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SPECIALIST DISABILITY ACCOMMODATION Supply in Australia

March 2019



Executive Summary

Specialist Disability Accommodation Supply in Australia is a report on new supply and potential undersupply of Specialist Disability Accommodation (SDA) across Australia.

This report is based on a survey of SDA providers across Australia undertaken in late 2018. The survey collected data about new SDA projects under development in order to determine how many SDA places are in the pipeline (i.e. being planned or constructed). The data presented in the report came from 55 SDA providers who responded with details of their SDA development projects.

The survey indicates that there are 1,518 SDA places in development around Australia, with the most activity in NSW, Victoria and South Australia.

Number of SDA places reported in development or newly enrolled

ACT	32
NSW	635
NT	0
QLD	99
SA	336
TAS	14
VIC	386
WA	16
National	1,518

The **Specialist Disability Accommodation Supply in Australia** report was created to provide much-needed data on the nascent SDA market to encourage further investment and speed the creation of specialist housing for people with disability. The report indicates that a solid start has been made in the new SDA market, with more than 2,000 new SDA places either enrolled (registered with the NDIS) or in the development pipeline. This takes into account 718 places of newly built SDA enrolled with the NDIA as at 31 December 2018.

However, with around 12,000 new SDA places needing to be created to meet the anticipated demand from NDIS participants with SDA funding, increased market confidence to encourage further investment is essential.

The survey has revealed that:

- The current SDA development pipeline is dominated by High Physical Support designs, with very little Robust capacity being built
- The most common building types are apartments and group homes
- More than 80% of places are at pre-construction or construction stages of development
- Three-quarters of the reported supply would be delivered by early 2020

- The estimated undersupply of SDA is concentrated in the major cities, except for South Australia where Adelaide already has significant new supply in the pipeline

A range of provider types responded to the survey, with not-for-profit providers dominating activity, mainly community housing providers (the latter responsible for nearly 60% of the reported supply).

National overview of results

Fifty-five SDA providers submitted data to the survey and reported a total of 1,518 new SDA places, most of which are in the development and construction phase. The following map indicates the location of new SDA supply, as determined from responses to the survey.

Figure 1 – Location of new SDA places in development



Most new SDA development activity is occurring in New South Wales, followed by Victoria and South Australia. The following table sets out the number of SDA places in development or newly completed, reported by jurisdiction.

Table 1 – New SDA places by jurisdiction

	Number of SDA places
ACT	32
NSW	635
NT	0
QLD	99
SA	336
TAS	14
VIC	386
WA	16
National	1,518

Figure 2 – New SDA supply by jurisdiction

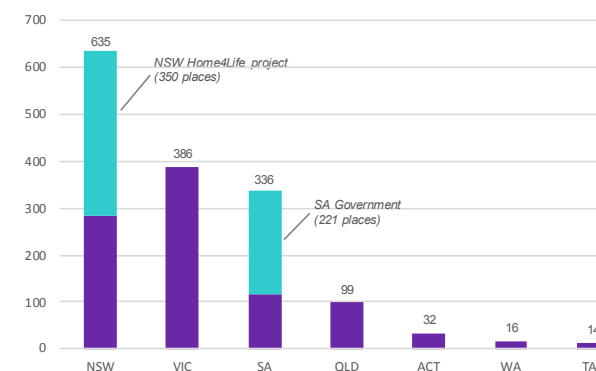


Figure 2 indicates a large number of SDA places in the pipeline in NSW. Note that in both NSW and SA the data reported reflects government initiatives to either transition existing SDA residents into improved SDA settings or create new SDA supply. These are one-off supply initiatives outside normal market processes (in the case of NSW this is a supply initiative to rehouse people currently living in large residential facilities).

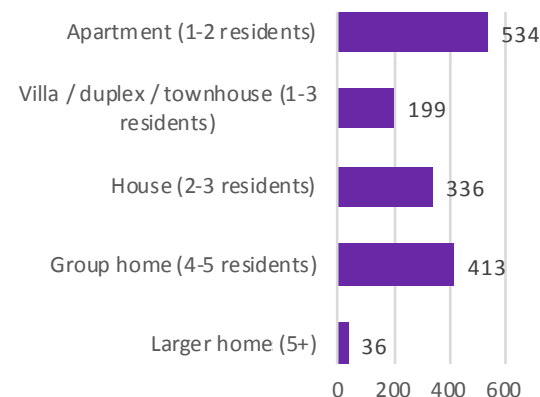
Type of new SDA reported

The NDIS provides funding for SDA on the basis of specified building types and categories (refer SDA price guide - [ndis.gov.au/providers/price-guides-and-information/sda-pricing-and-payments](https://www.ndis.gov.au/providers/price-guides-and-information/sda-pricing-and-payments)).

