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National Disability  
Insurance Agency

# **National Disability Insurance Scheme**

## **Price Guide (2019-20)**

### **Specialist Disability Accommodation (SDA)**

**Valid from: 1 July 2019**

**Version release date: 1 July 2019**

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## **Terms that we use**

NDIA	National Disability Insurance Agency
NDIS	National Disability Insurance Scheme
NDIS Q&SC	National Disability Insurance Scheme Quality and Safeguards Commission
OOA	On-site Overnight Assistance
SDA	Specialist Disability Accommodation

## **Further information**

Further information on pricing in the National Disability Insurance Scheme can be found at <http://www.ndis.gov.au/providers/pricing-and-payment>.

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## Introduction

1. This document sets out the payment rules that apply for Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme (NDIS) from 1 July 2019.
2. In brief, in order to receive NDIS SDA payments in respect of a participant living in a dwelling:
  - (i) the provider must be registered, that is they must be either:
    - (a) a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC) if they are in a State or Territory other than Western Australia; or
    - (b) a registered provider of supports with the National Disability Insurance Agency (NDIA) if they are in Western Australia; and
  - (ii) the provider must be approved for the SDA Registration Group by either the NDIS Q&SC or the NDIA (in Western Australia); and
  - (iii) the provider must have enrolled the dwelling with either the NDIS Q&SC or the NDIA (in Western Australia); and
  - (iv) the SDA payment must be equal to or less than the maximum price that the NDIS has determined that it will pay based on the age, location and features of the dwelling; and
  - (v) the NDIS must have determined that SDA is a reasonable and necessary support for the participant.

## What is Specialist Disability Accommodation (SDA)?

3. SDA is one of the supports that may be funded under the NDIS for some participants.
4. SDA funding is provided to participants who require a specialist dwelling that reduces their need for person-to-person supports, or improves the efficiency of the delivery of person-to-person supports. SDA funding is only provided for participants who meet the eligibility criteria. Participants who meet the eligibility criteria will have an extreme functional impairment and/or very high support needs.

## Legislative framework

5. The legislative framework for providing SDA to participants under the NDIS, including the criteria for when a participant will have SDA included in their NDIS plan, the dwellings that can be used for SDA and the payments that will be paid to providers of SDA are set out in:
  - (i) the *National Disability Insurance Scheme Act 2013* (the [NDIS Act](#)) and the NDIS Rules under the Act, including the *NDIS (Specialist Disability Accommodation) Rules 2016* ([SDA Rules](#)) and the *NDIS (Specialist Disability Accommodation Conditions) Rule 2018* ([SDA NDIS Q&SC Rule](#));
  - (ii) the *Terms of Business for Registered Providers* ([NDIS Terms of Business](#)), including the Specialist Disability Accommodation Addendum;
  - (iii) this NDIS Price Guide for SDA; and
  - (iv) the general [NDIS Price Guide](#) for each jurisdiction.
6. This Price Guide is referred to in the SDA Rules and contains further detail regarding the Design Categories and Building Types described in the SDA Rules and the SDA NDIS Q&SC Rule.
7. This Price Guide also sets out the price limits for particular SDA types and locations, including allowances for features.
8. Further information to assist Providers is available through the [NDIS provider toolkit](#).

