

SDA Handbook

Specialist Disability Accommodation



SDA Handbook

(Specialist Disability Accommodation)

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People who are living with a disability have diverse lives. **No two people are the same**, which is why every individual requires tailored support and services.

Any support or service you offer in the disability sector aims to **promote the health, wellbeing, safety and independence of participants**.

1 What is Specialised Disability Accommodation (SDA)

SDA is centred on producing high quality, contemporary, accessible and well-designed housing for participants as part of their plan.

- SDA is specially designed or modified housing.
- It is for people living with a disability who have extreme functional impairment or very high support needs.
- SDA housing integrates accessibility features to assist a resident's independence in their daily life.
- It enables other required supports to be performed safely, and in the best way possible.
- It is not inclusive of other services or support received by the participant.
- The participant may live in SDA individually, but SDA usually involves a shared living arrangement.



2 SDA Eligibility

- High need for personal support each day (6+ hours)
- May require assistance with making decisions
- May put themselves or others at risk
- Need specialist design features or support

SDA is not only for people with a physical disability. Someone may be eligible if they don't have any physical disability or psychosocial disability. Typically, people are eligible due to the following:

- Extreme functional impairment
- Reduced psychosocial functioning in mobility and self-care and/or self-management
- High need for person-to-person care

3 SDA Market, Rules, and Pricing/Funding information

You can view the [2021 SDA Market Information Statement](#), which covers the following:

- SDA risks, challenges and opportunities for growth.
- Predictions of SDA supply and demand.
- NDIA initiatives and data collection aimed at improving the SDA system.
- A quarterly commitment to provide key information, analysis and insights into the SDA market to providers.
- SDA eligibility updates.

What are the SDA Rules?

SDA requirements and obligations are featured within the [2021 NDIS \(Specialist Disability Accommodation\) Rules](#). These rules outline requirements such as design categories, building types and other features influencing pricing when [enrolling a dwelling](#).

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What do I need to know about SDA Pricing and NDIS Funding?

Funding is allocated to SDA providers to cover maintenance costs, while the participant pays reasonable rent contributions and other day-to-day living costs (e.g. electricity bills).

- You can view a summary of all SDA-related prices here: [NDIS Pricing Arrangements for SDA](#) (formerly named the SDA Pricing Guide).
- The [SDA Price Calculator](#) helps providers to estimate the annual income of an SDA dwelling.
- The [SDA pricing and payments page](#) features any additional information you may require.

4 SDA Enrolment requirements

As a general rule, all providers need to be registered with the NDIS and enrol SDA dwellings with the NDIA.

When enrolling an SDA dwelling, you must supply the following information:

- If it's classified as an Existing, Legacy or New Build.
- Number of people the dwelling will have living there.
- Type of Building.
- Design Category.

There are four factors that will determine the pricing and level of funding available for a participant living in (or seeking to live in) an SDA dwelling:

1. The SDA price tables relating to building classifications (found in the [NDIS Pricing Arrangements for SDA](#)).
2. The dwelling's Design Category.
3. The Building Type of the SDA dwelling.
4. Whether or not the participant is sharing the dwelling.

Please note there will be a significant difference in the pricing and allocated funding for Existing and Legacy SDA when compared to New Build SDA.



New Build SDA:

- The dwelling was built after April 2016.
- For housing 5 participants or less.

Legacy SDA:

- Same as Existing, but the dwelling houses more than 5 people.

Existing SDA:

- The dwelling was built before April 2016.
- Previously used as housing for participants with significant functional impairment or support needs.
- Housed someone who was funded for SDA under the previous system.
- For housing 5 participants or less.

5 SDA Classifications and Dwelling Variations



APARTMENTS
MAX 2 RESIDENTS



VILLA/DUPLEX/TOWNHOUSE
MAX 3 RESIDENTS



HOUSE
2 - 3 RESIDENTS



GROUP HOME
4 - 5 RESIDENTS

6 SDA Design Standards and Categories

The purposes of the SDA Design Standard and SDA Operational Guideline are to:

- Outline the requirements for the design of SDA dwellings.
- Establish the extent to which providers can respond to participant needs and preferences through SDA design.
- Share understanding of the influences of SDA market growth and sustainability for anyone engaged in SDA processes.