Building Type

Figure 3 illustrates SDA places reported from the survey by Building Type. Apartments are the most frequent building type reported from the survey (534 places reported). However, there are also significant numbers of other building types – villa/ duplexes of 1-3 residents (199 places), 1 to 3-bedroom houses (336 places) and group homes of 4-5 residents (413 places – noting that 350 of these are reported from one provider, associated with the NSW government-funded initiative to replace existing large residential facilities in that state).

Figure 3 – New SDA supply by Building Type



Design Category

Figure 4 illustrates SDA places reported from the survey by Design Category. The most significant design category reported in the survey results was High Physical Support (960 places) with smaller numbers of Improved Liveability (242 places) and Fully Accessible (254 places) SDA. Only 62 Robust SDA places were reported.

Figure 4 – New SDA supply by Design Category

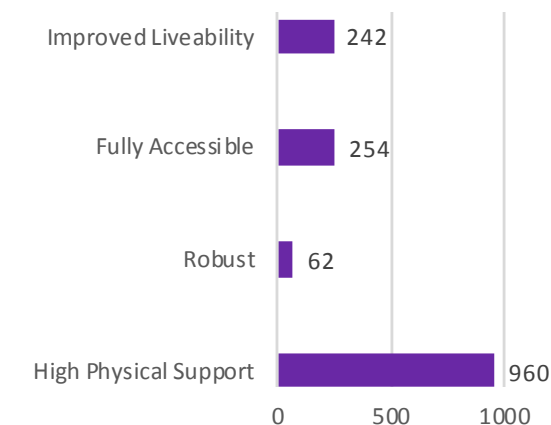


Table 2 illustrates the spread of SDA design categories across building types in the development pipeline, indicating that most apartment and group home places reported are in the High Physical Support design category but many houses are in the Improved Liveability category.

Table 2 – New SDA supply by Building Type and Design Category

	Improved Liveability	Fully Accessible	Robust	High Physical Support
Apartment	88	121		325
Villa/ duplex/ townhouse	25	53	20	101
House	129	52	30	125
Group home		28	12	409

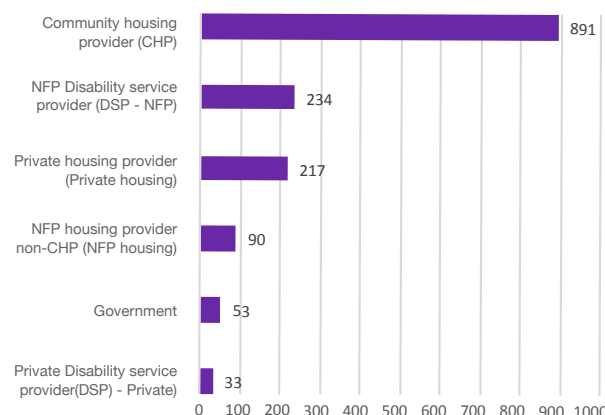
Profile of new SDA developers and providers

The following charts and tables provide some insight into the scale of SDA development activity by type of provider, and the type of SDA being developed by provider type.

This information highlights the range of organisations active in SDA development at this stage, including the key role being played by not-for-profit organisations (especially community housing providers), but also activity emerging from private SDA providers.

Figure 7 shows that community housing providers dominate new SDA development at this point, associated with a total of 891 SDA places in development. Figure 7 also indicates the diversity of providers developing new SDA. This includes a range of not-for-profit and private housing organisations and disability service provider organisations involved in new SDA development, as well as government agencies.