## Registered Providers' Obligations

9. A registered provider of SDA:
  - (i) must have a written service agreement for SDA with the participant or, if agreement cannot be reached, work with the participant to establish an agreement; and
  - (ii) must ensure the written service agreement for SDA is compliant with the NDIS Terms of Business, which set out the matters that must be included in the agreement; and
  - (iii) must provide a copy of the written service agreement for SDA to the participant; and
  - (iv) must act in accordance with the terms of the service agreement for SDA; and
  - (v) must comply with all Commonwealth, State or Territory laws that apply to the provision of SDA and must have mechanisms in place to ensure ongoing compliance, including in relation to employees, contractors or other persons engaged by the provider; and
  - (vi) must ensure their dwellings are correctly enrolled and meet the requirements for the enrolment of the dwellings; and
  - (vii) must provide all required notifications and attestations, including keeping the Agency up to date including in relation to vacancies; and
  - (viii) must ensure dwellings do not exceed the maximum number of residents declared by the provider as the number for which the dwelling is enrolled; and
  - (ix) for New Builds, must comply with the density restrictions set out in the SDA Rules and the SDA NDIS Q&SC Rule, whichever is applicable.
10. A registered provider's approval can be revoked if the provider does not meet the obligations imposed on them by the SDA Rules, the SDA NDIS Q&SC Rule and the NDIS Terms of Business.

## Claiming Payment for SDA

11. SDA is only paid while a participant resides in the dwelling or, in very limited cases, for a period after a vacancy arises (outlined below).
12. Payment for SDA can only be claimed when a registered provider meets all of the criteria to be eligible for the payment as set out in the NDIS Act and the NDIS Rules made under the Act, including the SDA Rules and the SDA NDIS Q&SC Rule, the NDIS Terms of Business and related documents.
13. All SDA providers must be registered providers - that is, they must be either:
  - (i) a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC) if they are in a State or Territory other than Western Australia; or
  - (ii) a registered provider of supports with the NDIA if they are in Western Australia.
14. All SDA providers must be approved for the SDA Registration Group by either the NDIS Q&SC (or the NDIA if they are in Western Australia).
15. Claims for payment by a provider must be for a specific Design Category and Building Type that is identified by the provider when enrolling the dwelling. The provider must ensure that the dwelling meets all of the requirements of the Design Category and Building Type for the claim made.
16. The dwelling for which SDA is claimed must be enrolled with the NDIS Q&SC (or the NDIA if they are in Western Australia). The requirements that must be met for a dwelling to be enrolled are set out in the SDA Rules and the SDA NDIS Q&SC Rule. In summary the requirements are that the dwelling:
  - (i) is a permanent dwelling (for example, it is not a mobile home); and

- (ii) is intended to provide long-term accommodation for at least one participant (for example, is not used only for respite, emergency or temporary accommodation); and
  - (iii) is not already being funded as accommodation by the Commonwealth, a State or Territory under a scheme unrelated to disability; and
  - (iv) is not excluded from SDA because it has previously received home modifications funding from the NDIA of the type described in SDA Rule 6.9 and SDA NDIS Q&SC Rule 7(3); and
  - (v) is not excluded from being SDA because it is the parental home; and
  - (vi) meets the requirements of a New Build (including density restrictions), Existing Stock or Legacy Stock set out in the SDA Rules and the SDA NDIS Q&SC Rule, and this Price Guide, including:
    - (a) for New Builds - all its shared areas and the majority of its bedrooms and similar sized private rooms comply with the Minimum Requirements in this Price Guide for the Design Category of the dwelling; or
    - (b) for Existing Stock - all its shared areas and the majority of its bedrooms and similar sized private rooms substantially comply with the Minimum Requirements in this Price Guide for the Design Category of the dwelling.
17. The registered provider must have the certifications required by the SDA Rules and the SDA NDIS Q&SC Rule that the dwelling:
- (i) complies with the SDA Rules and the SDA NDIS Q&SC Rule, and this Price Guide; and
  - (ii) meets all applicable building codes and laws.

