

National Disability Insurance Scheme

Pricing Arrangements for Specialist Disability Accommodation 2026-27

Valid from: 01 July 2026

Version 1.0

(Released 30 July 2026)

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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	The 2026-27 Pricing Arrangements implement the recommendations of the 2022-2023 SDA Pricing Review.
2.0	20 September	- The Recommended Maximum Reasonable Rent Contribution and the Recommended 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	- The Recommended Maximum Reasonable Rent Contribution and the Recommended 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:

<https://www.ndis.gov.au/providers/home-and-living-providers/specialist-disability-accommodation-sda-tools/specialist-disability-accommodation-sda-pricing-arrangements>

A table setting out all updates to this *NDIS Pricing Arrangements for Specialist Disability Accommodation* is on page 57.

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Background

This is the Pricing Arrangements for Specialist Disability Accommodation for 2026-2027 (Pricing Arrangements for SDA). The Pricing Arrangements for SDA is adopted by the *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020* (SDA Rules) as the ‘National Disability Insurance Scheme Price Guide for Specialist Disability Accommodation’, and by the *National Disability Insurance Scheme (Old Framework Plans) Determination 2024* as the ‘Pricing Arrangements for Specialist Disability Accommodation’.

Specialist Disability Accommodation (SDA) is one of the supports that may be funded under the National Disability Insurance Scheme (NDIS) for some participants. SDA providers must be registered through the [NDIS Quality and Safeguards Commission](#) to enrol their dwelling as SDA.

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.

The SDA Rules also adopt the Pricing Arrangements for SDA as the means of determining the “Minimum Design Requirements” under the SDA Rules.

The Pricing Arrangements for SDA sets out information from the NDIA regarding what it considers to be the appropriate and reasonable maximum prices for SDA supports. The Pricing Arrangements for SDA has been published in line with the recommendation of the 2022-2023 SDA Pricing Review, and in line with the Consumer Price Index yearly to 2027.

The Pricing Arrangements for SDA is published against the background of the *National Disability Insurance Scheme Amendment (Securing the NDIS for Future Generations) Bill 2026* (Bill), which was introduced into Parliament on 14 May 2026. Amongst other things, the Bill proposes to amend the *National Disability Insurance Scheme Act 2013* to provide the Minister for the NDIS with the power to make a pricing determination, that sets out the maximum amount, or the method for determining the maximum amount, for a NDIS support. It would also confer the NDIA with a specific function to provide advice to the Minister for the NDIS for the purposes of making a pricing determination.

Consistent with the NDIA’s functions, the Pricing Arrangements for SDA sets out guidance and views regarding appropriate NDIS prices including recommended maximum amounts. If the Bill is subsequently passed, it is anticipated the Pricing Arrangements for SDA will then be used to inform advice provided by the NDIA to the Minister for the purposes of making a pricing determination.

SDA Support Items

Table 1: SDA Support Items

Item Number	Item Name and Notes	Unit	National	Remote	Very Remote
06_431_0131_2_2	Specialist Disability Accommodation (SDA)	Each	N/A	N/A	N/A
06_432_0131_2_2	SDA Vacancy - Person-Specific Adjustment	Each	N/A	N/A	N/A

Recommended Maximum Reasonable Rent and Board Contributions

Table 2: Recommended Fortnightly Maximum Reasonable Rent Contribution

Period	Single	Member of a Couple (Each)
20 September 2025 to 19 March 2026	\$506.56	\$320.98
20 March 2026 to 19 September 2026	\$516.11	\$327.05

Table 3: Recommended Fortnightly Maximum Board

Period	Single	Member of a Couple (Each)
20 September 2025 to 19 March 2026	\$553.95	\$417.55
20 March 2026 to 19 September 2026	\$564.25	\$425.30

Minimum Design Requirements

The Pricing Arrangements for SDA sets out the Minimum Design Requirements for each Design Category other than Basic designs.

The Minimum Design Requirements in Table 4 below apply to Existing and Legacy Stock, and New Build and New Build (refurbished) dwellings that were first enrolled as SDA before the SDA Design Standard came into effect on 1 July 2021.

The SDA Design Standard (October 2019) became the Minimum Design Requirements for New Build and New Build (refurbished) dwellings from 1 July 2021.

Table 4: Description of Minimum Design Requirements (based on the on the ‘Silver’ or ‘Platinum’ level housing designs set out in the Livable Housing Design Guidelines (fourth edition) Australia)

Design Category	Definition	Minimum Requirements
Basic	Housing without specialist design features but with a location or other features that cater for the needs of people with disability and assist with the delivery of support services.	The Basic design category only applies for Existing Stock or Legacy Stock and cannot be included in a participant's plan except if the participant already lives in Basic design SDA, or where a participant chooses to reside in Basic design SDA (section 15 SDA Rules).
Improved Liveability	Housing that has been designed to improve ‘liveability’ by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.	- Liveable Housing Australia ‘Silver’ level. - The designed environment responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example, Improved Liveability dwellings should include one or more additional design feature such as those below depending on the needs of the participants: luminance contrasts; improved wayfinding; and/or lines of sight.

Minimum Design Requirements

Design Category	Definition	Minimum Requirements
Fully Accessible	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.	• Liveable Housing Australia 'Platinum' level. • External doors and external outdoor private areas to be accessible by wheelchair. • Bathroom vanity/hand basin to be accessible in seated or standing position. • Power supply to doors and windows (blinds), for retrofit of automation as necessary. • Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position.
Robust	Housing that has been designed to incorporate a high level of physical access provision and be very resilient, while reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.	• Liveable Housing Australia 'Silver' level. • Resilient but inconspicuous materials that can withstand heavy use and minimise the risk of injury and neighbourhood disturbance including: – high impact wall lining, fittings and fixtures (e.g. blinds, door handles); – secure windows, doors and external areas; – appropriate sound proofing if residents are likely to cause significant noise disturbances (if required must retro-fit in new builds if not previously installed at building stage); and – laminated glass. • Layout with areas of leaving or retreat for staff and other residents to avoid harm if required. • Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours.

Minimum Design Requirements

Design Category	Definition	Minimum Requirements
High Physical Support	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.	• Liveable Housing Australia 'Platinum' level. • External doors and external outdoor private areas to be accessible by wheelchair. • Bathroom vanity/hand basin to be accessible in seated or standing position. • Power supply to doors and windows (blinds), for retrofit of automation as necessary. • Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position. • Structural provision for ceiling hoists. • Assistive technology ready. • Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents. • Emergency power solutions to cater for a minimum two-hour outage where the welfare of participant(s) is at risk. • Doors with 950mm minimum clear opening width to all habitable rooms.

Appendix A – Appropriate Maximum Base Prices for Post-2023 New Builds

Table 5: Appropriate Maximum 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, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$81,414	\$83,954	N/A	N/A	\$91,248
Apartment, 2 bedrooms, 1 SDA eligible resident	\$85,732	\$87,618	N/A	N/A	\$95,163
Apartment, 2 bedrooms, 2 SDA eligible residents	\$36,768	\$37,663	N/A	N/A	\$41,478
Apartment, 3 bedrooms, 2 SDA eligible residents	\$45,760	\$47,070	N/A	N/A	\$51,232
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$58,894	\$61,708	\$62,992	N/A	\$69,208
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,099	\$36,143	\$39,511	\$41,815	\$40,075
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$27,878	\$30,201	\$32,779	\$35,124	\$33,621
House, 2 bedrooms, 2 SDA eligible residents	\$67,791	\$69,574	\$77,083	\$82,564	\$81,767
House, 3 bedrooms, 3 SDA eligible residents	\$47,551	\$48,881	\$52,828	\$56,869	\$57,685
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,310	\$40,789	\$44,336	\$47,028	\$47,689
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,783	\$34,123	\$37,702	\$38,757	\$39,886

Table 6: Appropriate Maximum 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, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$94,983	\$97,523	N/A	N/A	\$104,817
Apartment, 2 bedrooms, 1 SDA eligible resident	\$99,302	\$101,187	N/A	N/A	\$108,733
Apartment, 2 bedrooms, 2 SDA eligible residents	\$43,552	\$44,448	N/A	N/A	\$48,262
Apartment, 3 bedrooms, 2 SDA eligible residents	\$52,545	\$53,854	N/A	N/A	\$58,017
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$61,445	\$64,432	\$67,712	N/A	\$72,392
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$37,005	\$39,315	\$42,247	\$44,550	\$43,758
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,425	\$33,049	\$35,562	\$37,905	\$36,469
House, 2 bedrooms, 2 SDA eligible residents	\$74,288	\$75,830	\$83,589	\$89,070	\$88,821
House, 3 bedrooms, 3 SDA eligible residents	\$51,205	\$52,463	\$57,624	\$61,667	\$61,539
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,919	\$43,120	\$47,531	\$50,223	\$50,585
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,499	\$36,808	\$38,955	\$40,010	\$42,164

