDIA on a case by case basis in accordance with the principles of the NDIS.

Table 20: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$76,010	\$78,381	N/A	N/A	\$85,190
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$76,010	\$78,381	N/A	N/A	\$85,190
Villa, 2 bedrooms - 1 SDA participant	\$54,984	\$57,611	\$58,811	\$63,114	\$64,613
Villa, 3 bedrooms - 2 SDA participants	\$31,835	\$33,744	\$36,888	\$39,040	\$37,415
Villa, 3 bedrooms - 1 SDA participant	\$54,984	\$57,611	\$58,811	\$63,114	\$64,613
House, 2 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
House, 3 bedrooms - 2 SDA participants	\$63,291	\$64,955	\$71,966	\$77,084	\$76,339
House, 3 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
Group home, 4 bedrooms - 3 SDA participants	\$44,395	\$45,636	\$49,321	\$53,094	\$53,855
Group home, 4 bedrooms - 2 SDA participants	\$63,291	\$64,955	\$71,966	\$77,084	\$76,339
Group home, 4 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
Group home, 5 bedrooms - 4 SDA participants	\$36,700	\$38,081	\$41,393	\$43,907	\$44,523
Group home, 5 bedrooms - 3 SDA participants	\$44,395	\$45,636	\$49,321	\$53,094	\$53,855
Group home, 5 bedrooms - 2 SDA participants	\$63,291	\$64,955	\$71,966	\$77,084	\$76,339
Group home, 5 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
Dwelling has Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$88,678	\$91,049	N/A	N/A	\$97,858
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$88,678	\$91,049	N/A	N/A	\$97,858
Villa, 2 bedrooms - 1 SDA participant	\$57,366	\$60,154	\$63,217	\$67,520	\$67,586
Villa, 3 bedrooms - 2 SDA participants	\$34,549	\$36,705	\$39,442	\$41,593	\$40,854
Villa, 3 bedrooms - 1 SDA participant	\$57,366	\$60,154	\$63,217	\$67,520	\$67,586
House, 2 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858
House, 3 bedrooms - 2 SDA participants	\$69,356	\$70,796	\$78,040	\$83,158	\$82,925
House, 3 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858
Group home, 4 bedrooms - 3 SDA participants	\$47,806	\$48,980	\$53,799	\$57,573	\$57,454
Group home, 4 bedrooms - 2 SDA participants	\$69,356	\$70,796	\$78,040	\$83,158	\$82,925
Group home, 4 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858
Group home, 5 bedrooms - 4 SDA participants	\$39,137	\$40,258	\$44,376	\$46,889	\$47,227
Group home, 5 bedrooms - 3 SDA participants	\$47,806	\$48,980	\$53,799	\$57,573	\$57,454
Group home, 5 bedrooms - 2 SDA participants	\$69,356	\$70,796	\$78,040	\$83,158	\$82,925
Group home, 5 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858

Table 21: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$77,545	\$79,934	N/A	N/A	\$86,759
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$77,545	\$79,934	N/A	N/A	\$86,759
Villa, 2 bedrooms - 1 SDA participant	\$59,697	\$62,325	\$63,633	\$67,937	\$69,400
Villa, 3 bedrooms - 2 SDA participants	\$34,498	\$36,406	\$39,624	\$41,776	\$40,126
Villa, 3 bedrooms - 1 SDA participant	\$59,697	\$62,325	\$63,633	\$67,937	\$69,400
House, 2 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
House, 3 bedrooms - 2 SDA participants	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
House, 3 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
Group home, 4 bedrooms - 3 SDA participants	\$47,012	\$48,253	\$52,047	\$55,820	\$56,544
Group home, 4 bedrooms - 2 SDA participants	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
Group home, 4 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
Group home, 5 bedrooms - 4 SDA participants	\$38,829	\$40,210	\$43,615	\$46,128	\$46,714
Group home, 5 bedrooms - 3 SDA participants	\$47,012	\$48,253	\$52,047	\$55,820	\$56,544
Group home, 5 bedrooms - 2 SDA participants	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
Group home, 5 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
Dwelling has Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$90,469	\$92,858	N/A	N/A	\$99,683
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$90,469	\$92,858	N/A	N/A	\$99,683
Villa, 2 bedrooms - 1 SDA participant	\$62,364	\$65,152	\$68,343	\$72,646	\$72,669
Villa, 3 bedrooms - 2 SDA participants	\$37,356	\$39,512	\$42,334	\$44,486	\$43,717
Villa, 3 bedrooms - 1 SDA participant	\$62,364	\$65,152	\$68,343	\$72,646	\$72,669
House, 2 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683
House, 3 bedrooms - 2 SDA participants	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
House, 3 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683
Group home, 4 bedrooms - 3 SDA participants	\$50,589	\$51,763	\$56,704	\$60,478	\$60,319
Group home, 4 bedrooms - 2 SDA participants	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
Group home, 4 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683
Group home, 5 bedrooms - 4 SDA participants	\$41,330	\$42,451	\$46,667	\$49,180	\$49,486
Group home, 5 bedrooms - 3 SDA participants	\$50,589	\$51,763	\$56,704	\$60,478	\$60,319
Group home, 5 bedrooms - 2 SDA participants	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
Group home, 5 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683

