



National Disability Insurance Scheme
Pricing Schedule for
Specialist Disability Accommodation 2026-27
Effective 24 September 2026

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Introduction

The National Disability Insurance Agency (NDIA) is established under the *National Disability Insurance Scheme Act 2013* (the Act).

The *National Disability Insurance Scheme Amendment (Securing the NDIS for Future Generations) Act 2026* (the Amending Act) establishes a new framework for determining pricing arrangements. Under these arrangements, the Minister for Disability and the National Disability Insurance Scheme (NDIS) may make a pricing determination by legislative instrument, including determining the maximum amount, or the method for determining the maximum amount, for the acquisition or provision of supports. The Amending Act also gives the NDIA a statutory function to provide advice to the Minister on the pricing of supports.

This is the **National Disability Insurance Scheme Pricing Schedule for Specialist Disability Accommodation (SDA) 2026-27**. This schedule is incorporated into the pricing determination in accordance with subsections 45C(11) and 45C(12) of the Act. Subsection 45C(11) allows for the incorporation of the documents as in force from time to time, while subsection 45(12) provides for the incorporation of documents specially prepared for the purposes of incorporation. This Schedule specifies the method for determining the maximum amounts payable under the NDIS for supports covered by this Schedule.

Maximum amounts payable for other supports are set out in National Disability Insurance Scheme Pricing Schedule 2026-27.

This document 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'.

This document should be read in conjunction with the Pricing Determination.

Part 1: Maximum amounts for SDA

1. General

- 1.1. In accordance with subsection 45C(2) of the *National Disability Insurance Scheme Act 2013 (the Act)*, the maximum amounts specified in Part 2 of this document are the maximum amounts for the provision of SDA where the participants' funding of the support is managed by:
- a. The National Disability Insurance Agency (NDIA) (Agency-managed); or
 - b. A registered plan management provider (plan managed).

2. Inclusion of GST

- 2.1. Any maximum amount specified in this document already includes any Goods and Services Tax (GST).

3. Calculating SDA amount

- 3.1. Factors used to determine SDA Amounts:
- a. The SDA amounts are expressed as an annual amount per participant.
 - b. The applicable base amount and any required adjustments depend on the factors outlined in the Appendices 1, 2, and 3.
 - i. When an SDA dwelling is not shared with any people who are not SDA eligible participants, Appendix 1 applies.
 - ii. When an SDA dwelling is shared with one or more people who are not SDA eligible participants (other than dependents) Appendix 2 applies.
 - c. **Appendix 1 and 2**
 - i. Whether the dwelling is a:
 - a) Post-2023 New Build;
 - b) Pre-2023 New Build;
 - c) Existing Stock; or
 - d) Legacy Stock.
 - ii. The Building Type.
 - iii. The Design Category.
 - iv. Whether the dwelling includes a room for Onsite Overnight Assistance.
 - v. Whether the dwelling has fire sprinklers.
 - vi. Whether input tax credits were claimed for the dwelling.
 - vii. Whether it is a shared living arrangement.
 - d. **Appendix 3**
 - i. The applicable Location Factor.
- 3.2. The SDA amount for an SDA support is the amount obtained by multiplying the applicable maximum base amount per participant in Appendix 1 or Appendix 2 by the applicable location factor for the SDA dwelling in Appendix 3.

Part 2 – SDA Pricing

Appendix 1 – Base amounts for SDA: SDA participants only

The tables in this Appendix specify the maximum base amounts for SDA where one or more participants are sharing an enrolled dwelling with a number of participants who are also SDA eligible.

To determine the applicable SDA amount, select the relevant base amount from this Appendix, or from Appendix 2 if the dwelling is shared with one or more people who are not SDA-eligible participants, and multiply that base amount by the applicable location factor in Appendix 3.