Table 7: Appropriate Maximum 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, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$83,059	\$85,617	N/A	N/A	\$92,928
Apartment, 2 bedrooms, 1 SDA eligible resident	\$87,584	\$89,511	N/A	N/A	\$97,078
Apartment, 2 bedrooms, 2 SDA eligible residents	\$37,704	\$38,625	N/A	N/A	\$42,452
Apartment, 3 bedrooms, 2 SDA eligible residents	\$46,874	\$48,194	N/A	N/A	\$52,377
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$63,942	\$66,757	\$68,157	N/A	\$74,335
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$36,951	\$38,995	\$42,441	\$44,746	\$42,979
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,995	\$32,316	\$34,963	\$37,307	\$35,783
House, 2 bedrooms, 2 SDA eligible residents	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
House, 3 bedrooms, 3 SDA eligible residents	\$50,354	\$51,684	\$55,748	\$59,789	\$60,564
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,590	\$43,069	\$46,716	\$49,407	\$50,035
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,660	\$36,001	\$39,665	\$40,720	\$41,820

Table 8: Appropriate Maximum 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, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$96,901	\$99,461	N/A	N/A	\$106,770
Apartment, 2 bedrooms, 1 SDA eligible resident	\$101,429	\$103,354	N/A	N/A	\$110,922
Apartment, 2 bedrooms, 2 SDA eligible residents	\$44,625	\$45,547	N/A	N/A	\$49,373
Apartment, 3 bedrooms, 2 SDA eligible residents	\$53,795	\$55,115	N/A	N/A	\$59,299
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$66,799	\$69,785	\$73,202	N/A	\$77,836
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$40,013	\$42,321	\$45,344	\$47,649	\$46,825
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$32,648	\$35,270	\$37,858	\$40,202	\$38,742
House, 2 bedrooms, 2 SDA eligible residents	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
House, 3 bedrooms, 3 SDA eligible residents	\$54,186	\$55,443	\$60,736	\$64,778	\$64,608
Group home, 4 bedrooms, 4 SDA eligible residents	\$44,269	\$45,470	\$49,985	\$52,676	\$53,005
Group home, 5 bedrooms, 5 SDA eligible residents	\$36,433	\$38,741	\$40,975	\$42,031	\$44,156

Table 9: Appropriate Maximum Annual Base Price per Participant for Post-2023 New Builds, No Sprinklers, GST was paid and input tax credits were not claimed, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$87,469	\$90,255	N/A	N/A	\$98,278
Apartment, 2 bedrooms, 1 SDA eligible resident	\$92,162	\$94,225	N/A	N/A	\$102,525
Apartment, 2 bedrooms, 2 SDA eligible residents	\$39,992	\$40,971	N/A	N/A	\$45,167
Apartment, 3 bedrooms, 2 SDA eligible residents	\$49,313	\$50,749	N/A	N/A	\$55,329
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$62,161	\$65,256	\$66,836	N/A	\$73,507
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$36,028	\$38,278	\$41,982	\$44,484	\$42,603
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,525	\$32,080	\$34,917	\$37,460	\$35,841
House, 2 bedrooms, 2 SDA eligible residents	\$71,719	\$73,604	\$81,938	\$87,899	\$87,008
House, 3 bedrooms, 3 SDA eligible residents	\$50,514	\$51,899	\$56,319	\$60,683	\$61,577
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,907	\$43,459	\$47,435	\$50,341	\$51,045
Group home, 5 bedrooms, 5 SDA eligible residents	\$35,061	\$36,496	\$40,474	\$41,606	\$42,836

Table 10: Appropriate Maximum Annual Base Price per Participant for Post-2023 New Builds, No Sprinklers, GST was paid and input tax credits were not claimed, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$102,048	\$104,833	N/A	N/A	\$112,856
Apartment, 2 bedrooms, 1 SDA eligible resident	\$106,741	\$108,803	N/A	N/A	\$117,103
Apartment, 2 bedrooms, 2 SDA eligible residents	\$47,281	\$48,260	N/A	N/A	\$52,457
Apartment, 3 bedrooms, 2 SDA eligible residents	\$56,601	\$58,038	N/A	N/A	\$62,617
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$64,913	\$68,197	\$71,983	N/A	\$76,953
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$39,185	\$41,727	\$44,951	\$47,453	\$46,613
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$32,285	\$35,172	\$37,936	\$40,480	\$38,934
House, 2 bedrooms, 2 SDA eligible residents	\$78,781	\$80,402	\$89,011	\$94,971	\$94,684
House, 3 bedrooms, 3 SDA eligible residents	\$54,436	\$55,781	\$61,497	\$65,861	\$65,759
Group home, 4 bedrooms, 4 SDA eligible residents	\$44,711	\$45,981	\$50,884	\$53,790	\$54,188
Group home, 5 bedrooms, 5 SDA eligible residents	\$36,916	\$39,393	\$41,818	\$42,950	\$45,286

Table 11: Appropriate Maximum Annual Base Price per Participant for Post-2023 New Builds, With Sprinklers, GST was paid and input tax credits were not claimed, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$89,177	\$91,986	N/A	N/A	\$100,028
Apartment, 2 bedrooms, 1 SDA eligible resident	\$94,100	\$96,209	N/A	N/A	\$104,533
Apartment, 2 bedrooms, 2 SDA eligible residents	\$40,973	\$41,981	N/A	N/A	\$46,190
Apartment, 3 bedrooms, 2 SDA eligible residents	\$50,487	\$51,937	N/A	N/A	\$56,538
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$67,370	\$70,465	\$72,172	N/A	\$78,800
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$38,990	\$41,238	\$45,029	\$47,531	\$45,620
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$31,735	\$34,287	\$37,200	\$39,744	\$38,100
House, 2 bedrooms, 2 SDA eligible residents	\$75,798	\$77,685	\$86,187	\$92,147	\$91,202
House, 3 bedrooms, 3 SDA eligible residents	\$53,477	\$54,862	\$59,410	\$63,774	\$64,626
Group home, 4 bedrooms, 4 SDA eligible residents	\$44,323	\$45,875	\$49,961	\$52,868	\$53,535
Group home, 5 bedrooms, 5 SDA eligible residents	\$37,055	\$38,489	\$42,561	\$43,692	\$44,890

Table 12: Appropriate Maximum Annual Base Price per Participant for Post-2023 New Builds, With Sprinklers, GST was paid and input tax credits were not claimed, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$104,039	\$106,849	N/A	N/A	\$114,891
Apartment, 2 bedrooms, 1 SDA eligible resident	\$108,964	\$111,072	N/A	N/A	\$119,396
Apartment, 2 bedrooms, 2 SDA eligible residents	\$48,405	\$49,412	N/A	N/A	\$53,621
Apartment, 3 bedrooms, 2 SDA eligible residents	\$57,919	\$59,368	N/A	N/A	\$63,969
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$70,456	\$73,740	\$77,678	N/A	\$82,597
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$42,317	\$44,858	\$48,182	\$50,684	\$49,812
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$34,611	\$37,496	\$40,343	\$42,887	\$41,314
House, 2 bedrooms, 2 SDA eligible residents	\$83,151	\$84,772	\$93,573	\$99,531	\$99,180
House, 3 bedrooms, 3 SDA eligible residents	\$57,596	\$58,940	\$64,800	\$69,164	\$69,014
Group home, 4 bedrooms, 4 SDA eligible residents	\$47,203	\$48,473	\$53,490	\$56,396	\$56,757
Group home, 5 bedrooms, 5 SDA eligible residents	\$38,970	\$41,447	\$43,967	\$45,099	\$47,404

Appendix B – Appropriate Maximum Base Prices for Pre-2023 New Builds

Table 13: Appropriate Maximum Annual Base Price per Participant for Pre-2023 New Builds, No Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$81,414	\$83,954	N/A	N/A	\$91,248
Apartment, 2 bedrooms, 1 SDA eligible resident	\$85,732	\$87,618	N/A	N/A	\$95,163
Apartment, 2 bedrooms, 2 SDA eligible residents	\$36,768	\$37,663	N/A	N/A	\$41,478
Apartment, 3 bedrooms, 2 SDA eligible residents	\$45,760	\$47,070	N/A	N/A	\$51,232
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$58,894	\$61,708	\$62,992	N/A	\$69,208
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,099	\$36,143	\$39,511	\$41,815	\$40,075
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$27,878	\$30,201	\$32,779	\$35,124	\$33,621
House, 2 bedrooms, 2 SDA eligible residents	\$67,791	\$69,574	\$77,083	\$82,564	\$81,767
House, 3 bedrooms, 3 SDA eligible residents	\$47,551	\$48,881	\$52,828	\$56,869	\$57,685
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,310	\$40,789	\$44,336	\$47,028	\$47,689
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,783	\$34,123	\$37,702	\$38,757	\$39,886