Table 22: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was paid and input tax credits were not claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$81,662	\$84,264	N/A	N/A	\$91,754
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$81,662	\$84,264	N/A	N/A	\$91,754
Villa, 2 bedrooms - 1 SDA participant	\$58,034	\$60,924	\$58,811	\$67,370	\$68,627
Villa, 3 bedrooms - 2 SDA participants	\$33,637	\$35,737	\$36,888	\$41,168	\$39,774
Villa, 3 bedrooms - 1 SDA participant	\$58,034	\$60,924	\$58,811	\$67,370	\$68,627
House, 2 bedrooms - 1 SDA participant	\$81,662	\$84,264	\$93,299	\$104,426	\$91,754
House, 3 bedrooms - 2 SDA participants	\$66,958	\$68,718	\$71,966	\$81,349	\$81,232
House, 3 bedrooms - 1 SDA participant	\$81,662	\$84,264	\$93,299	\$104,426	\$91,754
Group home, 4 bedrooms - 3 SDA participants	\$47,161	\$48,454	\$49,321	\$56,140	\$57,489
Group home, 4 bedrooms - 2 SDA participants	\$66,958	\$68,718	\$71,966	\$81,349	\$81,232
Group home, 4 bedrooms - 1 SDA participant	\$81,662	\$84,264	\$93,299	\$104,426	\$91,754
Group home, 5 bedrooms - 4 SDA participants	\$39,125	\$40,574	\$41,393	\$46,543	\$47,656
Group home, 5 bedrooms - 3 SDA participants	\$47,161	\$48,454	\$49,321	\$56,140	\$57,489
Group home, 5 bedrooms - 2 SDA participants	\$66,958	\$68,718	\$71,966	\$81,349	\$81,232
Group home, 5 bedrooms - 1 SDA participant	\$81,662	\$84,264	\$93,299	\$104,426	\$91,754
Dwelling has Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$95,273	\$97,874	N/A	N/A	\$105,364
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$95,273	\$97,874	N/A	N/A	\$105,364
Villa, 2 bedrooms - 1 SDA participant	\$60,604	\$63,670	\$67,204	\$75,764	\$71,845
Villa, 3 bedrooms - 2 SDA participants	\$36,584	\$38,957	\$41,967	\$46,247	\$43,519
Villa, 3 bedrooms - 1 SDA participant	\$60,604	\$63,670	\$67,204	\$75,764	\$71,845
House, 2 bedrooms - 1 SDA participant	\$95,273	\$97,874	\$107,646	\$118,772	\$105,364
House, 3 bedrooms - 2 SDA participants	\$73,551	\$75,064	\$83,103	\$92,486	\$88,398
House, 3 bedrooms - 1 SDA participant	\$95,273	\$97,874	\$107,646	\$118,772	\$105,364
Group home, 4 bedrooms - 3 SDA participants	\$50,822	\$52,078	\$57,415	\$64,234	\$61,394
Group home, 4 bedrooms - 2 SDA participants	\$73,551	\$75,064	\$83,103	\$92,486	\$88,398
Group home, 4 bedrooms - 1 SDA participant	\$95,273	\$97,874	\$107,646	\$118,772	\$105,364
Group home, 5 bedrooms - 4 SDA participants	\$41,743	\$42,929	\$47,506	\$52,656	\$50,591
Group home, 5 bedrooms - 3 SDA participants	\$50,822	\$52,078	\$57,415	\$64,234	\$61,394
Group home, 5 bedrooms - 2 SDA participants	\$73,551	\$75,064	\$83,103	\$92,486	\$88,398
Group home, 5 bedrooms - 1 SDA participant	\$95,273	\$97,874	\$107,646	\$118,772	\$105,364