### **Claiming Payment for SDA Vacancy**

18. There are very limited circumstances in which SDA payments may continue for a period of time after a participant no longer physically resides at an enrolled SDA dwelling.
19. A payment for SDA may be made from a participant's plan even though the participant no longer physically resides at an enrolled SDA dwelling when:
- (i) the SDA dwelling for the participant is enrolled to house two to five residents; and
  - (ii) the participant either:
    - (a) dies; or
    - (b) gives notice that he or she will vacate the dwelling; or
    - (c) is given a notice to vacate because of behaviour that might represent a risk to other residents, to staff or to the participant; or
    - (d) vacates the dwelling without giving notice or having been given a notice to vacate; and
  - (iii) the vacancy is available for a participant and the Agency has been notified.
20. In these circumstances, the participant will be taken to reside in the dwelling until the vacancy is filled; or the earlier of the following:
- (i) for a dwelling that is enrolled to house four or five residents - 90 days after the day of the event mentioned in paragraph 19(ii) above; or
  - (ii) for a dwelling that is enrolled to house two or three residents - 60 days after the day of the event mentioned in paragraph 19(ii) above.

### **Steps to Calculate the SDA Price for a Dwelling**

21. The SDA price limit is expressed as an annual amount.

22. The calculation of the SDA price limit can be divided into a number of steps, as follows:

*Step 1: Determine whether the dwelling is a New Build, Existing Stock or Legacy Stock*

*Step 2: Determine the Base Price:*

- *Step 2A - Identify the Building Type*
- *Step 2B - Identify the Design Category*
- *Step 2C - Identify if there is a room for On-Site Overnight Assistance (OOA)*
- *Step 2D - Determine the Base Price*

*Step 3: Identify if there is an additional breakout room (Robust design dwellings only)*

*Step 4: Identify the Location Factor*

*Step 5: Identify the Fire Sprinkler allowance (if applicable)*

*Step 6: Apply the formula in paragraph 60*

## **Step 1: Determine whether the dwelling is a New Build, Existing Stock or Legacy Stock**

23. Different SDA price limits are paid depending on whether the dwelling used to provide SDA is classified as a New Build, Existing Stock or Legacy Stock.
24. If a dwelling does not meet the requirements to be either a New Build, Existing Stock or Legacy Stock, the dwelling cannot be enrolled or receive SDA payments.
25. Providers must ensure that a dwelling is correctly enrolled. All dwellings that are enrolled must meet the requirements of the SDA type for which the dwelling is enrolled and for which SDA payment is claimed.
26. The definitions for New Build, Existing Stock and Legacy Stock are set out in the SDA Rules and the SDA NDIS Q&SC Rule. Definitions are summarised in **Table 1** below.

***Table 1: Definitions of New Build, Existing Stock and Legacy Stock***



Type of SDA	Definition
<b>New Build</b>	<p>A dwelling is a New Build if it meets all of the following five conditions:</p> <ol style="list-style-type: none"> <li>1) either: <ol style="list-style-type: none"> <li>a) it was issued its first certificate of occupancy (or equivalent) on or after 1 April 2016; or</li> <li>b) it has been renovated or refurbished and issued with a certificate of occupancy (or equivalent) after 1 April 2016, and: <ol style="list-style-type: none"> <li>i) because of the renovation or refurbishment the dwelling meets the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below; and</li> <li>ii) the cost of the refurbishment is equal to or greater than the amount set out in Appendix F - Minimum Refurbishment Costs for New Builds (\$2019/20); and</li> </ol> </li> </ol> </li> <li>2) either: <ol style="list-style-type: none"> <li>a) it is enrolled to house five or fewer long-term residents (excluding support staff); or</li> <li>b) it is the home of a participant who intends to provide SDA to themselves (as a registered provider) and to reside there with the participant's spouse or de facto partner and children; and</li> </ol> </li> <li>3) all its shared areas, and the majority of its bedrooms and similar sized private rooms comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below;</li> <li>4) it does not breach the density restrictions for New Builds in SDA Rules 6.14 to 6.17. The density restrictions apply when there are multiple dwellings on a single parcel of land; and</li> <li>5) fewer than 20 years have elapsed from the date the certificate of occupancy (or equivalent) in paragraph 1 of the Definition of New Build above was issued.</li> </ol>
<b>Existing Stock</b>	<p>A dwelling is Existing Stock if it meets all of the following six conditions:</p> <ol style="list-style-type: none"> <li>1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and</li> <li>2) it is enrolled to house five or fewer long-term residents (excluding support staff); and</li> <li>3) it has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and</li> <li>4) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and</li> <li>5) it housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and</li> <li>6) all its shared areas and the majority of its bedrooms and similar sized private rooms comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below.</li> </ol> <p>A dwelling is also Existing Stock if it meets all of the following three conditions:</p> <ol style="list-style-type: none"> <li>1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and</li> <li>2) either: <ol style="list-style-type: none"> <li>a) it is enrolled to house five or fewer long-term residents (excluding support staff); or</li> <li>b) it is the home of a participant who intends to provide SDA to themselves (as a registered provider) and to reside there with the participant's spouse or de facto partner and children; and</li> </ol> </li> <li>3) all its shared areas, and the majority of its bedrooms and similar sized private rooms comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below.</li> </ol> <p>A dwelling is also Existing Stock if it would be a New Build except for the application of paragraph 5) of the Definition of New Builds above that is, if 20 years or more have elapsed from the date the certificate of occupancy (or equivalent) was issued.</p>