Appendix B – Appropriate Maximum Base Prices for Pre-2023 New Builds

Table 14: Appropriate Maximum Annual Base Price per Participant for Pre-2023 New Builds, No Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$94,983	\$97,523	N/A	N/A	\$104,817
Apartment, 2 bedrooms, 1 SDA eligible resident	\$99,302	\$101,187	N/A	N/A	\$108,733
Apartment, 2 bedrooms, 2 SDA eligible residents	\$43,552	\$44,448	N/A	N/A	\$48,262
Apartment, 3 bedrooms, 2 SDA eligible residents	\$52,545	\$53,854	N/A	N/A	\$58,017
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$61,445	\$64,432	\$67,712	N/A	\$72,392
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$37,005	\$39,315	\$42,247	\$44,550	\$43,758
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,425	\$33,049	\$35,562	\$37,905	\$36,469
House, 2 bedrooms, 2 SDA eligible residents	\$74,288	\$75,830	\$83,589	\$89,070	\$88,821
House, 3 bedrooms, 3 SDA eligible residents	\$51,205	\$52,463	\$57,624	\$61,667	\$61,539
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,919	\$43,120	\$47,531	\$50,223	\$50,585
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,499	\$36,808	\$38,955	\$40,010	\$42,164

Appendix B – Appropriate Maximum Base Prices for Pre-2023 New Builds

Table 15: Appropriate Maximum Annual Base Price per Participant for Pre-2023 New Builds, With Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$83,059	\$85,617	N/A	N/A	\$92,928
Apartment, 2 bedrooms, 1 SDA eligible resident	\$87,584	\$89,511	N/A	N/A	\$97,078
Apartment, 2 bedrooms, 2 SDA eligible residents	\$37,704	\$38,625	N/A	N/A	\$42,452
Apartment, 3 bedrooms, 2 SDA eligible residents	\$46,874	\$48,194	N/A	N/A	\$52,377
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$63,942	\$66,757	\$68,157	N/A	\$74,335
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$36,951	\$38,995	\$42,441	\$44,746	\$42,979
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,995	\$32,316	\$34,963	\$37,307	\$35,783
House, 2 bedrooms, 2 SDA eligible residents	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
House, 3 bedrooms, 3 SDA eligible residents	\$50,354	\$51,684	\$55,748	\$59,789	\$60,564
Group home, 4 bedrooms, 4 SDA eligible residents	\$41,590	\$43,069	\$46,716	\$49,407	\$50,035
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,660	\$36,001	\$39,665	\$40,720	\$41,820

Appendix B – Appropriate Maximum Base Prices for Pre-2023 New Builds

Table 16: Appropriate Maximum Annual Base Price per Participant for Pre-2023 New Builds, With Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 SDA eligible resident	\$96,901	\$99,461	N/A	N/A	\$106,770
Apartment, 2 bedrooms, 1 SDA eligible resident	\$101,429	\$103,354	N/A	N/A	\$110,922
Apartment, 2 bedrooms, 2 SDA eligible residents	\$44,625	\$45,547	N/A	N/A	\$49,373
Apartment, 3 bedrooms, 2 SDA eligible residents	\$53,795	\$55,115	N/A	N/A	\$59,299
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$66,799	\$69,785	\$73,202	N/A	\$77,836
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$40,013	\$42,321	\$45,344	\$47,649	\$46,825
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$32,648	\$35,270	\$37,858	\$40,202	\$38,742
House, 2 bedrooms, 2 SDA eligible residents	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
House, 3 bedrooms, 3 SDA eligible residents	\$54,186	\$55,443	\$60,736	\$64,778	\$64,608
Group home, 4 bedrooms, 4 SDA eligible residents	\$44,269	\$45,470	\$49,985	\$52,676	\$53,005
Group home, 5 bedrooms, 5 SDA eligible residents	\$36,433	\$38,741	\$40,975	\$42,031	\$44,156

Appendix C – Appropriate Maximum Base Prices for Existing Stock

Table 17: Appropriate Maximum Annual Base Price per Participant for Existing Stock, No Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust No OOA	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 resident	\$25,598	\$26,165	\$44,418	N/A	N/A	\$69,158
Apartment, 2 bedrooms, 1 resident	\$33,808	\$34,501	\$57,698	N/A	N/A	\$89,936
Apartment, 2 bedrooms, 2 residents	\$10,891	\$11,241	\$22,838	N/A	N/A	\$38,959
Apartment, 3 bedrooms, 2 residents	\$16,947	\$17,396	\$32,785	N/A	N/A	\$55,196
Villa/Duplex/Townhouse, 1 resident	\$12,942	\$13,284	\$22,218	\$27,593	N/A	\$36,878
Villa/Duplex/Townhouse, 2 residents	\$6,845	\$7,071	\$12,600	\$16,193	\$17,565	\$22,633
Villa/Duplex/Townhouse, 3 residents	\$5,540	\$5,737	\$10,738	\$14,127	\$15,040	\$20,116
House, 2 residents	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
House, 3 residents	\$6,049	\$7,216	\$12,784	\$16,389	\$17,398	\$25,133
Group home, 4 residents	\$7,462	\$7,702	\$12,846	\$16,246	\$17,012	\$24,147
Group home, 5 residents	\$5,993	\$6,188	\$10,991	\$14,027	\$14,632	\$21,366

Appendix C – Appropriate Maximum Base Prices for Existing Stock

Table 18: Appropriate Maximum Annual Base Price per Participant for Existing Stock, No Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust No OOA	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 resident	N/A	\$30,528	\$51,823	N/A	N/A	\$80,686
Apartment, 2 bedrooms, 1 resident	N/A	\$40,252	\$67,315	N/A	N/A	\$104,924
Apartment, 2 bedrooms, 2 residents	N/A	\$13,114	\$26,645	N/A	N/A	\$45,452
Apartment, 3 bedrooms, 2 residents	N/A	\$20,296	\$38,248	N/A	N/A	\$64,394
Villa/Duplex/Townhouse, 1 resident	N/A	\$15,864	\$24,935	\$30,973	N/A	\$40,455
Villa/Duplex/Townhouse, 2 residents	N/A	\$8,326	\$13,921	\$17,821	\$19,192	\$24,355
Villa/Duplex/Townhouse, 3 residents	N/A	\$6,575	\$11,620	\$15,214	\$16,126	\$21,261
House, 2 residents	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
House, 3 residents	N/A	\$8,156	\$13,775	\$17,588	\$18,597	\$26,521
Group home, 4 residents	N/A	\$8,417	\$13,601	\$17,155	\$17,922	\$25,191
Group home, 5 residents	N/A	\$6,752	\$11,589	\$14,751	\$15,353	\$22,188

Appendix C – Appropriate Maximum Base Prices for Existing Stock

Table 19: Appropriate Maximum Annual Base Price per Participant for Existing Stock, With Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 resident	\$25,904	\$26,478	\$44,951	N/A	N/A	\$69,988
Apartment, 2 bedrooms, 1 resident	\$34,214	\$34,915	\$58,390	N/A	N/A	\$91,016
Apartment, 2 bedrooms, 2 residents	\$11,023	\$11,376	\$23,112	N/A	N/A	\$39,426
Apartment, 3 bedrooms, 2 residents	\$17,149	\$17,604	\$33,177	N/A	N/A	\$55,858
Villa/Duplex/Townhouse, 1 resident	\$13,189	\$13,535	\$22,639	\$28,118	N/A	\$37,579
Villa/Duplex/Townhouse, 2 residents	\$6,975	\$7,206	\$12,841	\$16,501	\$17,899	\$23,064
Villa/Duplex/Townhouse, 3 residents	\$5,644	\$5,846	\$10,942	\$14,396	\$15,326	\$20,496
House, 2 residents	\$8,032	\$8,200	\$13,854	\$17,982	\$19,380	\$24,588
House, 3 residents	\$6,164	\$7,354	\$13,028	\$16,700	\$17,729	\$25,611
Group home, 4 residents	\$7,604	\$7,848	\$13,090	\$16,555	\$17,334	\$24,605
Group home, 5 residents	\$6,108	\$6,305	\$11,200	\$14,294	\$14,911	\$21,771

Appendix C – Appropriate Maximum Base Prices for Existing Stock

Table 20: Appropriate Maximum Annual Base Price per Participant for Existing Stock, With Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 1 bedroom, 1 resident	N/A	\$30,894	\$52,444	N/A	N/A	\$81,655
Apartment, 2 bedrooms, 1 resident	N/A	\$40,735	\$68,123	N/A	N/A	\$106,184
Apartment, 2 bedrooms, 2 residents	N/A	\$13,272	\$26,965	N/A	N/A	\$45,998
Apartment, 3 bedrooms, 2 residents	N/A	\$20,538	\$38,707	N/A	N/A	\$65,166
Villa/Duplex/Townhouse, 1 resident	N/A	\$16,165	\$25,407	\$31,561	N/A	\$41,225
Villa/Duplex/Townhouse, 2 residents	N/A	\$8,484	\$14,185	\$18,160	\$19,556	\$24,817
Villa/Duplex/Townhouse, 3 residents	N/A	\$6,701	\$11,841	\$15,502	\$16,433	\$21,665
House, 2 residents	N/A	\$9,479	\$15,200	\$19,642	\$21,040	\$26,340
House, 3 residents	N/A	\$8,310	\$14,035	\$17,922	\$18,950	\$27,027
Group home, 4 residents	N/A	\$8,576	\$13,861	\$17,482	\$18,262	\$25,670
Group home, 5 residents	N/A	\$6,881	\$11,808	\$15,031	\$15,646	\$22,610