Base amounts for post-2023 new builds

Table 1: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
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 1 – Base amounts for SDA: SDA participants only

Table 2: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Table 3: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Table 4: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Table 5: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Table 6: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Table 7: Applicable maximum base amount 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

Appendix 1 – Base amounts for SDA: SDA participants only

Table 8: Applicable maximum base amount 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

Base amounts for pre-2023 new builds

Table 9: Applicable maximum base amount 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 1 – Base amounts for SDA: SDA participants only

Table 10: Applicable maximum base amount 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 1 – Base amounts for SDA: SDA participants only

Table 11: Applicable maximum base amount 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 1 – Base amounts for SDA: SDA participants only

Table 12: Applicable maximum base amount 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

Base amounts for existing stock

Table 13: Applicable maximum base amount 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 1 – Base amounts for SDA: SDA participants only

Table 14: Applicable maximum base amount 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 1 – Base amounts for SDA: SDA participants only

Table 15: Applicable maximum base amount 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 1 – Base amounts for SDA: SDA participants only

Table 16: Applicable maximum base amount 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

Base amounts for legacy stock

Table 17: Applicable maximum base amount 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 18: Applicable maximum base amount 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 2 – Base amounts for SDA: Sharing with non-SDA participants

The tables in this Appendix specify the maximum base amounts for SDA when one or more participants are sharing an enrolled dwelling with people who are not SDA-eligible participants.

To determine the applicable SDA amount, select the relevant base amount from this Appendix, or from Appendix 1 if the dwelling is shared with one or more SDA-eligible participants, and multiply that base amount by the applicable location factor in Appendix 3.

Base amounts for post-2023 new builds

Table 19: Maximum base amount 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

Appendix 2 – Base amounts for SDA: Sharing with non-SDA participants

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
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

Table 20: Maximum base amount 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

Table 21: Maximum base amount 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

Table 22: Maximum base amount 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

Table 23: Maximum base amount 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

Table 24: Maximum base amount 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

Table 25: Maximum base amount 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

Table 26: Maximum base amount 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

Base amounts for pre-2023 new builds

Table 27: Maximum base amount 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

Table 28: Maximum base amount 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

Table 29: Maximum base amount 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

Table 30: Maximum base amount 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

Base amounts for existing stock

Table 31: Maximum base amount 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

Table 32: Maximum base amount 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

Table 33: Maximum base amount 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

Table 34: Maximum base amount 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

Appendix 3 – Location factors

The tables in this Appendix specify the relevant location factors for the purpose of calculating the SDA amount.

To determine the applicable SDA amount, select the relevant base amount from Appendix 1 or Appendix 2, and multiply that base amount by the applicable location factor in this Appendix.

Location factors for new builds

Table 35: 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

Appendix 3 – Location factors

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 - 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

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents
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
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

Appendix 3 – Location factors

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 - 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

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents
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
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

Appendix 3 – Location factors

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 - 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

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duplex Townhouse 1 resident	Villa Duplex Townhouse 2 residents	Villa Duplex Townhouse 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents
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

Location factors for existing and legacy stock

Table 36: 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

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duple x Town house 1 resident	Villa Duple x Town house 2 residents	Villa Duple x Town house 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
NSW - Newcastle and Lake Macquarie	1.08	1.09	1.09	1.10	1.06	1.05	1.05	1.04	1.04	1.05	1.05	1.05
NSW - Richmond - Tweed	1.08	1.08	1.08	1.10	1.03	1.00	0.99	1.00	1.00	1.00	0.99	0.99
NSW - Riverina	1.07	1.08	1.08	1.09	0.99	0.94	0.91	0.96	0.94	0.93	0.92	0.92
NSW - Southern Highlands and Shoalhaven	1.07	1.08	1.08	1.09	1.02	0.97	0.96	0.98	0.98	0.97	0.96	0.96
NSW - Sydney - Baulkham Hills and Hawkesbury	1.05	1.05	1.05	1.06	1.08	1.11	1.13	1.08	1.10	1.12	1.13	1.13
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.00	1.02	1.03	1.03	1.02	1.03	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.20	1.18	1.18	1.16	1.76	2.25	2.53	1.93	2.15	2.31	2.53	2.53
NSW - Sydney - Eastern Suburbs	1.18	1.16	1.16	1.15	1.63	2.04	2.27	1.78	1.96	2.09	2.27	2.27
NSW - Sydney - Inner South West	1.03	1.02	1.02	1.02	1.15	1.24	1.29	1.18	1.22	1.25	1.29	1.29
NSW - Sydney - Inner West	1.18	1.17	1.17	1.16	1.36	1.59	1.71	1.44	1.54	1.61	1.72	1.72
NSW - Sydney - North Sydney and Hornsby	1.08	1.08	1.08	1.08	1.25	1.39	1.47	1.29	1.36	1.41	1.47	1.47