Type of SDA	Definition
<b>Legacy Stock</b>	<p>A dwelling is Legacy Stock if it meets all of the following six conditions:</p> <ol style="list-style-type: none"> <li>1) it does not have a certificate of occupancy for a New Build (described in paragraph 1 of the definition of New Builds above); and</li> <li>2) it is enrolled to house more than five long-term residents (excluding support staff); and</li> <li>3) it has been, at some time between 1 July 2013 and 1 December 2016, primarily used as accommodation for people with disability who have an extreme functional impairment or very high support needs; and</li> <li>4) it housed at least one resident who received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth Government at some time between 1 July 2013 and 1 December 2016; and</li> <li>5) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and</li> <li>6) all its shared areas, and the majority of its bedrooms and similar sized private rooms comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below.</li> </ol>

## Step 2A: Identify the Building Type

27. Dwellings are enrolled according to the Building Type specified by the registered provider. The SDA price limit that applies for the dwelling depends on the Building Type under which the dwelling is enrolled.
28. Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Building Type for which the dwelling is enrolled and for which SDA is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.
29. Registered providers are required to notify the relevant authority within 5 working days if there is a change in the dwelling's Building Type or if the Building Type is likely to change. Registered NDIS providers in all states and territories other than Western Australia are required to notify the NDIS Q&SC (SDA NDIS Q&SC Rule 12). Registered providers of supports in Western Australia are required to notify the NDIA (SDA Rules 7.21 and 7.23).
30. SDA Rules 4.5 and the SDA NDIS Q&SC Rule provide descriptions in relation to five Building Types. This Price Guide provides more detail in relation to some of those descriptions. SDA prices differ depending on the number of residents and number of bedrooms. An On-site Overnight Assistance (OOA) room is not a bedroom (see Step 2C).
31. The maximum number of residents includes both participants (who may or may not have SDA in their plans) and any other residents being accommodated at the dwelling.
32. The complete list of Building Types for which there are separate SDA prices is as follows:
  - (i) Apartment, 1 bedroom, 1 resident
  - (ii) Apartment, 2 bedrooms, 1 resident
  - (iii) Apartment, 2 bedrooms, 2 residents
  - (iv) Apartment, 3 bedrooms, 2 residents
  - (v) Villa/duplex/townhouse, 1 resident
  - (vi) Villa/duplex/townhouse, 2 residents
  - (vii) Villa/duplex/townhouse, 3 residents
  - (viii) House, 2 residents
  - (ix) House, 3 residents

- (x) Group Home, 4 residents
- (xi) Group Home, 5 residents
- (xii) Legacy Stock, 6+ residents.

