8 July 2025

The NDIA has created a new dedicated webpage for Specialist Disability Accommodation (SDA) investors.

The new webpage provides SDA investors with more detailed information about SDA investment considerations and important alerts on misleading information in the SDA market, advertising and unfair contract terms.

The webpage also includes guidance on other government agencies that can provide information, advice or support to resolve issues that may arise when investing in SDA.

The information has been developed in collaboration with:

- NDIS Quality and Safeguards Commission
- Australian Securities and Investments Commission , and
- Australian Competition and Consumer Commission .

Investors should be wary of false or misleading claims regarding SDA investment.

The NDIA does not guarantee investment returns for SDA dwellings. We are not legally responsible for the construction, maintenance or tenancy of SDA – these are commercial arrangements between an investor and other parties, such as the SDA provider.

The webpage provides general information only. Prospective SDA investors should always conduct their own thorough due diligence and seek independent legal and financial advice when deciding whether to invest in SDA.

We are committed to protecting all NDIS participants' safety and wellbeing and safeguarding the integrity of the NDIS.

All suspicious and fraudulent practices in the SDA market should be reported to us.

To further support SDA investors, the NDIA will also be delivering online information sessions on integrity in the SDA market later this year.

These will be advertised via our website closer to the session dates.

For more information visit Investment in Specialist Disability Accommodation

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