Appendix D – Appropriate Maximum Base Prices for Legacy Stock

Table 21: Appropriate Maximum Annual Base 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 Physical Support No OOA	High Physical Support With OOA
6	\$4,585	\$4,763	\$5,284	\$9,183	\$9,734	\$11,977	\$12,640	\$18,729	\$19,486
7	\$3,448	\$3,616	\$4,102	\$7,728	\$8,240	\$10,327	\$10,941	\$16,607	\$17,311
8	\$2,525	\$2,679	\$3,136	\$6,541	\$7,020	\$8,979	\$9,558	\$14,876	\$15,536
9	\$1,761	\$1,911	\$2,339	\$5,561	\$6,018	\$7,870	\$8,418	\$13,448	\$14,074
10	\$1,127	\$1,269	\$1,682	\$4,748	\$5,181	\$6,950	\$7,467	\$12,264	\$12,860

Table 22: Appropriate Maximum Annual Base 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 Physical Support No OOA	High Physical Support With OOA
6	\$4,671	\$4,853	\$5,386	\$9,358	\$9,919	\$12,204	\$12,880	\$19,084	\$19,856
7	\$3,514	\$3,686	\$4,181	\$7,873	\$8,396	\$10,524	\$11,149	\$16,922	\$17,639
8	\$2,572	\$2,730	\$3,197	\$6,664	\$7,153	\$9,150	\$9,740	\$15,160	\$15,832
9	\$1,795	\$1,948	\$2,383	\$5,666	\$6,132	\$8,021	\$8,577	\$13,705	\$14,341
10	\$1,147	\$1,294	\$1,713	\$4,838	\$5,279	\$7,082	\$7,611	\$12,497	\$13,104

Appendix E – Location Factors for New Builds

Table 23: Location Factors for New Builds

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duplex Townh ouse 1 reside nt	Villa Duplex Townh ouse 2 reside nts	Villa Duplex Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts
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

Appendix E – Location Factors for New Builds

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duplex Townh ouse 1 reside nt	Villa Duplex Townh ouse 2 reside nts	Villa Duplex Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts
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
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

Appendix E – Location Factors for New Builds

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duplex Townh ouse 1 reside nt	Villa Duplex Townh ouse 2 reside nts	Villa Duplex Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts
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

Appendix E – Location Factors for New Builds

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duplex Townh ouse 1 reside nt	Villa Duplex Townh ouse 2 reside nts	Villa Duplex Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts
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
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

Appendix E – Location Factors for New Builds

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duplex Townh ouse 1 reside nt	Villa Duplex Townh ouse 2 reside nts	Villa Duplex Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts
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 24: Location Factors for Existing and Legacy Stock

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duple x Town house 1 reside nt	Villa Duple x Town house 2 reside nts	Villa Duple x Town house 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
Median Capital City	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ACT - Australian Capital Territory	1.02	1.02	1.02	1.02	0.99	0.96	0.95	0.97	0.97	0.96	0.95	0.95
NSW - Capital Region	1.07	1.08	1.08	1.09	1.01	0.96	0.95	0.98	0.97	0.96	0.95	0.95
NSW - Central Coast	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99	0.99
NSW - Central West	1.07	1.08	1.08	1.09	0.99	0.94	0.92	0.96	0.94	0.94	0.92	0.92
NSW - Coffs Harbour - Grafton	1.07	1.08	1.08	1.09	1.01	0.97	0.95	0.98	0.97	0.96	0.95	0.95
NSW - Far West and Orana	1.16	1.16	1.16	1.19	1.07	1.01	0.99	1.01	1.01	1.01	0.99	0.99
NSW - Hunter Valley 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	1.10	1.06	1.04	1.04	1.04	1.04	1.04	1.04	1.04
NSW - Mid North Coast	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96	0.96
NSW - Murray	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91	0.91
NSW - New England and North West	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.91	0.91
NSW - Newcastle and Lake Macquarie	1.08	1.09	1.09	1.10	1.06	1.05	1.05	1.04	1.04	1.05	1.05	1.05
NSW - Richmond - Tweed	1.08	1.08	1.08	1.10	1.03	1.00	0.99	1.00	1.00	1.00	0.99	0.99
NSW - Riverina	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.92	0.92

Appendix F – Location Factors for Existing and Legacy Stock

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duple x Town house 1 reside nt	Villa Duple x Town house 2 reside nts	Villa Duple x Town house 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
NSW - Southern Highlands and Shoalhaven	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96	0.96
NSW - Sydney - Baulkham Hills and Hawkesbury	1.05	1.05	1.05	1.06	1.08	1.11	1.13	1.08	1.10	1.12	1.13	1.13
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.00	1.02	1.03	1.03	1.02	1.03	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.20	1.18	1.18	1.16	1.76	2.25	2.53	1.93	2.15	2.31	2.53	2.53
NSW - Sydney - Eastern Suburbs	1.18	1.16	1.16	1.15	1.63	2.04	2.27	1.78	1.96	2.09	2.27	2.27
NSW - Sydney - Inner South West	1.03	1.02	1.02	1.02	1.15	1.24	1.29	1.18	1.22	1.25	1.29	1.29
NSW - Sydney - Inner West	1.18	1.17	1.17	1.16	1.36	1.59	1.71	1.44	1.54	1.61	1.72	1.72
NSW - Sydney - North Sydney and Hornsby	1.08	1.08	1.08	1.08	1.25	1.39	1.47	1.29	1.36	1.41	1.47	1.47
NSW - Sydney - Northern Beaches	1.03	1.03	1.03	1.02	1.18	1.30	1.36	1.22	1.27	1.31	1.36	1.36
NSW - Sydney - Outer South West	1.04	1.04	1.04	1.05	1.01	1.00	0.99	1.00	1.00	1.00	0.99	0.99
NSW - Sydney - Outer West and Blue Mountains	1.04	1.04	1.04	1.05	1.01	0.99	0.99	1.00	0.99	0.99	0.99	0.99
NSW - Sydney - Parramatta	1.02	1.01	1.01	1.01	1.08	1.13	1.16	1.10	1.12	1.14	1.16	1.16

Appendix F – Location Factors for Existing and Legacy Stock

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duple x Town house 1 reside nt	Villa Duple x Town house 2 reside nts	Villa Duple x Town house 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
NSW - Sydney - Ryde	1.03	1.03	1.03	1.02	1.17	1.29	1.35	1.21	1.26	1.30	1.35	1.35
NSW - Sydney - South West	1.00	1.00	1.00	1.00	1.03	1.04	1.05	1.03	1.04	1.04	1.05	1.05
NSW - Sydney - Sutherland	1.02	1.02	1.02	1.02	1.13	1.22	1.26	1.16	1.20	1.23	1.26	1.26
NT - Darwin	1.35	1.36	1.36	1.41	1.29	1.26	1.28	1.21	1.24	1.27	1.28	1.28
NT - Northern Territory - Outback	1.39	1.40	1.40	1.47	1.29	1.24	1.24	1.19	1.22	1.24	1.24	1.24
QLD - Brisbane - East	0.95	0.95	0.95	0.94	0.93	0.92	0.91	0.94	0.93	0.92	0.91	0.91
QLD - Brisbane - North	0.95	0.95	0.95	0.94	0.95	0.95	0.94	0.96	0.95	0.95	0.94	0.94
QLD - Brisbane - South	0.95	0.95	0.95	0.94	0.97	0.98	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane - West	0.95	0.95	0.95	0.94	0.98	0.99	0.99	0.99	0.99	0.99	0.99	0.99
QLD - Brisbane Inner City	0.96	0.96	0.96	0.95	1.02	1.06	1.08	1.04	1.06	1.07	1.08	1.08
QLD - Cairns	1.15	1.16	1.16	1.19	1.08	1.03	1.02	1.03	1.03	1.03	1.02	1.02
QLD - 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	0.90	0.87	0.86	0.83	0.83
QLD - Logan - Beaudesert	0.98	0.98	0.98	0.98	0.93	0.89	0.87	0.92	0.90	0.89	0.87	0.87
QLD - Mackay	1.15	1.16	1.16	1.19	1.08	1.04	1.02	1.03	1.03	1.04	1.03	1.03
QLD - Moreton Bay - North	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89	0.89