The Standard has five design categories of SDA:

* 'LHA' translates to Livable Housing Australia - an organisation who informs and supports the NDIS.

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Basic	This dwelling design is without any specialist design features.. Basic design category only applies for Existing housing or Legacy SDA and will not be built in the future.
Improved Liveability	The dwellings in this category must be designed to LHA* Silver level and have improved livability features such as lines of sight for people with sensory, intellectual or cognitive impairments (where participants can perceive a clear pathway with no obstructions).
Fully Accessible	The dwellings in this category must be designed to LHA* Platinum level for participants with significant physical impairment, such as wheelchair users. This home will be tailor made to be used in sitting or standing position.
Robust	The dwellings in this category must be designed to LHA* Silver level for participants who have complex behaviours and who may be a risk to themselves or others. This also includes things like extra soundproofing and laminated glass.
High Physical Support	The dwellings in this category must be designed to LHA* Platinum level for participants with significant physical impairment and who also need a high level of personal support. Home modifications will include significantly specialised physical access and modifications (e.g. structural foundations for ceiling hoists).



7 What are the requirements I need to meet as an SDA provider?

- Anyone wishing to be an SDA provider must be registered with the NDIS.
- You will only be required to register as an SDA provider when enrolling a dwelling, and can start building SDA prior.
- Whether you're registered or not, every provider must follow the NDIS Code of Conduct in order to maintain safe and ethical support services. This code sets out expectations for the conduct of both NDIS providers and their workers.

The **NDIS Code of Conduct** ensures that anyone who delivers support and services to participants must:

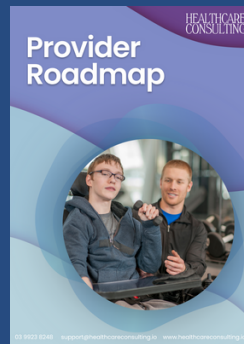
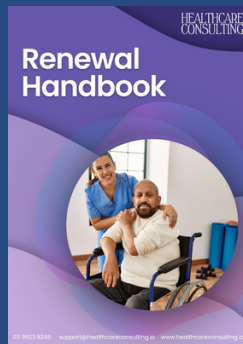
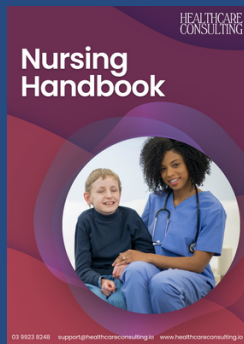
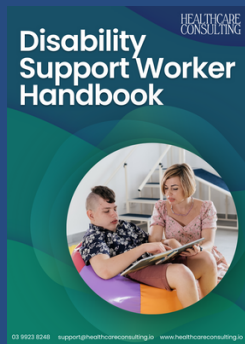
- Respect the rights of the participant.
- Deliver services correctly.
- Prevent violence, neglect, abuse, sexual misconduct and exploitation of participants.
- Respect participant privacy.
- Act on quality and safety.

As a registered SDA provider, you must also follow the **NDIS Practice Standards**. These are performance indicators that will be audited in order for you to maintain SDA registration.

The five outcomes that SDA providers and their services must follow as part of the Practice Standards are:

- Access to SDA dwellings aligns with a participant's legal and human rights and they are supported to practice informed choice and control.
- A participant's right to informed choice and control in other NDIS support deliveries is not limited by their choice of an SDA dwelling.
- The terms and conditions, as well as associated service and/or tenancy agreements applying to a participant's SDA dwelling are understood by the participant (and the participant is supported in this understanding where necessary).
- The requirements of a participant's SDA dwelling related to design type, category and other standards identified are met.
- Participants accessing an SDA dwelling are supported by effective tenancy management and can exercise choice and control.

See Our Other Handbooks



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