Figure 7 – SDA provider type by number of SDA places in development



Legend: Provider types

Community housing provider (CHP): Organisations registered with the National Regulatory System for Community Housing (NRSCH) as a Tier 1, 2 or 3 housing provider

NFP housing provider, non-CHP (NFP housing): Organisations with Deductible Gift Registration (DGR) status, that are not a provider of NDIS core or SIL services and not a registered CHP

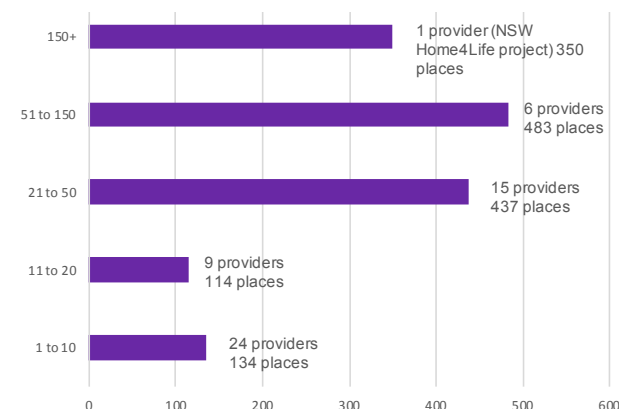
Private housing provider: Commercial entity that does not have DGR status, not a provider of NDIS core or SIL services

Disability service provider (DSP): Organisations that are a provider of NDIS core or SIL services or aged care service (including not-for-profit and for-profit providers, private landlords, family run projects and organisations providing Residential Aged Care services)

Government: Commonwealth, State or Territory or Local Government agencies that register as the SDA provider

Figure 8 indicates the providers by number of places being delivered, indicating more than half the providers who responded to the survey have 11 or more SDA places in development, with 6 providers with between 50 and 150 places in development.

Figure 8 – SDA providers by scale of SDA development activity



Profile of new SDA developers and providers (continued)

The following tables show the building types and design categories of SDA being developed by different types of SDA providers. There are a number of group homes and High Physical Support design category places reported by community housing providers. This result is influenced by a NSW government initiative to build 350 new SDA places, which is being delivered by a major community housing provider in that state. As noted earlier, this is a one-off initiative. Table 4 indicates the small number of Robust category places in development, mainly by not-for-profit providers.

Table 3 – Provider type by building type

	Apartment	Villa/duplex/ townhouse	House	Group home
Community housing provider (CHP)	258	98	174	361
NFP Disability service provider (DSP - NFP)	78	72	11	73
Private housing provider (Private housing)	93	27	87	10
NFP housing provider, non-CHP (NFP housing)	90			
Government			53	
Private Disability service provider (DSP - Private)	15	2	11	5

Table 4 – Provider type by design category

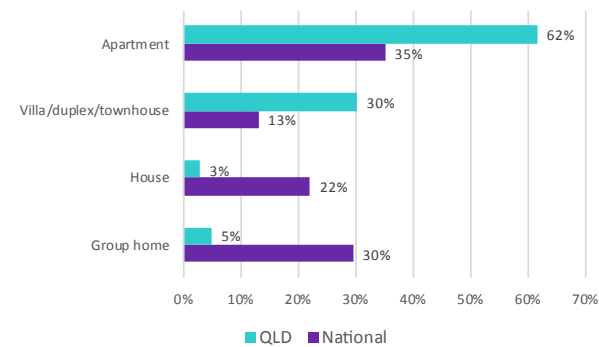
	Improved Liveability	Fully Accessible	Robust	High Physical Support
Community housing provider (CHP)	167	133	40	551
NFP Disability service provider (DSP - NFP)	19	105	20	90
Private housing provider (Private housing)		12		205
NFP housing provider, non-CHP (NFP housing)				90
Government	53			
Private Disability service provider (DSP - Private)	3	4	2	24