Table 23: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was paid and input tax credits were not claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$83,257	\$85,880	N/A	N/A	\$93,388
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$83,257	\$85,880	N/A	N/A	\$93,388
Villa, 2 bedrooms - 1 SDA participant	\$62,897	\$65,787	\$63,633	\$72,193	\$73,569
Villa, 3 bedrooms - 2 SDA participants	\$36,401	\$38,500	\$39,624	\$43,904	\$42,592
Villa, 3 bedrooms - 1 SDA participant	\$62,897	\$65,787	\$63,633	\$72,193	\$73,569
House, 2 bedrooms - 1 SDA participant	\$83,257	\$85,880	\$94,668	\$105,795	\$93,388
House, 3 bedrooms - 2 SDA participants	\$70,767	\$72,528	\$75,722	\$85,105	\$85,147
House, 3 bedrooms - 1 SDA participant	\$83,257	\$85,880	\$94,668	\$105,795	\$93,388
Group home, 4 bedrooms - 3 SDA participants	\$49,927	\$51,220	\$52,047	\$58,866	\$60,336
Group home, 4 bedrooms - 2 SDA participants	\$70,767	\$72,528	\$75,722	\$85,105	\$85,147
Group home, 4 bedrooms - 1 SDA participant	\$83,257	\$85,880	\$94,668	\$105,795	\$93,388
Group home, 5 bedrooms - 4 SDA participants	\$41,381	\$42,830	\$43,615	\$48,765	\$49,981
Group home, 5 bedrooms - 3 SDA participants	\$49,927	\$51,220	\$52,047	\$58,866	\$60,336
Group home, 5 bedrooms - 2 SDA participants	\$70,767	\$72,528	\$75,722	\$85,105	\$85,147
Group home, 5 bedrooms - 1 SDA participant	\$83,257	\$85,880	\$94,668	\$105,795	\$93,388
Dwelling has Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$97,133	\$99,756	N/A	N/A	\$107,264
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$97,133	\$99,756	N/A	N/A	\$107,264
Villa, 2 bedrooms - 1 SDA participant	\$65,779	\$68,845	\$72,521	\$81,080	\$77,114
Villa, 3 bedrooms - 2 SDA participants	\$39,508	\$41,880	\$44,983	\$49,263	\$46,505
Villa, 3 bedrooms - 1 SDA participant	\$65,779	\$68,845	\$72,521	\$81,080	\$77,114
House, 2 bedrooms - 1 SDA participant	\$97,133	\$99,756	\$109.31	\$120,435	\$107,264
House, 3 bedrooms - 2 SDA participants	\$77,631	\$79,145	\$87,361	\$96,744	\$92,596
House, 3 bedrooms - 1 SDA participant	\$97,133	\$99,756	\$109.31	\$120,435	\$107,264
Group home, 4 bedrooms - 3 SDA participants	\$53,772	\$55,027	\$60,498	\$67,317	\$64,433
Group home, 4 bedrooms - 2 SDA participants	\$77,631	\$79,145	\$87,361	\$96,744	\$92,596
Group home, 4 bedrooms - 1 SDA participant	\$97,133	\$99,756	\$109.31	\$120,435	\$107,264
Group home, 5 bedrooms - 4 SDA participants	\$44,069	\$45,255	\$49,939	\$55,089	\$52,989
Group home, 5 bedrooms - 3 SDA participants	\$53,772	\$55,027	\$60,498	\$67,317	\$64,433
Group home, 5 bedrooms - 2 SDA participants	\$77,631	\$79,145	\$87,361	\$96,744	\$92,596
Group home, 5 bedrooms - 1 SDA participant	\$97,133	\$99,756	\$109.31	\$120,435	\$107,264

Table 24: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, Without Sprinklers