Appendix F – Location Factors for Existing and Legacy Stock

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duple x Town house 1 reside nt	Villa Duple x Town house 2 reside nts	Villa Duple x Town house 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
QLD - Moreton Bay - South	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89	0.89
QLD - Queensland - Outback	1.10	1.10	1.10	1.12	1.02	0.96	0.94	0.97	0.96	0.96	0.94	0.94
QLD - Sunshine Coast	0.98	0.98	0.98	0.98	0.94	0.91	0.89	0.93	0.91	0.90	0.89	0.89
QLD - Toowoomba	1.02	1.02	1.02	1.03	0.96	0.91	0.89	0.93	0.92	0.91	0.89	0.89
QLD - Townsville	1.15	1.16	1.16	1.19	1.08	1.04	1.02	1.03	1.04	1.04	1.03	1.03
QLD - Wide Bay	1.01	1.02	1.02	1.02	0.94	0.89	0.86	0.92	0.89	0.88	0.86	0.86
SA - Adelaide - Central and Hills	1.00	0.99	0.99	0.99	1.01	1.02	1.03	1.02	1.02	1.03	1.03	1.03
SA - Adelaide - North	1.03	1.03	1.03	1.03	0.99	0.96	0.94	0.97	0.96	0.96	0.94	0.94
SA - Adelaide - South	0.99	0.99	0.99	0.99	0.96	0.94	0.93	0.95	0.94	0.94	0.93	0.93
SA - Adelaide - West	0.99	0.99	0.99	0.99	0.99	0.99	0.99	1.00	0.99	0.99	0.99	0.99
SA - Barossa - Yorke - Mid North	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86	0.86
SA - South Australia - Outback	1.15	1.15	1.15	1.18	1.06	1.01	0.99	1.01	1.01	1.01	0.99	0.99
SA - South Australia - South East	1.02	1.02	1.02	1.03	0.94	0.89	0.86	0.92	0.90	0.88	0.86	0.86
TAS - Hobart	1.00	1.00	1.00	1.00	0.94	0.90	0.88	0.93	0.91	0.90	0.88	0.88
TAS - Launceston and North East	1.08	1.09	1.09	1.10	1.01	0.95	0.93	0.97	0.96	0.95	0.93	0.93
TAS - South East	1.08	1.08	1.08	1.10	1.00	0.94	0.91	0.96	0.94	0.94	0.92	0.92

Appendix F – Location Factors for Existing and Legacy Stock

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duple x Town house 1 reside nt	Villa Duple x Town house 2 reside nts	Villa Duple x Town house 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
TAS - West and North West	1.08	1.09	1.09	1.10	1.00	0.95	0.92	0.96	0.95	0.94	0.93	0.93
VIC - Ballarat	1.04	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91	0.91
VIC - Bendigo	1.05	1.05	1.05	1.06	0.98	0.93	0.91	0.95	0.94	0.93	0.91	0.91
VIC - Geelong	1.01	1.01	1.01	1.01	0.97	0.93	0.92	0.95	0.94	0.93	0.92	0.92
VIC - Hume	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.91	0.89	0.89
VIC - Latrobe - Gippsland	1.00	1.01	1.01	1.01	0.94	0.89	0.86	0.92	0.89	0.88	0.86	0.86
VIC - Melbourne - Inner	1.00	1.00	1.00	0.99	1.13	1.22	1.27	1.16	1.20	1.23	1.27	1.27
VIC - Melbourne - Inner East	1.03	1.03	1.03	1.02	1.06	1.11	1.14	1.08	1.10	1.12	1.14	1.14
VIC - Melbourne - Inner South	0.99	0.99	0.99	0.98	1.07	1.13	1.16	1.09	1.12	1.14	1.16	1.16
VIC - Melbourne - North East	0.97	0.97	0.97	0.97	0.96	0.94	0.94	0.96	0.95	0.94	0.94	0.94
VIC - Melbourne - North West	1.01	1.01	1.01	1.01	0.96	0.92	0.91	0.94	0.93	0.92	0.91	0.91
VIC - Melbourne - Outer East	1.02	1.02	1.02	1.01	0.94	0.91	0.90	0.93	0.92	0.91	0.90	0.90
VIC - Melbourne - South East	1.06	1.06	1.06	1.07	1.05	1.03	1.03	1.04	1.03	1.03	1.03	1.03
VIC - Melbourne - West	0.97	0.97	0.97	0.97	0.95	0.93	0.91	0.94	0.93	0.92	0.91	0.91
VIC - Mornington Peninsula	0.97	0.97	0.97	0.96	0.93	0.91	0.89	0.93	0.91	0.90	0.89	0.89
VIC - North West	1.04	1.05	1.05	1.06	0.96	0.90	0.88	0.93	0.91	0.90	0.88	0.88

Appendix F – Location Factors for Existing and Legacy Stock

Location	Apart ment 1 bed 1 reside nt	Apart ment 2 beds 1 reside nt	Apart ment 2 beds 2 reside nts	Apart ment 3 beds 2 reside nts	Villa Duple x Town house 1 reside nt	Villa Duple x Town house 2 reside nts	Villa Duple x Town house 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
VIC - Shepparton	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.92	0.91	0.89	0.89
VIC - Warrnambool and South West	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.92	0.90	0.90
WA - Bunbury	1.11	1.12	1.12	1.14	1.05	1.00	0.99	1.01	1.01	1.00	0.99	0.99
WA - Mandurah	1.07	1.07	1.07	1.08	1.01	0.97	0.96	0.98	0.98	0.97	0.96	0.96
WA - Perth - Inner	1.07	1.06	1.06	1.07	1.22	1.34	1.42	1.26	1.32	1.36	1.42	1.42
WA - Perth - North East	1.03	1.03	1.03	1.04	1.01	1.00	0.99	1.00	1.00	1.00	0.99	0.99
WA - Perth - North West	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.03	1.04	1.04	1.05	1.05
WA - Perth - South East	1.08	1.08	1.08	1.09	1.06	1.06	1.06	1.05	1.05	1.06	1.06	1.06
WA - Perth - South West	1.03	1.03	1.03	1.04	1.03	1.02	1.02	1.02	1.02	1.02	1.02	1.02
WA - Western Australia - Outback (South)	1.20	1.21	1.21	1.24	1.12	1.07	1.05	1.06	1.06	1.07	1.06	1.06
WA - Western Australia - Outback (North)	1.20	1.21	1.21	1.24	1.12	1.07	1.05	1.06	1.06	1.07	1.06	1.06
WA - Western Australia - Wheat Belt	1.11	1.11	1.11	1.13	1.03	0.97	0.95	0.98	0.97	0.97	0.95	0.95

Appendix G – Minimum Refurbishment Costs for New Builds (2026-27)

Table 25: Minimum Refurbishment Costs for New Builds (costs are inclusive of GST), dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	High Physical Support
Apartment, 1 bedroom, 1 resident	\$352,506	\$366,964	N/A	\$399,737
Apartment, 2 bedrooms, 1 resident	\$374,417	\$384,748	N/A	\$418,532
Apartment, 2 bedrooms, 2 residents	\$375,538	\$385,314	N/A	\$419,572
Apartment, 3 bedrooms, 2 residents	\$413,644	\$428,566	N/A	\$465,748
Villa/Duplex/Townhouse, 1 resident	\$187,783	\$203,956	\$205,916	\$235,628
Villa/Duplex/Townhouse, 2 residents	\$217,004	\$239,992	\$259,009	\$271,052
Villa/Duplex/Townhouse, 3 residents	\$273,115	\$311,635	\$330,370	\$351,319
House, 2 residents	\$441,561	\$453,204	\$508,980	\$562,070
House, 3 residents	\$491,480	\$500,609	\$539,711	\$615,782
Group home, 4 residents	\$562,922	\$578,837	\$626,302	\$693,795
Group home, 5 residents	\$617,829	\$643,171	\$700,203	\$762,364

Appendix G – Minimum Refurbishment Costs for New Builds (2026-27)

Table 26: Minimum Refurbishment Costs for New Builds (costs are inclusive of GST), dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	High Physical Support
Villa/Duplex/Townhouse, 1 resident	\$199,266	\$216,426	\$228,820	\$250,037
Villa/Duplex/Townhouse, 2 residents	\$245,219	\$271,195	\$283,518	\$306,294
Villa/Duplex/Townhouse, 3 residents	\$308,620	\$352,146	\$367,105	\$389,963
House, 2 residents	\$505,240	\$514,184	\$568,451	\$628,782
House, 3 residents	\$535,928	\$550,332	\$598,829	\$667,540
Group home, 4 residents	\$604,979	\$620,033	\$677,330	\$745,063
Group home, 5 residents	\$655,017	\$700,711	\$723,111	\$806,741

Appendix H – Shared living arrangements

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

1. 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 appropriate maximum SDA price for each of (n) SDA-eligible participants is considered to be the appropriate maximum SDA price that would apply if the dwelling was of the same build type and design category and had (n) bedrooms;
 - (ii) The recommended maximum reasonable rent contribution for each of the SDA-eligible participants is equal to MRRC (Single).
2. The appropriate maximum SDA price per SDA-eligible Participant in different circumstances is set out within the Tables of Appendix H.
3. The reasonable and appropriate maximum SDA price recommended in these Tables is calculated as set out in paragraphs 4 to 6 below when an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with someone.