Map 3: Queensland – New SDA development

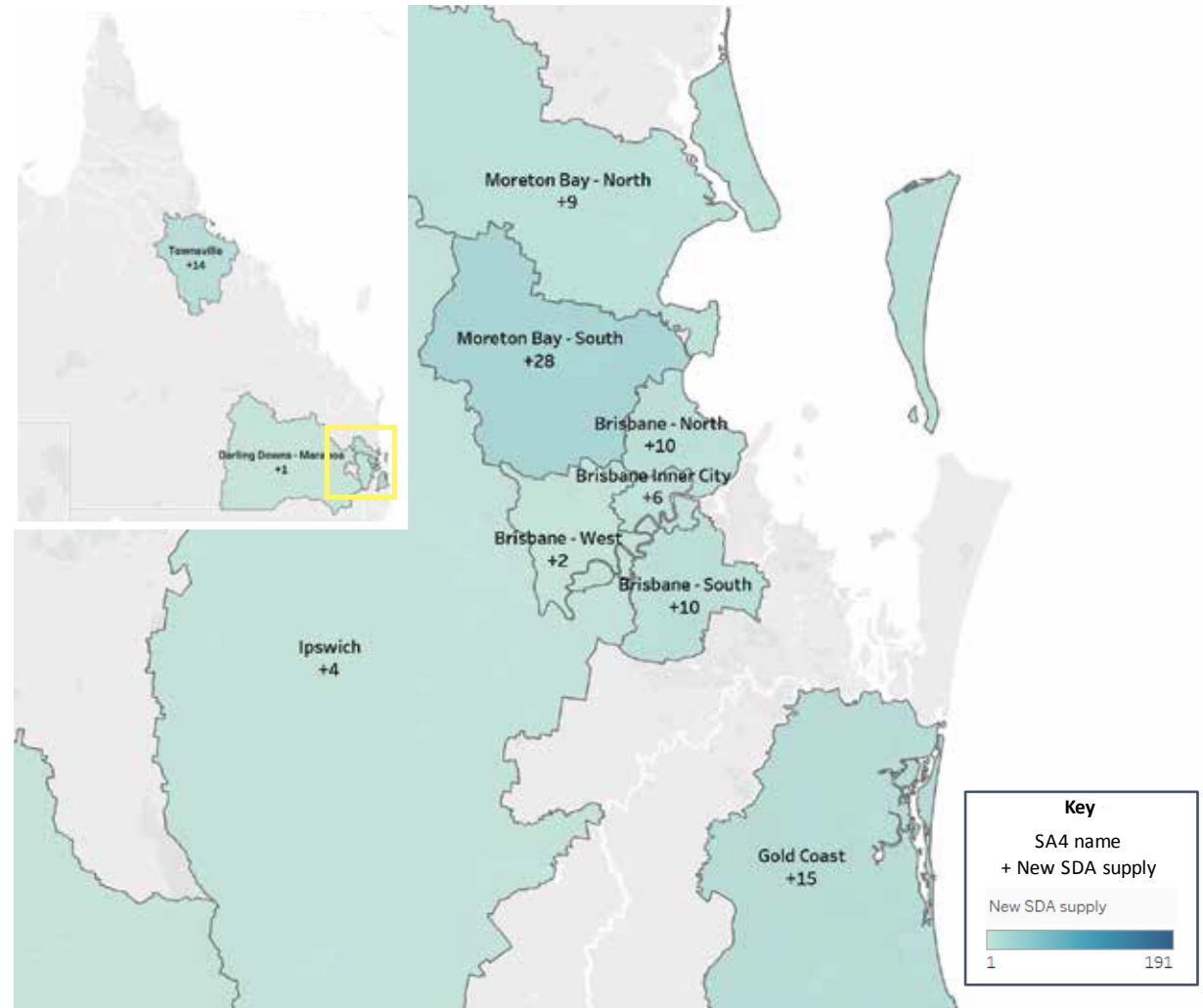
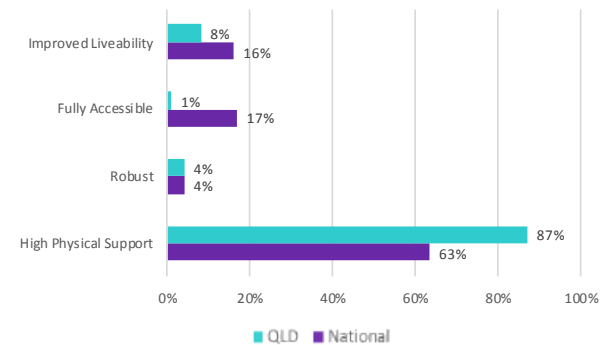
Queensland State overview

New SDA development is concentrated around Brisbane, with some development in the Gold Coast and Townsville.