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duple x Town house 1 resident	Villa Duple x Town house 2 residents	Villa Duple x Town house 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
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
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

Appendix 3 – Location factors

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 - 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
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

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duple x Town house 1 resident	Villa Duple x Town house 2 residents	Villa Duple x Town house 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
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
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

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duple x Town house 1 resident	Villa Duple x Town house 2 residents	Villa Duple x Town house 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
VIC - Melbourne - Inner	1.00	1.00	1.00	0.99	1.13	1.22	1.27	1.16	1.20	1.23	1.27	1.27
VIC - Melbourne - Inner East	1.03	1.03	1.03	1.02	1.06	1.11	1.14	1.08	1.10	1.12	1.14	1.14
VIC - Melbourne - Inner South	0.99	0.99	0.99	0.98	1.07	1.13	1.16	1.09	1.12	1.14	1.16	1.16
VIC - Melbourne - North East	0.97	0.97	0.97	0.97	0.96	0.94	0.94	0.96	0.95	0.94	0.94	0.94
VIC - Melbourne - North West	1.01	1.01	1.01	1.01	0.96	0.92	0.91	0.94	0.93	0.92	0.91	0.91
VIC - Melbourne - Outer East	1.02	1.02	1.02	1.01	0.94	0.91	0.90	0.93	0.92	0.91	0.90	0.90
VIC - Melbourne - South East	1.06	1.06	1.06	1.07	1.05	1.03	1.03	1.04	1.03	1.03	1.03	1.03
VIC - Melbourne - West	0.97	0.97	0.97	0.97	0.95	0.93	0.91	0.94	0.93	0.92	0.91	0.91
VIC - Mornington Peninsula	0.97	0.97	0.97	0.96	0.93	0.91	0.89	0.93	0.91	0.90	0.89	0.89
VIC - North West	1.04	1.05	1.05	1.06	0.96	0.90	0.88	0.93	0.91	0.90	0.88	0.88
VIC - Shepparton	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.92	0.91	0.89	0.89
VIC - Warrnambool and South West	1.04	1.05	1.05	1.06	0.97	0.92	0.89	0.94	0.93	0.92	0.90	0.90
WA - Bunbury	1.11	1.12	1.12	1.14	1.05	1.00	0.99	1.01	1.01	1.00	0.99	0.99

Appendix 3 – Location factors

Location	Apartment 1 bed 1 resident	Apartment 2 beds 1 resident	Apartment 2 beds 2 residents	Apartment 3 beds 2 residents	Villa Duple x Town house 1 resident	Villa Duple x Town house 2 residents	Villa Duple x Town house 3 residents	House 2 residents	House 3 residents	Group Home 4 residents	Group Home 5 residents	Legacy
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



Part 3 - Definitions

Definitions of stock types

Table 37: Definition of new build (Source: *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020*, Section 8)

Type	Definition
New Build	A dwelling is a new build if: a) a certificate of occupancy (or equivalent) was either: i. first issued in relation to the dwelling on or after 1 April 2016; or ii. issued in relation to the dwelling on or after 1 April 2016 following renovations or refurbishments that resulted in the dwelling satisfying the minimum design requirements specified for an SDA design category other than basic; and b) the dwelling is enrolled, or will be enrolled, to house: i. 5 or fewer longer-term residents (excluding support staff); or ii. more than 5 longer-term residents from the same family; and c) if subparagraph (b)(ii) applies in relation to the dwelling and the dwelling is the home of an eligible participant who intends to provide SDA to themselves as an SDA provider—only the following persons reside at the dwelling: i. the eligible participant; ii. the eligible participant's spouse or de facto partner; iii. children of the eligible participant or the eligible participant's spouse or de facto partner; and d) the shared areas of the dwelling satisfy the minimum design requirements specified for an SDA design category other than basic; and e) at least one bedroom and one bathroom of the dwelling satisfy the minimum design requirements specified for an SDA design category other than basic.