Shared Bedrooms

4. When an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with another SDA-eligible participant
 - (i) The reasonable and appropriate maximum SDA prices, SDA_{Share} , for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is considered as follows:

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

where $SDA_{Dwelling}$ is the appropriate maximum price that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 3 of the Appendix H – Shared Living Arrangements section if necessary).

- (ii) The recommended 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 recommended payment in respect of each of those participants is $SDA_{Dwelling}$; and
 - (b) The recommended maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.
5. 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 appropriate maximum SDA price, SDA_{Share} , for the SDA-eligible participant is as follows

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

Appendix H – Shared living arrangements

where $SDA_{Dwelling}$ is the appropriate maximum price that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 3 if necessary):

- (ii) The recommended maximum reasonable rent contribution for the SDA-eligible participant is $MRRC_{Member\ of\ a\ Couple}$.
- (iii) For any other SDA eligible participant in the dwelling:
 - (a) The recommended payment in respect of each of those participants is $SDA_{Dwelling}$; and
 - (b) The recommended maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.

6. 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 appropriate maximum SDA price for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own; and
- (ii) The recommended maximum reasonable rent contribution for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own.

Appendix H – Shared living arrangements

Table 27: Appendix H – Appropriate Maximum Annual Base Prices 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, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$81,414	\$83,954	N/A	N/A	\$91,248
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$81,414	\$83,954	N/A	N/A	\$91,248
Villa, 2 bedrooms - 1 SDA participant	\$58,894	\$61,708	\$62,992	\$67,602	\$69,208
Villa, 3 bedrooms - 2 SDA participants	\$34,099	\$36,143	\$39,511	\$41,816	\$40,075
Villa, 3 bedrooms - 1 SDA participant	\$58,894	\$61,708	\$62,992	\$67,602	\$69,208
House, 2 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248
House, 3 bedrooms - 2 SDA participants	\$67,791	\$69,574	\$77,083	\$82,565	\$81,767
House, 3 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248
Group home, 4 bedrooms - 3 SDA participants	\$47,551	\$48,881	\$52,828	\$56,869	\$57,685
Group home, 4 bedrooms - 2 SDA participants	\$67,791	\$69,574	\$77,083	\$82,565	\$81,767
Group home, 4 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248
Group home, 5 bedrooms - 4 SDA participants	\$39,310	\$40,789	\$44,336	\$47,029	\$47,689
Group home, 5 bedrooms - 3 SDA participants	\$47,551	\$48,881	\$52,828	\$56,869	\$57,685
Group home, 5 bedrooms - 2 SDA participants	\$67,791	\$69,574	\$77,083	\$82,565	\$81,767
Group home, 5 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248

Appendix H – Shared living arrangements

Table 28: Appendix H – Appropriate Maximum Annual Base Prices 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, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$94,983	\$97,523	N/A	N/A	\$104,817
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$94,983	\$97,523	N/A	N/A	\$104,817
Villa, 2 bedrooms - 1 SDA participant	\$61,445	\$64,432	\$67,712	\$72,320	\$72,392
Villa, 3 bedrooms - 2 SDA participants	\$37,005	\$39,315	\$42,247	\$44,550	\$43,758
Villa, 3 bedrooms - 1 SDA participant	\$61,445	\$64,432	\$67,712	\$72,320	\$72,392
House, 2 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817
House, 3 bedrooms - 2 SDA participants	\$74,288	\$75,830	\$83,589	\$89,071	\$88,821
House, 3 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817
Group home, 4 bedrooms - 3 SDA participants	\$51,205	\$52,463	\$57,624	\$61,667	\$61,539
Group home, 4 bedrooms - 2 SDA participants	\$74,288	\$75,830	\$83,589	\$89,071	\$88,821
Group home, 4 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817
Group home, 5 bedrooms - 4 SDA participants	\$41,919	\$43,120	\$47,531	\$50,223	\$50,585
Group home, 5 bedrooms - 3 SDA participants	\$51,205	\$52,463	\$57,624	\$61,667	\$61,539
Group home, 5 bedrooms - 2 SDA participants	\$74,288	\$75,830	\$83,589	\$89,071	\$88,821
Group home, 5 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817

Appendix H – Shared living arrangements

Table 29: Appendix H – Appropriate Maximum Annual Base Prices 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, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$83,059	\$85,617	N/A	N/A	\$92,928
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$83,059	\$85,617	N/A	N/A	\$92,928
Villa, 2 bedrooms - 1 SDA participant	\$63,942	\$66,757	\$68,157	\$72,767	\$74,335
Villa, 3 bedrooms - 2 SDA participants	\$36,951	\$38,995	\$42,441	\$44,747	\$42,979
Villa, 3 bedrooms - 1 SDA participant	\$63,942	\$66,757	\$68,157	\$72,767	\$74,335
House, 2 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928
House, 3 bedrooms - 2 SDA participants	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
House, 3 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928
Group home, 4 bedrooms - 3 SDA participants	\$50,354	\$51,684	\$55,748	\$59,789	\$60,564
Group home, 4 bedrooms - 2 SDA participants	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
Group home, 4 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928
Group home, 5 bedrooms - 4 SDA participants	\$41,590	\$43,069	\$46,716	\$49,408	\$50,035
Group home, 5 bedrooms - 3 SDA participants	\$50,354	\$51,684	\$55,748	\$59,789	\$60,564
Group home, 5 bedrooms - 2 SDA participants	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
Group home, 5 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928

Appendix H – Shared living arrangements

Table 30: Appendix H – Appropriate Maximum Annual Base Prices 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, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$96,901	\$99,461	N/A	N/A	\$106,770
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$96,901	\$99,461	N/A	N/A	\$106,770
Villa, 2 bedrooms - 1 SDA participant	\$66,799	\$69,785	\$73,202	\$77,812	\$77,836
Villa, 3 bedrooms - 2 SDA participants	\$40,013	\$42,321	\$45,344	\$47,649	\$46,825
Villa, 3 bedrooms - 1 SDA participant	\$66,799	\$69,785	\$73,202	\$77,812	\$77,836
House, 2 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,569	\$106,770
House, 3 bedrooms - 2 SDA participants	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
House, 3 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,569	\$106,770
Group home, 4 bedrooms - 3 SDA participants	\$54,186	\$55,443	\$60,736	\$64,778	\$64,608
Group home, 4 bedrooms - 2 SDA participants	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
Group home, 4 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,575	\$106,770
Group home, 5 bedrooms - 4 SDA participants	\$44,269	\$45,470	\$49,985	\$52,676	\$53,005
Group home, 5 bedrooms - 3 SDA participants	\$54,186	\$55,443	\$60,736	\$64,778	\$64,608
Group home, 5 bedrooms - 2 SDA participants	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
Group home, 5 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,569	\$106,770

Appendix H – Shared living arrangements

Table 31: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was paid and input tax credits were not claimed, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$87,469	\$90,255	N/A	N/A	\$98,278
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$87,469	\$90,255	N/A	N/A	\$98,278
Villa, 2 bedrooms - 1 SDA participant	\$62,161	\$65,256	\$66,836	\$71,840	\$73,507
Villa, 3 bedrooms - 2 SDA participants	\$36,028	\$38,278	\$41,982	\$44,484	\$42,603
Villa, 3 bedrooms - 1 SDA participant	\$62,161	\$65,256	\$66,836	\$71,840	\$73,507
House, 2 bedrooms - 1 SDA participant	\$87,469	\$90,255	\$99,933	\$111,850	\$98,278
House, 3 bedrooms - 2 SDA participants	\$71,719	\$73,604	\$81,938	\$87,899	\$87,008
House, 3 bedrooms - 1 SDA participant	\$87,469	\$90,255	\$99,933	\$111,850	\$98,278
Group home, 4 bedrooms - 3 SDA participants	\$50,514	\$51,899	\$56,319	\$60,683	\$61,577
Group home, 4 bedrooms - 2 SDA participants	\$71,719	\$73,604	\$81,938	\$87,899	\$87,008
Group home, 4 bedrooms - 1 SDA participant	\$87,469	\$90,255	\$99,933	\$111,850	\$98,278
Group home, 5 bedrooms - 4 SDA participants	\$41,907	\$43,459	\$47,435	\$50,341	\$51,045
Group home, 5 bedrooms - 3 SDA participants	\$50,514	\$51,899	\$56,319	\$60,683	\$61,577
Group home, 5 bedrooms - 2 SDA participants	\$71,719	\$73,604	\$81,938	\$87,899	\$87,008
Group home, 5 bedrooms - 1 SDA participant	\$87,469	\$90,255	\$99,933	\$111,850	\$98,278