QLD – SDA new supply by Building Type



QLD – SDA new supply by Design Category



Modelling SDA undersupply

In the 2018 report *Specialist Disability Accommodation Market Insights*, modelled supply of existing SDA (based on the number of people receiving disability accommodation services under the pre-NDIS system) and indication of areas of undersupply was mapped across Australia.

“Undersupply” was modelled in that report using a proxy indicator of SDA supply from pre-NDIS administrative data (refer to Technical Notes, p.41).

At a jurisdiction level, the *Market Insights* report found significant undersupply of SDA places in NSW, Victoria, Queensland and WA. This does not take into account any existing SDA stock which may need to be replaced. The results from this report (summarised in Table 5) indicate that an early start has been made to develop new SDA places, but there is a long way to go to make up the SDA supply shortfall.

Note: The data sources used in Table 5 and the following maps are not based on NDIS SDA data (due to the limitations on availability). Analysis of enrolled SDA ‘new build’ supply data available from the NDIA is provided on p.35.

Table 5 – SDA modelled undersupply after existing and new supply

	New SDA Supply*	Existing SDA residents (pre-NDIS)	National distribution of SDA places (per capita)	SDA shortfall (places)**
Australian Capital Territory	32	212	471	227
New South Wales	635	5,738	9,029	2,658
Northern Territory	0	165	286	121
Queensland	99	3,340	5,656	2,217
South Australia	336	1,720	1,998	-59
Tasmania	14	511	603	80
Victoria	386	4,262	7,210	2,559
Western Australia	16	1,580	2,871	1,341
National	1,518	17,528	28,124	9,144

*Reported from survey

**Takes into account reported new supply

Where is the SDA undersupply?

Introduction to maps

The following maps combine the location of the new SDA supply (drawn from survey results) with the analysis of SDA undersupply published in 2018. The tables following indicate the modelled shortfall based on the Market Insights report, less the new supply from the survey.