### **Required elements of all Building Types**

33. Dwellings of all Building Types must, as a minimum, contain all of the following elements:
- (i) a kitchen,
  - (ii) bathroom,
  - (iii) living/dining area,
  - (iv) entrance/exit, and
  - (v) at least one bedroom.
34. Dwellings that do not contain each of these elements cannot be enrolled as a SDA or must be enrolled as part of a larger Building Type. Dwellings may contain more than one of each of the required elements.

### **Definition of Building Types**

35. **Table 2** sets out the definitions of each Building Type. The definitions provide further detail on the descriptions contained in the SDA Rules and the SDA NDIS Q&SC Rule.

**Table 2: Definitions of the Building Types**

Building Type	Definition	Typical Building Code of Australia classification
<b>Apartments</b>	<ul style="list-style-type: none"> <li>• Apartments are self-contained units occupying only part of a larger residential building.</li> <li>• Apartments are typically built above or below another dwelling. Self-contained dwellings that are separated from other dwellings by walls alone are not apartments but are likely to be a villa, duplex or townhouse.</li> </ul>	Class 2
<b>Villas, Duplexes and Townhouses</b>	<ul style="list-style-type: none"> <li>• Villas, duplexes and townhouses are dwellings for one, two or three residents.</li> <li>• Villas, duplexes and townhouses are generally separate but semi-attached properties within a single land title or strata titled area.</li> <li>• Dwellings will be separated by a fire-resisting wall (although fire resistance is not required for Existing Stock).</li> <li>• Each villa, duplex or townhouse must have a separate and reasonably accessible entry to/exit from the property, and participants must not be able to internally travel between dwellings. That is, participants must be required to exit one dwelling in order to enter another. Restricted internal access between dwellings may be provided for support staff only.</li> <li>• Villas, duplexes and townhouses may also be ancillary dwellings that are located on the same parcel of land as another dwelling (e.g. fully self-contained 'granny flats').</li> </ul>	Class 1(a)(ii), Class 3, or Class 1(a)(i)
<b>Houses</b>	<ul style="list-style-type: none"> <li>• Houses are detached low-rise dwellings with garden or courtyard areas.</li> <li>• To be a house (rather than a villa/duplex/townhouse) the dwelling must be located on a clearly separated land area (e.g. separated by a fence, hedge or other form of delineation that is in keeping with the character of the neighbourhood).</li> <li>• It must not share a wall, roof, entry area, driveway, car parking or outdoor area with any dwelling other than an ancillary Villa/Townhouse/Duplex with no more than one resident.</li> <li>• A house is not to have more than two ancillary Villa/Duplex/Townhouses, otherwise the primary dwelling is likely to be considered a Villa/Townhouse/Duplex.</li> <li>• Each house must have a land area that is proportional with the number of residents and keeps with similar properties in the neighbourhood.</li> </ul>	Class 1(a)(i), Class 1(b)(i), or Class 3
<b>Group Homes</b>	<ul style="list-style-type: none"> <li>• Group Homes are distinguished from other houses by the larger number of residents (four or five long term residents).</li> </ul>	Class 1(b)(i), or Class 3

## Step 2B: Identify the Design Category

36. Dwellings are also enrolled according to the Design Category specified by the registered provider when enrolling the dwelling. The SDA price limit that applies for the dwelling depends on the Design Category under which the dwelling is enrolled.
37. Providers must ensure that a dwelling is correctly enrolled and claims for payment are correctly made. If a dwelling does not meet the requirements of the Design Category for which the dwelling is enrolled and for which SDA payment is claimed, SDA payments cannot be paid for the dwelling and the enrolment will be cancelled.
38. Registered providers are required to notify the relevant authority within five working days if there is a change in the dwelling's Design Category or if the Design Category is likely to change. Registered NDIS providers in a State or Territory other than Western Australia are required to notify the NDIS Q&SC (SDA NDIS Q&SC Rule 12). Registered

providers of supports in Western Australia are required to notify the NDIA (SDA Rules 7.21 and 7.23).