Appendix H – Shared living arrangements

Table 32: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was paid and input tax credits were not claimed, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$102,048	\$104,833	N/A	N/A	\$112,856
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$102,048	\$104,833	N/A	N/A	\$112,856
Villa, 2 bedrooms - 1 SDA participant	\$64,913	\$68,197	\$71,983	\$76,987	\$76,953
Villa, 3 bedrooms - 2 SDA participants	\$39,185	\$41,727	\$44,951	\$47,453	\$46,613
Villa, 3 bedrooms - 1 SDA participant	\$64,913	\$68,197	\$71,983	\$76,987	\$76,953
House, 2 bedrooms - 1 SDA participant	\$102,048	\$104,833	\$115,301	\$127,218	\$112,856
House, 3 bedrooms - 2 SDA participants	\$78,781	\$80,402	\$89,011	\$94,971	\$94,684
House, 3 bedrooms - 1 SDA participant	\$102,048	\$104,833	\$115,301	\$127,218	\$112,856
Group home, 4 bedrooms - 3 SDA participants	\$54,436	\$55,781	\$61,497	\$65,861	\$65,759
Group home, 4 bedrooms - 2 SDA participants	\$78,781	\$80,402	\$89,011	\$94,971	\$94,684
Group home, 4 bedrooms - 1 SDA participant	\$102,048	\$104,833	\$115,301	\$127,218	\$112,856
Group home, 5 bedrooms - 4 SDA participants	\$44,711	\$45,981	\$50,884	\$53,790	\$54,188
Group home, 5 bedrooms - 3 SDA participants	\$54,436	\$55,781	\$61,497	\$65,861	\$65,759
Group home, 5 bedrooms - 2 SDA participants	\$78,781	\$80,402	\$89,011	\$94,971	\$94,684
Group home, 5 bedrooms - 1 SDA participant	\$102,048	\$104,833	\$115,301	\$127,218	\$112,856

Appendix H – Shared living arrangements

Table 33: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was paid and input tax credits were not claimed, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$89,177	\$91,986	N/A	N/A	\$100,028
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$89,177	\$91,986	N/A	N/A	\$100,028
Villa, 2 bedrooms - 1 SDA participant	\$67,370	\$70,465	\$72,172	\$77,176	\$78,800
Villa, 3 bedrooms - 2 SDA participants	\$38,990	\$41,238	\$45,029	\$47,531	\$45,620
Villa, 3 bedrooms - 1 SDA participant	\$67,370	\$70,465	\$72,172	\$77,176	\$78,800
House, 2 bedrooms - 1 SDA participant	\$89,177	\$91,986	\$101,399	\$113,317	\$100,028
House, 3 bedrooms - 2 SDA participants	\$75,798	\$77,685	\$86,187	\$92,147	\$91,202
House, 3 bedrooms - 1 SDA participant	\$89,177	\$91,986	\$101,399	\$113,317	\$100,028
Group home, 4 bedrooms - 3 SDA participants	\$53,477	\$54,862	\$59,410	\$63,774	\$64,626
Group home, 4 bedrooms - 2 SDA participants	\$75,798	\$77,685	\$86,187	\$92,147	\$91,202
Group home, 4 bedrooms - 1 SDA participant	\$89,177	\$91,986	\$101,399	\$113,317	\$100,028
Group home, 5 bedrooms - 4 SDA participants	\$44,323	\$45,875	\$49,961	\$52,868	\$53,535
Group home, 5 bedrooms - 3 SDA participants	\$53,477	\$54,862	\$59,410	\$63,774	\$64,626
Group home, 5 bedrooms - 2 SDA participants	\$75,798	\$77,685	\$86,187	\$92,147	\$91,202
Group home, 5 bedrooms - 1 SDA participant	\$89,177	\$91,986	\$101,399	\$113,317	\$100,028

Appendix H – Shared living arrangements

Table 34: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was paid and input tax credits were not claimed, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$104,039	\$106,849	N/A	N/A	\$114,891
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$104,039	\$106,849	N/A	N/A	\$114,891
Villa, 2 bedrooms - 1 SDA participant	\$70,456	\$73,740	\$77,678	\$86,845	\$82,597
Villa, 3 bedrooms - 2 SDA participants	\$42,317	\$44,858	\$48,182	\$52,765	\$49,812
Villa, 3 bedrooms - 1 SDA participant	\$70,456	\$73,740	\$77,678	\$86,845	\$82,597
House, 2 bedrooms - 1 SDA participant	\$104,039	\$106,849	\$117,080	\$128,998	\$114,891
House, 3 bedrooms - 2 SDA participants	\$83,151	\$84,772	\$93,573	\$103,623	\$99,180
House, 3 bedrooms - 1 SDA participant	\$104,039	\$106,849	\$117,080	\$128,998	\$114,891
Group home, 4 bedrooms - 3 SDA participants	\$57,596	\$58,940	\$64,800	\$72,104	\$69,014
Group home, 4 bedrooms - 2 SDA participants	\$83,151	\$84,772	\$93,573	\$103,623	\$99,180
Group home, 4 bedrooms - 1 SDA participant	\$104,039	\$106,849	\$117,080	\$128,998	\$114,891
Group home, 5 bedrooms - 4 SDA participants	\$47,203	\$48,473	\$53,490	\$59,006	\$56,757
Group home, 5 bedrooms - 3 SDA participants	\$57,596	\$58,940	\$64,800	\$72,104	\$69,014
Group home, 5 bedrooms - 2 SDA participants	\$83,151	\$84,772	\$93,573	\$103,623	\$99,180
Group home, 5 bedrooms - 1 SDA participant	\$104,039	\$106,849	\$117,080	\$128,998	\$114,891

Appendix H – Shared living arrangements

Table 35: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Pre-2023 New Build, Without Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$81,414	\$83,954	N/A	N/A	\$91,248
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$81,414	\$83,954	N/A	N/A	\$91,248
Villa, 2 bedrooms - 1 SDA participant	\$58,894	\$61,708	\$62,992	\$67,602	\$69,208
Villa, 3 bedrooms - 2 SDA participants	\$34,099	\$36,143	\$39,511	\$41,816	\$40,075
Villa, 3 bedrooms - 1 SDA participant	\$58,894	\$61,708	\$62,992	\$67,602	\$69,208
House, 2 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248
House, 3 bedrooms - 2 SDA participants	\$67,791	\$69,574	\$77,083	\$82,565	\$81,767
House, 3 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248
Group home, 4 bedrooms - 3 SDA participants	\$47,551	\$48,881	\$52,828	\$56,869	\$57,685
Group home, 4 bedrooms - 2 SDA participants	\$67,791	\$69,574	\$77,083	\$82,565	\$81,767
Group home, 4 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248
Group home, 5 bedrooms - 4 SDA participants	\$39,310	\$40,789	\$44,336	\$47,029	\$47,689
Group home, 5 bedrooms - 3 SDA participants	\$47,551	\$48,881	\$52,828	\$56,869	\$57,685
Group home, 5 bedrooms - 2 SDA participants	\$67,791	\$69,574	\$77,083	\$82,565	\$81,767
Group home, 5 bedrooms - 1 SDA participant	\$81,414	\$83,954	\$92,573	\$103,536	\$91,248

Appendix H – Shared living arrangements

Table 36: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Pre-2023 New Build, Without Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$94,983	\$97,523	N/A	N/A	\$104,817
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$94,983	\$97,523	N/A	N/A	\$104,817
Villa, 2 bedrooms - 1 SDA participant	\$61,445	\$64,432	\$67,712	\$72,320	\$72,392
Villa, 3 bedrooms - 2 SDA participants	\$37,005	\$39,315	\$42,247	\$44,550	\$43,758
Villa, 3 bedrooms - 1 SDA participant	\$61,445	\$64,432	\$67,712	\$72,320	\$72,392
House, 2 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817
House, 3 bedrooms - 2 SDA participants	\$74,288	\$75,830	\$83,589	\$89,071	\$88,821
House, 3 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817
Group home, 4 bedrooms - 3 SDA participants	\$51,205	\$52,463	\$57,624	\$61,667	\$61,539
Group home, 4 bedrooms - 2 SDA participants	\$74,288	\$75,830	\$83,589	\$89,071	\$88,821
Group home, 4 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817
Group home, 5 bedrooms - 4 SDA participants	\$41,919	\$43,120	\$47,531	\$50,223	\$50,585
Group home, 5 bedrooms - 3 SDA participants	\$51,205	\$52,463	\$57,624	\$61,667	\$61,539
Group home, 5 bedrooms - 2 SDA participants	\$74,288	\$75,830	\$83,589	\$89,071	\$88,821
Group home, 5 bedrooms - 1 SDA participant	\$94,983	\$97,523	\$106,876	\$117,838	\$104,817