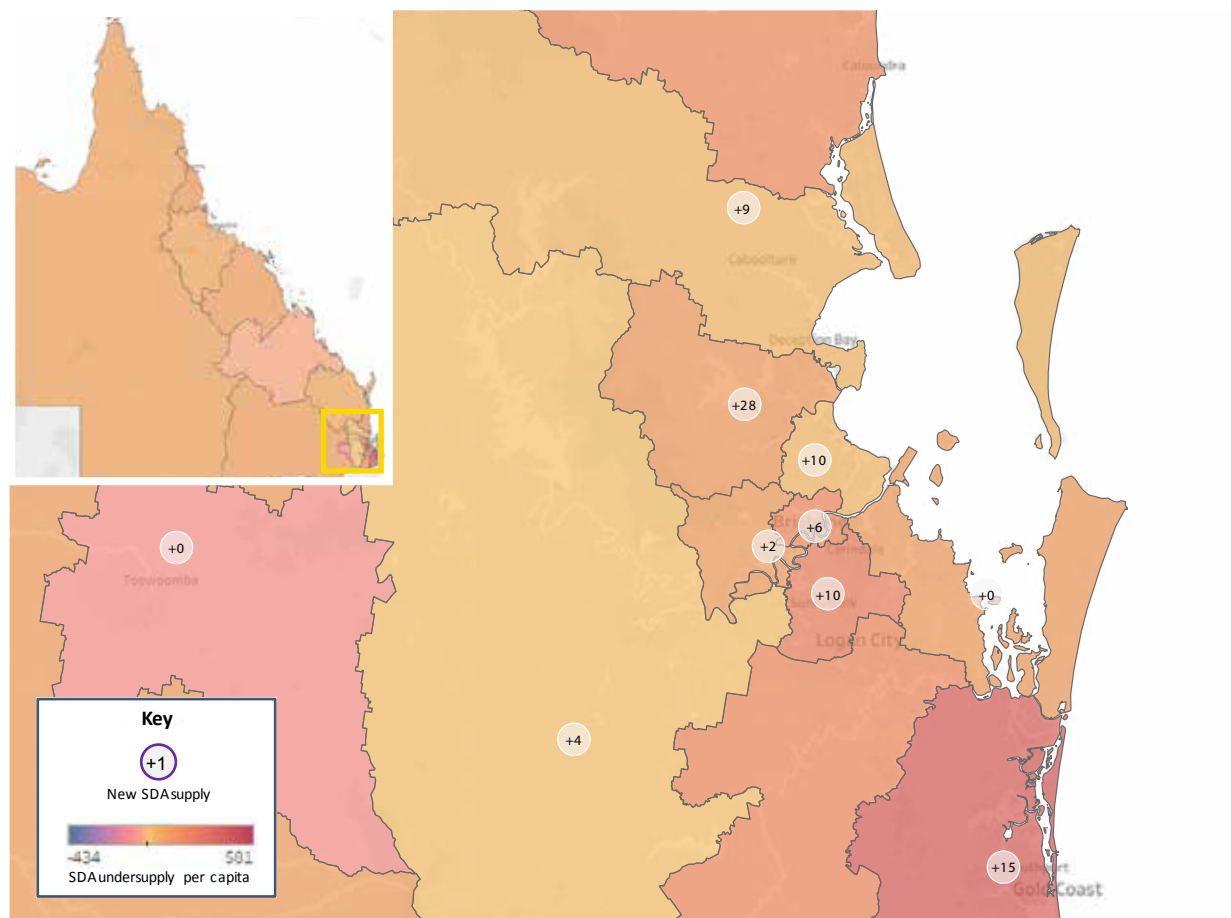
Map 10: Queensland – SDA undersupply

Highest areas of SDA undersupply

SA4	New SDA supply (places)*	SDA shortfall (places)**
Gold Coast	15	399
Brisbane - South	10	233
Brisbane Inner City	6	192
Sunshine Coast	0	191
Logan - Beaudesert	0	188
QLD	99	2,217

*Reported from survey

**Takes into account reported new supply



Appendix A: New SDA supply as reported in survey

	Improved Liveability	Fully Accessible	Robust	High Physical Support	Total
NSW	57	90	7	481	635
VIC	20	76	24	266	386
SA	155	75	25	81	336
QLD	8	1	4	86	99
ACT				32	32
WA	2			14	16
TAS		12	2		14
Total	242	254	62	960	1,518

	Apartment	Villa/ Duplex/ Townhouse	House	Group home	Total
NSW	233	10	16	376	635
VIC	151	87	92	56	386
SA	53	60	223		336
QLD	61	30	3	5	99
ACT	20	12			32
WA	16				16
TAS			2	12	14
Total	534	199	336	449	1,518

	A	B	C	D	E	Total
NSW	12	48	86	411	78	635
VIC	16	33	167	66	104	386
SA	4	146	135	6	45	336
QLD	17		20	20	42	99
ACT			10	22		32
WA					16	16
TAS	4			8	2	14
Total	53	227	418	533	287	1,518

Legend: Development status

- A. Completed after 1 April 2017 and enrolment confirmed with NDIA
- B. Construction completed, pending enrolment
- C. Under construction
- D. Development & building approval completed & contractually committed to build
- E. Land secured, waiting for development approval, building approval and/or finance approval

Appendix C: SDA supply and demand – Queensland

State	SA4	New SDA supply*	Existing SDA residents (pre-NDIS)	National distribution of places (per capita)	Difference/shortfall between existing and per capita distribution	Modelled SDA shortfall**
Queensland		99	3,340	5,656	2,316	2,217
	Brisbane - East	0	152	270	118	118
	Brisbane - North	10	211	250	39	29
	Brisbane - South	10	173	416	243	233
	Brisbane - West	2	106	218	112	110
	Brisbane Inner City	6	111	309	198	192
	Cairns	0	172	289	117	117
	Central Queensland	0	155	264	109	109
	Darling Downs - Maranoa	1	44	150	106	105
	Gold Coast	15	276	690	414	399
	Ipswich	4	380	389	10	6
	Logan - Beaudesert	0	194	383	188	188
	Mackay - Isaac - Whitsunday	0	89	203	114	114
	Moreton Bay - North	9	243	283	40	31
	Moreton Bay - South	28	80	235	155	127
	Queensland - Outback	0	9	96	88	88
	Sunshine Coast	0	226	417	191	191
	Toowoomba	0	255	179	-77	-77
	Townsville	14	194	274	80	66
	Wide Bay	0	270	341	71	71

*Reported from survey

**Takes into account reported new supply

Take the Next Step

Book a 15 min video consult with Kevin Nolan
NDIS Registered Provider No: 4050053647



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