39. The SDA prices are based on five broad categories of SDA design which are set out in the SDA Rules and the SDA NDIS Q&SC Rule. The five Design Categories are:
- (i) Basic,
  - (ii) Improved Liveability,
  - (iii) Fully Accessible,
  - (iv) Robust, and
  - (v) High Physical Support.

### **Minimum Requirements**

40. In addition to the detailed description of each Building Type, this Price Guide also sets out the Minimum Requirements for each Design Category other than Basic designs.
41. Some of the Minimum Requirements are based on the 'Silver' or 'Platinum' level housing designs set out in the [\*Liveable Housing Design Guidelines \(fourth edition\) Australia\*](#).
42. For New Builds, all shared areas and the majority of bedrooms and similar sized private rooms must comply with the Minimum Requirements set out in **Table 3** below.
43. For Existing Stock, there must be substantial compliance with the Minimum Requirements. Substantial compliance means compliance in all but a few non-critical respects.

***Table 3: Description of Minimum Design Category Requirements***

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SDA Design Category	Definition	Minimum Requirements
<b>Basic</b>	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.	<ul style="list-style-type: none"> <li>The Basic design category only applies for Existing Stock or Legacy Stock and cannot be included in a participant's plan except if the participant already lives in Basic design SDA (SDA Rules 4.4 and 4.11), or where a participant chooses to reside in Basic design SDA (SDA Rules 5.7 and 5.7B).</li> </ul>
<b>Improved Liveability</b>	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.	<ul style="list-style-type: none"> <li>Liveable Housing Australia 'Silver' level.</li> <li>The designed environment responds to the needs of participants through improved physical access and enhanced provision for participants with sensory, intellectual or cognitive impairment. For example, Improved Liveability dwellings should include one or more additional design features such as the below depending on the needs of the participants: luminance contrasts; improved wayfinding; and/or lines of sight.</li> </ul>
<b>Fully Accessible</b>	Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.	<ul style="list-style-type: none"> <li>Liveable Housing Australia 'Platinum' level.</li> <li>External doors and external outdoor private areas to be accessible by wheelchair.</li> <li>Bathroom vanity/hand basin to be accessible in seated or standing position.</li> <li>Power supply to doors and windows (blinds), for retrofit of automation as necessary.</li> <li>Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position.</li> </ul>
<b>Robust</b>	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.	<ul style="list-style-type: none"> <li>Liveable Housing Australia 'Silver' level.</li> <li>Resilient but inconspicuous materials that can withstand heavy use and minimises the risk of injury and neighbourhood disturbance including: <ul style="list-style-type: none"> <li>high impact wall lining, fittings and fixtures (e.g. blinds, door handles);</li> <li>secure windows, doors and external areas;</li> <li>appropriate sound proofing if residents are likely to cause significant noise disturbances (if required must retro-fit in new builds if not previously installed at building stage); and</li> <li>laminated glass.</li> </ul> </li> <li>Layout with areas of leaving or retreat for staff and other residents to avoid harm if required.</li> <li>Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours.</li> </ul>

SDA Design Category	Definition	Minimum Requirements
<b>High Physical Support</b>	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.	<ul style="list-style-type: none"> <li>• Liveable Housing Australia 'Platinum' level.</li> <li>• External doors and external outdoor private areas to be accessible by wheelchair.</li> <li>• Bathroom vanity/hand basin to be accessible in seated or standing position.</li> <li>• Power supply to doors and windows (blinds), for retrofit of automation as necessary.</li> <li>• Consideration must be given to whether it is appropriate for the kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven and laundry appliances) to be accessible in seated or standing position.</li> <li>• Structural provision for ceiling hoists.</li> <li>• Assistive technology ready.</li> <li>• Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents.</li> <li>• Emergency power solutions to cater for a minimum two hour outage where the welfare of participant(s) is at risk.</li> <li>• Doors with 950mm minimum clear opening width to all habitable rooms.</li> </ul>