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$76,010	\$78,381	N/A	N/A	\$85,190
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$76,010	\$78,381	N/A	N/A	\$85,190
Villa, 2 bedrooms - 1 SDA participant	\$54,984	\$57,611	\$58,811	\$63,114	\$64,613
Villa, 3 bedrooms - 2 SDA participants	\$31,835	\$33,744	\$36,888	\$39,040	\$37,415
Villa, 3 bedrooms - 1 SDA participant	\$54,984	\$57,611	\$58,811	\$63,114	\$64,613
House, 2 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
House, 3 bedrooms - 2 SDA participants	\$63,291	\$64,955	\$71,966	\$77,084	\$76,339
House, 3 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
Group home, 4 bedrooms - 3 SDA participants	\$44,395	\$45,636	\$49,321	\$53,094	\$53,855
Group home, 4 bedrooms - 2 SDA participants	\$63,291	\$64,955	\$71,966	\$77,084	\$76,339
Group home, 4 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
Group home, 5 bedrooms - 4 SDA participants	\$36,700	\$38,081	\$41,393	\$43,907	\$44,523
Group home, 5 bedrooms - 3 SDA participants	\$44,395	\$45,636	\$49,321	\$53,094	\$53,855
Group home, 5 bedrooms - 2 SDA participants	\$63,291	\$64,955	\$71,966	\$77,084	\$76,339
Group home, 5 bedrooms - 1 SDA participant	\$76,010	\$78,381	\$86,428	\$96,663	\$85,190
Dwelling has Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$88,678	\$91,049	N/A	N/A	\$97,858
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$88,678	\$91,049	N/A	N/A	\$97,858
Villa, 2 bedrooms - 1 SDA participant	\$57,366	\$60,154	\$63,217	\$67,520	\$67,586
Villa, 3 bedrooms - 2 SDA participants	\$34,549	\$36,705	\$39,442	\$41,593	\$40,854
Villa, 3 bedrooms - 1 SDA participant	\$57,366	\$60,154	\$63,217	\$67,520	\$67,586
House, 2 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858
House, 3 bedrooms - 2 SDA participants	\$69,356	\$70,796	\$78,040	\$83,158	\$82,925
House, 3 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858
Group home, 4 bedrooms - 3 SDA participants	\$47,806	\$48,980	\$53,799	\$57,573	\$57,454
Group home, 4 bedrooms - 2 SDA participants	\$69,356	\$70,796	\$78,040	\$83,158	\$82,925
Group home, 4 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858
Group home, 5 bedrooms - 4 SDA participants	\$39,137	\$40,258	\$44,376	\$46,889	\$47,227
Group home, 5 bedrooms - 3 SDA participants	\$47,806	\$48,980	\$53,799	\$57,573	\$57,454
Group home, 5 bedrooms - 2 SDA participants	\$69,356	\$70,796	\$78,040	\$83,158	\$82,925
Group home, 5 bedrooms - 1 SDA participant	\$88,678	\$91,049	\$99,781	\$110,016	\$97,858

Table 25: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, With Sprinklers

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$77,545	\$79,934	N/A	N/A	\$86,759
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$77,545	\$79,934	N/A	N/A	\$86,759
Villa, 2 bedrooms - 1 SDA participant	\$59,697	\$62,325	\$63,633	\$67,937	\$69,400
Villa, 3 bedrooms - 2 SDA participants	\$34,498	\$36,406	\$39,624	\$41,776	\$40,126
Villa, 3 bedrooms - 1 SDA participant	\$59,697	\$62,325	\$63,633	\$67,937	\$69,400
House, 2 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
House, 3 bedrooms - 2 SDA participants	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
House, 3 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
Group home, 4 bedrooms - 3 SDA participants	\$47,012	\$48,253	\$52,047	\$55,820	\$56,544
Group home, 4 bedrooms - 2 SDA participants	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
Group home, 4 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
Group home, 5 bedrooms - 4 SDA participants	\$38,829	\$40,210	\$43,615	\$46,128	\$46,714
Group home, 5 bedrooms - 3 SDA participants	\$47,012	\$48,253	\$52,047	\$55,820	\$56,544
Group home, 5 bedrooms - 2 SDA participants	\$66,905	\$68,569	\$75,722	\$80,840	\$80,048
Group home, 5 bedrooms - 1 SDA participant	\$77,545	\$79,934	\$87,764	\$97,999	\$86,759
Dwelling has Onsite Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$90,469	\$92,858	N/A	N/A	\$99,683
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$90,469	\$92,858	N/A	N/A	\$99,683
Villa, 2 bedrooms - 1 SDA participant	\$62,364	\$65,152	\$68,343	\$72,646	\$72,669
Villa, 3 bedrooms - 2 SDA participants	\$37,356	\$39,512	\$42,334	\$44,486	\$43,717
Villa, 3 bedrooms - 1 SDA participant	\$62,364	\$65,152	\$68,343	\$72,646	\$72,669
House, 2 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683
House, 3 bedrooms - 2 SDA participants	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
House, 3 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683
Group home, 4 bedrooms - 3 SDA participants	\$50,589	\$51,763	\$56,704	\$60,478	\$60,319
Group home, 4 bedrooms - 2 SDA participants	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
Group home, 4 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683
Group home, 5 bedrooms - 4 SDA participants	\$41,330	\$42,451	\$46,667	\$49,180	\$49,486
Group home, 5 bedrooms - 3 SDA participants	\$50,589	\$51,763	\$56,704	\$60,478	\$60,319
Group home, 5 bedrooms - 2 SDA participants	\$73,215	\$74,655	\$82,059	\$87,177	\$86,890
Group home, 5 bedrooms - 1 SDA participant	\$90,469	\$92,858	\$101,397	\$111,637	\$99,683