Appendix H – Shared living arrangements

Table 37: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Pre-2023 New Build, With Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$83,059	\$85,617	N/A	N/A	\$92,928
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$83,059	\$85,617	N/A	N/A	\$92,928
Villa, 2 bedrooms - 1 SDA participant	\$63,942	\$66,757	\$68,157	\$72,767	\$74,335
Villa, 3 bedrooms - 2 SDA participants	\$36,951	\$38,995	\$42,441	\$44,747	\$42,979
Villa, 3 bedrooms - 1 SDA participant	\$63,942	\$66,757	\$68,157	\$72,767	\$74,335
House, 2 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928
House, 3 bedrooms - 2 SDA participants	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
House, 3 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928
Group home, 4 bedrooms - 3 SDA participants	\$50,354	\$51,684	\$55,748	\$59,789	\$60,564
Group home, 4 bedrooms - 2 SDA participants	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
Group home, 4 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928
Group home, 5 bedrooms - 4 SDA participants	\$41,590	\$43,069	\$46,716	\$49,408	\$50,035
Group home, 5 bedrooms - 3 SDA participants	\$50,354	\$51,684	\$55,748	\$59,789	\$60,564
Group home, 5 bedrooms - 2 SDA participants	\$71,663	\$73,445	\$81,106	\$86,588	\$85,740
Group home, 5 bedrooms - 1 SDA participant	\$83,059	\$85,617	\$94,004	\$104,967	\$92,928

Appendix H – Shared living arrangements

Table 38: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Pre-2023 New Build, With Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$96,901	\$99,461	N/A	N/A	\$106,770
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$96,901	\$99,461	N/A	N/A	\$106,770
Villa, 2 bedrooms - 1 SDA participant	\$66,799	\$69,785	\$73,202	\$77,812	\$77,836
Villa, 3 bedrooms - 2 SDA participants	\$40,013	\$42,321	\$45,344	\$47,649	\$46,825
Villa, 3 bedrooms - 1 SDA participant	\$66,799	\$69,785	\$73,202	\$77,812	\$77,836
House, 2 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,569	\$106,770
House, 3 bedrooms - 2 SDA participants	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
House, 3 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,569	\$106,770
Group home, 4 bedrooms - 3 SDA participants	\$54,186	\$55,443	\$60,736	\$64,778	\$64,608
Group home, 4 bedrooms - 2 SDA participants	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
Group home, 4 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,575	\$106,770
Group home, 5 bedrooms - 4 SDA participants	\$44,269	\$45,470	\$49,985	\$52,676	\$53,005
Group home, 5 bedrooms - 3 SDA participants	\$54,186	\$55,443	\$60,736	\$64,778	\$64,608
Group home, 5 bedrooms - 2 SDA participants	\$78,421	\$79,964	\$87,893	\$93,375	\$93,068
Group home, 5 bedrooms - 1 SDA participant	\$96,901	\$99,461	\$108,607	\$119,569	\$106,770

Appendix H – Shared living arrangements

Table 39: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Existing Stock, Without Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$25,598	\$26,165	\$44,418	N/A	N/A	\$69,158
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$25,598	\$26,165	\$44,418	N/A	N/A	\$69,158
Villa, 2 bedrooms - 1 SDA participant	\$12,942	\$13,284	\$22,218	\$27,593	\$30,337	\$36,878
Villa, 3 bedrooms - 2 SDA participants	\$6,845	\$7,071	\$12,600	\$16,193	\$17,565	\$22,633
Villa, 3 bedrooms - 1 SDA participant	\$12,942	\$13,284	\$22,218	\$27,593	\$30,337	\$36,878
House, 2 bedrooms - 1 SDA participant	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
House, 3 bedrooms - 2 SDA participants	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
House, 3 bedrooms - 1 SDA participant	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
Group home, 4 bedrooms - 3 SDA participants	\$6,049	\$7,216	\$12,784	\$16,389	\$17,398	\$25,133
Group home, 4 bedrooms - 2 SDA participants	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
Group home, 4 bedrooms - 1 SDA participant	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
Group home, 5 bedrooms - 4 SDA participants	\$7,462	\$7,702	\$12,846	\$16,246	\$17,012	\$24,147
Group home, 5 bedrooms - 3 SDA participants	\$6,049	\$7,216	\$12,784	\$16,389	\$17,398	\$25,133
Group home, 5 bedrooms - 2 SDA participants	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130
Group home, 5 bedrooms - 1 SDA participant	\$7,883	\$8,046	\$13,597	\$17,647	\$19,018	\$24,130

Appendix H – Shared living arrangements

Table 40: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Existing Stock, Without Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	N/A	\$30,528	\$51,823	N/A	N/A	\$80,686
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	N/A	\$30,528	\$51,823	N/A	N/A	\$80,686
Villa, 2 bedrooms - 1 SDA participant	N/A	\$15,864	\$24,935	\$30,973	\$33,714	\$40,455
Villa, 3 bedrooms - 2 SDA participants	N/A	\$8,326	\$13,921	\$17,821	\$19,192	\$24,355
Villa, 3 bedrooms - 1 SDA participant	N/A	\$15,864	\$24,935	\$30,973	\$33,714	\$40,455
House, 2 bedrooms - 1 SDA participant	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
House, 3 bedrooms - 2 SDA participants	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
House, 3 bedrooms - 1 SDA participant	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
Group home, 4 bedrooms - 3 SDA participants	N/A	\$8,156	\$13,775	\$17,588	\$18,597	\$26,521
Group home, 4 bedrooms - 2 SDA participants	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
Group home, 4 bedrooms - 1 SDA participant	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
Group home, 5 bedrooms - 4 SDA participants	N/A	\$8,417	\$13,601	\$17,155	\$17,922	\$25,191
Group home, 5 bedrooms - 3 SDA participants	N/A	\$8,156	\$13,775	\$17,588	\$18,597	\$26,521
Group home, 5 bedrooms - 2 SDA participants	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849
Group home, 5 bedrooms - 1 SDA participant	N/A	\$9,302	\$14,917	\$19,276	\$20,648	\$25,849

Appendix H – Shared living arrangements

Table 41: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Existing Stock, With Sprinklers, dwellings without On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$25,904	\$26,477	\$44,951	N/A	N/A	\$69,988
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$25,904	\$26,477	\$44,951	N/A	N/A	\$69,988
Villa, 2 bedrooms - 1 SDA participant	\$13,189	\$13,536	\$22,639	\$28,118	\$30,915	\$37,580
Villa, 3 bedrooms - 2 SDA participants	\$6,975	\$7,206	\$12,841	\$16,501	\$17,899	\$23,064
Villa, 3 bedrooms - 1 SDA participant	\$13,189	\$13,536	\$22,639	\$28,118	\$30,915	\$37,580
House, 2 bedrooms - 1 SDA participant	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588
House, 3 bedrooms - 2 SDA participants	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588
House, 3 bedrooms - 1 SDA participant	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588
Group home, 4 bedrooms - 3 SDA participants	\$6,163	\$7,354	\$13,028	\$16,700	\$17,729	\$25,611
Group home, 4 bedrooms - 2 SDA participants	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588
Group home, 4 bedrooms - 1 SDA participant	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588
Group home, 5 bedrooms - 4 SDA participants	\$7,604	\$7,848	\$13,090	\$16,555	\$17,334	\$24,605
Group home, 5 bedrooms - 3 SDA participants	\$6,163	\$7,354	\$13,028	\$16,700	\$17,729	\$25,611
Group home, 5 bedrooms - 2 SDA participants	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588
Group home, 5 bedrooms - 1 SDA participant	\$8,032	\$8,200	\$13,853	\$17,983	\$19,380	\$24,588

Appendix H – Shared living arrangements

Table 42: Appendix H – Appropriate Maximum Annual Base Prices per SDA-eligible Participant for Existing Stock, With Sprinklers, dwellings with On-site Overnight Assistance

Building Type	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	N/A	\$30,894	\$52,445	N/A	N/A	\$81,654
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	N/A	\$30,894	\$52,445	N/A	N/A	\$81,654
Villa, 2 bedrooms - 1 SDA participant	N/A	\$16,165	\$25,407	\$31,561	\$34,356	\$41,225
Villa, 3 bedrooms - 2 SDA participants	N/A	\$8,483	\$14,185	\$18,160	\$19,556	\$24,817
Villa, 3 bedrooms - 1 SDA participant	N/A	\$16,165	\$25,407	\$31,561	\$34,356	\$41,225
House, 2 bedrooms - 1 SDA participant	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338
House, 3 bedrooms - 2 SDA participants	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338
House, 3 bedrooms - 1 SDA participant	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338
Group home, 4 bedrooms - 3 SDA participants	N/A	\$8,309	\$14,035	\$17,922	\$18,950	\$27,027
Group home, 4 bedrooms - 2 SDA participants	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338
Group home, 4 bedrooms - 1 SDA participant	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338
Group home, 5 bedrooms - 4 SDA participants	N/A	\$8,576	\$13,861	\$17,482	\$18,262	\$25,671
Group home, 5 bedrooms - 3 SDA participants	N/A	\$8,309	\$14,035	\$17,922	\$18,950	\$27,027
Group home, 5 bedrooms - 2 SDA participants	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338
Group home, 5 bedrooms - 1 SDA participant	N/A	\$9,480	\$15,202	\$19,643	\$21,040	\$26,338

History of Changes to the Pricing Arrangements for SDA

Version	Page(s)	Details of Amendment	Published	Effective
1.0		2026-27 edition of the NDIS Pricing Arrangements for Special Disability Accommodation	30 July 2026	1 July 2026