




**SPECIALIST
DISABILITY
ACCOMMODATION
(SDA)** 
1 July 2019

Registered
NDIS
provider



Sunnyfield
disAbility Services

Specialist Disability Accommodation (SDA)

What is it?

- The goal of SDA funding is to increase the availability of housing options for people with disability.
- SDA refers to accommodation for people who require specialist housing solutions, including assistance with the delivery of supports that cater for their extreme functional impairment or very high support needs. SDA funding is designed to increase housing availability, and is only provided to a small proportion of NDIS participants with extreme functional impairment or very high support needs who meet specific eligibility criteria.

www.ndis.gov.au/providers/essentials-providers-working-ndia/specialist-disability-accommodation

What it isn't

- SDA relates to the building and not to the support services
- SDA funding is not for home modifications

Where a participant requires home modifications, their plan will include funding for a home modifications assessment. The NDIS will then allocate funding for alterations required as a result of a resident's disability, in the NDIS registration group "Home Modification Design and Construction" in a participant's plan.

www.ndis.gov.au/providers/essentials-providers-working-ndia/specialist-disability-accommodation

How can you access SDA?

- The NDIA assess participants against the SDA assessment criteria, and consideration is given to whether capacity building supports should be funded before SDA

Once a participant has been assessed as being eligible for SDA, the NDIA determine the appropriate SDA type (design category and building type) and location for the participant. SDA is then specified in a participant's plan by reference to its SDA type and location, which then determines the amount of SDA funding available.

www.legislation.gov.au/Details/F2017L00209

Who receives the money?

- SDA funding is paid to accommodation providers (the landlord or building owner)
- SDA funding is not paid to participants or service providers

The accommodation provider must be registered with the NDIS Quality & Safeguarding Commission; and have SDA compliant homes enrolled. The accommodation provider can claim SDA funding to the lesser amount of the price according to the participant's stated design category and building type; or the price allocated to the dwelling's design category and building type.

www.ndis.gov.au/providers/price-guides-and-information/sda-pricing-and-payments



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