Table 26: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$23,898	\$24,428	\$41,470	N/A	N/A	\$64,567
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$23,898	\$24,428	\$41,470	N/A	N/A	\$64,567
Villa, 2 bedrooms - 1 SDA participant	\$12,083	\$12,402	\$20,743	\$25,762	\$28,323	\$34,430
Villa, 3 bedrooms - 2 SDA participants	\$6,391	\$6,602	\$11,764	\$15,118	\$16,399	\$21,131
Villa, 3 bedrooms - 1 SDA participant	\$12,083	\$12,402	\$20,743	\$25,762	\$28,323	\$34,430
House, 2 bedrooms - 1 SDA participant	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
House, 3 bedrooms - 2 SDA participants	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
House, 3 bedrooms - 1 SDA participant	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
Group home, 4 bedrooms - 3 SDA participants	\$5,647	\$6,737	\$11,936	\$15,301	\$16,243	\$23,465
Group home, 4 bedrooms - 2 SDA participants	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
Group home, 4 bedrooms - 1 SDA participant	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
Group home, 5 bedrooms - 4 SDA participants	\$6,967	\$7,190	\$11,993	\$15,168	\$15,883	\$22,544
Group home, 5 bedrooms - 3 SDA participants	\$5,647	\$6,737	\$11,936	\$15,301	\$16,243	\$23,465
Group home, 5 bedrooms - 2 SDA participants	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
Group home, 5 bedrooms - 1 SDA participant	\$7,359	\$7,512	\$12,694	\$16,476	\$17,756	\$22,528
Dwelling has Onsite Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	N/A	\$28,501	\$48,383	N/A	N/A	\$75,330
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	N/A	\$28,501	\$48,383	N/A	N/A	\$75,330
Villa, 2 bedrooms - 1 SDA participant	N/A	\$14,811	\$23,279	\$28,917	\$31,476	\$37,770
Villa, 3 bedrooms - 2 SDA participants	N/A	\$7,773	\$12,997	\$16,638	\$17,918	\$22,738
Villa, 3 bedrooms - 1 SDA participant	N/A	\$14,811	\$23,279	\$28,917	\$31,476	\$37,770
House, 2 bedrooms - 1 SDA participant	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
House, 3 bedrooms - 2 SDA participants	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
House, 3 bedrooms - 1 SDA participant	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
Group home, 4 bedrooms - 3 SDA participants	N/A	\$7,614	\$12,860	\$16,421	\$17,362	\$24,761
Group home, 4 bedrooms - 2 SDA participants	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
Group home, 4 bedrooms - 1 SDA participant	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
Group home, 5 bedrooms - 4 SDA participants	N/A	\$7,858	\$12,698	\$16,017	\$16,732	\$23,519
Group home, 5 bedrooms - 3 SDA participants	N/A	\$7,614	\$12,860	\$16,421	\$17,362	\$24,761
Group home, 5 bedrooms - 2 SDA participants	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133
Group home, 5 bedrooms - 1 SDA participant	N/A	\$8,685	\$13,927	\$17,996	\$19,277	\$24,133