Table 38: Definition of existing stock (Source: *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020*, Section 6)

Type	Definition
Existing Stock	A dwelling is existing stock if: a) the dwelling is not a new build; and b) the dwelling is enrolled, or will be enrolled, to house: i. 5 or fewer longer-term residents (excluding support staff); or ii. more than 5 longer-term residents from the same family; and c) if subparagraph (b)(ii) applies in relation to the dwelling and the dwelling is the home of an eligible participant who intends to provide SDA to themselves as an SDA provider—only the following persons reside at the dwelling: i. the eligible participant; ii. the eligible participant’s spouse or de facto partner; iii. children of the eligible participant or the eligible participant’s spouse or de facto partner; and d) the shared areas of the dwelling satisfy the minimum design requirements specified for an SDA design category; and e) at least one bedroom and one bathroom of the dwelling satisfy the minimum design requirements specified for an SDA design category; and f) if the dwelling is not the home of an eligible participant who intends to provide SDA to themselves as an SDA provider—the dwelling has accommodated, at any time between 1 July 2013 and 1 December 2016: i. a resident that has an extreme functional impairment or very high support needs; and ii. a resident that has received disability related support accommodation payment (or equivalent) from the Commonwealth Government or the government of a State or Territory; and g) if the dwelling is an aged care, healthcare or other facility—the dwelling is specifically intended for use as specialist disability accommodation.

Table 39: Definition of legacy stock (Source: *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020, Section 7*)

Type	Definition
Legacy Stock	A dwelling is legacy stock if: a) the dwelling is not a new build; and b) the dwelling is enrolled, or will be enrolled, to house more than 5 longer-term residents (excluding support staff); and c) the shared areas of the dwelling satisfy, or substantially satisfy, the minimum design requirements specified for an SDA design category; and d) at least one bedroom and one bathroom of the dwelling satisfy, or substantially satisfy, the minimum design requirements specified for an SDA design category; and e) if the dwelling is an aged care, healthcare or other facility—the dwelling is specifically intended for use as specialist disability accommodation; and f) the dwelling has accommodated a resident that: i. has an extreme functional impairment or very high support needs; and ii. has received disability related support accommodation payment (or equivalent) from the Commonwealth Government or the government of a State or Territory; and g) the resident was accommodated at the dwelling: i. at any time between 1 July 2013 and 1 December 2016; or ii. if the construction of the dwelling commenced after 1 July 2013 and was completed on or before 31 December 2018 – at any time after the construction of the dwelling was completed.

SDA building types

Table 40: SDA minimum design requirements (Source: *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020, Schedule 1 – SDA building types*)

Building Type	Features
Apartments	The features of an apartment are: (a) it is self-contained occupying only part of a larger residential building; and (b) it is typically built above or below another dwelling. A self-contained dwelling that is separated from other dwellings by walls alone is not an apartment but is likely to be a villa, duplex or townhouse.
Villas, Duplexes and Townhouses	The features of a villa, duplex or townhouse are as follows: (a) it has 3 or less residents; (b) it is a semi-attached property within a single land title or strata titled area; (c) it is separated from other villas, duplexes or townhouses by a fire-resistant wall (not required for existing stock); (d) it has a separate and reasonably accessible entry; (e) the residents are not able to internally travel between dwellings (restricted internal access between dwellings may exist for support staff only); (f) it may be an ancillary dwelling that is located on the same parcel of land as another dwelling (e.g. a fully self-contained granny flat).
Houses	The features of a house are as follows: (a) it is a low-rise dwelling with gardens or a courtyard; (b) it is located on a clearly separate land area (separated by, for example, a fence, hedge or other form of delineation); (c) it has no shared wall, roof, entry area, driveway, carpark or outdoor area with any other dwelling other than an ancillary villa, townhouse or duplex that has no more than one resident; (d) the parcel of land on which the house is located is proportional to the number of residents and is consistent with similar properties in the neighbourhood in which the house is located; (e) the parcel of land on which the house is located has no more than 2 ancillary villas, duplexes or townhouses.
Group Homes	A group home is distinguished from other houses by having 4 or 5 long-term residents.

SDA design categories

Table 41: SDA minimum design requirements (Source: *National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020, Schedule 2 – SDA design categories*)

Design Category	Definition
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.
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.
Fully Accessible	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.
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.
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.