Table 27: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have Onsite Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$24,185	\$24,720	\$41,967	N/A	N/A	\$65,342
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$24,185	\$24,720	\$41,967	N/A	N/A	\$65,342
Villa, 2 bedrooms - 1 SDA participant	\$12,313	\$12,638	\$21,136	\$26,251	\$40,648	\$35,085
Villa, 3 bedrooms - 2 SDA participants	\$6,512	\$6,728	\$11,988	\$15,405	\$22,604	\$21,533
Villa, 3 bedrooms - 1 SDA participant	\$12,313	\$12,638	\$21,136	\$26,251	\$40,648	\$35,085
House, 2 bedrooms - 1 SDA participant	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
House, 3 bedrooms - 2 SDA participants	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
House, 3 bedrooms - 1 SDA participant	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
Group home, 4 bedrooms - 3 SDA participants	\$5,754	\$6,866	\$12,163	\$15,592	\$22,938	\$23,911
Group home, 4 bedrooms - 2 SDA participants	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
Group home, 4 bedrooms - 1 SDA participant	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
Group home, 5 bedrooms - 4 SDA participants	\$7,100	\$7,327	\$12,221	\$15,456	\$23,295	\$22,972
Group home, 5 bedrooms - 3 SDA participants	\$5,754	\$6,866	\$12,163	\$15,592	\$22,938	\$23,911
Group home, 5 bedrooms - 2 SDA participants	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
Group home, 5 bedrooms - 1 SDA participant	\$7,499	\$7,655	\$12,934	\$16,789	\$24,980	\$22,956
Dwelling has Onsite Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	N/A	\$28,843	\$48,964	N/A	N/A	\$76,233
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	N/A	\$28,843	\$48,964	N/A	N/A	\$76,233
Villa, 2 bedrooms - 1 SDA participant	N/A	\$15,092	\$23,721	\$29,466	\$43,864	\$38,488
Villa, 3 bedrooms - 2 SDA participants	N/A	\$7,920	\$13,243	\$16,954	\$24,152	\$23,170
Villa, 3 bedrooms - 1 SDA participant	N/A	\$15,092	\$23,721	\$29,466	\$43,864	\$38,488
House, 2 bedrooms - 1 SDA participant	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590
House, 3 bedrooms - 2 SDA participants	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590
House, 3 bedrooms - 1 SDA participant	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590
Group home, 4 bedrooms - 3 SDA participants	N/A	\$7,758	\$13,104	\$16,732	\$24,079	\$25,232
Group home, 4 bedrooms - 2 SDA participants	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590
Group home, 4 bedrooms - 1 SDA participant	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590
Group home, 5 bedrooms - 4 SDA participants	N/A	\$8,007	\$12,940	\$16,321	\$24,161	\$23,967
Group home, 5 bedrooms - 3 SDA participants	N/A	\$7,758	\$13,104	\$16,732	\$24,079	\$25,232
Group home, 5 bedrooms - 2 SDA participants	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590
Group home, 5 bedrooms - 1 SDA participant	N/A	\$8,851	\$14,192	\$18,339	\$26,530	\$24,590

Appendix I – SDA Terms of Business

92. This Appendix, together with the section on Maximum Reasonable Rent Contribution of this *NDIS Pricing Arrangements for SDA*, constitute the Terms of Business for Registered Providers of SDA for the purposes of Section 5 of the *SDA Rules*.

Service agreements

93. 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).
94. 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.
95. A participant who is a Registered Provider who provides SDA to themselves is not required to have a written service agreement.
96. The Registered Provider is to pay the costs associated with the written service agreement and is not to charge the participant.
97. 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

98. 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 (vi), 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 supports to the participant.
99. 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. Any State or Territory requirements continue to apply.

Notice of Vacancy

100. 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

101. 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

102. 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.

103. 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.

104. 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

105. 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

106. 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.

History of Changes to the Pricing Arrangements for SDA

Version	Page(s)	Details of Amendment	Date Published	Date of Effect
1.0		2024-25 edition of the NDIS Pricing Arrangements for Specialist Disability Accommodation	28 June 2024	1 July 2024
2.0	10 - 11	The Maximum Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension	1 October 2024	20 September 2024