## Step 2C: Identify if there is a room for On-Site Overnight Assistance

44. The On-site Overnight Assistance (OOA) amount is only paid when an additional space is used by support staff who provide support services overnight to participants living in the same dwelling that contains the OOA space or in a near-by dwelling.
45. The form of OOA varies between Building Type and the amount of the OOA assistance payment made in relation to this space, as a consequence, may depend on whether access to the OOA is shared between multiple dwellings.
46. **Table 4** describes the OOA and when OOA is payable.

**Table 4: Description of OOA by Building Type & when OOA is payable**

Building Type	Description of OOA	When OOA is payable
<b>Apartment</b>	<ul style="list-style-type: none"> <li>• The OOA space must be a separate apartment in the same apartment complex as the SDA apartment.</li> <li>• The OOA amount is not paid when the OOA space is an additional room in a SDA apartment.</li> </ul>	<ul style="list-style-type: none"> <li>• A maximum of 10 SDA apartments. The OOA amount for one separate OOA apartment is payable for a maximum of 10 SDA apartments.</li> <li>• No OOA amount is payable once the OOA amount has been added for 10 SDA apartments.</li> </ul>
<b>Other building types</b>	<ul style="list-style-type: none"> <li>• An additional room inside or adjoining the dwelling(s).</li> </ul>	<ul style="list-style-type: none"> <li>• While the OOA may be shared between multiple dwellings, it can only be claimed against one dwelling.</li> </ul>

## Step 2D: Determine the Base Price

47. The Base Price for each Building Type for dwellings with and without OOA, are set out in:
  - (i) Appendix B - Annual Base Price per participant for New Builds (\$2019/20);



- (ii) Appendix C - Annual Base Price per participant for Existing Stock (\$2019/20); and
  - (iii) Appendix D - Annual Base Price per participant for Legacy Stock (\$2019/20).
48. Note, pricing for Legacy Stock has three distinct periods:
- (i) During the immediate five year period after the property's location transitions into the Scheme, the Agency's pricing for Legacy Stock covers the costs of the property as identified under the legislative framework.
  - (ii) For properties with 11 or more residents, SDA Legacy Stock payments will cease after the end of the immediate five year period after the property's location transitions into the Scheme.
  - (iii) For properties with 6 to 10 residents, SDA Legacy Stock payments will cease after the end of the immediate ten year period after the property's location transitions into the Scheme.

### Step 3: Identify if there is an additional breakout room

49. Only dwellings that are in the Robust Design Category can have an additional breakout room.
50. A breakout room is a separate room designed to respond to the individual disability related needs of the participant. It is not a study or living/dining area but is intended to be dedicated and used to enhance learning, exploration or positively impact mood. These rooms would, therefore, be expected to make use of activities, equipment, sound and lighting in ways that are appropriate to the current resident(s).
51. Some dwellings may have both an OOA and a breakout room.
52. The additional price associated with a breakout room is set out in:
- (i) Appendix B - Annual Base Price per participant for New Builds (\$2019/20);
  - (ii) Appendix C - Annual Base Price per participant for Existing Stock (\$2019/20); and
  - (iii) Appendix D - Annual Base Price per participant for Legacy Stock (\$2019/20).
53. No additional price is associated with a breakout room for Legacy Stock.

### Step 4: Identify the Location Factor

54. The Location Factors applied in SDA pricing are based on Australian Bureau of Statistics (ABS) Statistical Area 4 regions. See: [ABS Statistical Area 4](#).
55. To derive a SDA price limit for a particular dwelling, the Base Price (before the fire sprinkler allowance) is multiplied by the Location Factor relevant to the property's location and Building Type.
56. Appendix E - Location Factors sets out the Location Factors.

### Step 5: Fire Sprinklers

57. A Fire Sprinkler Allowance is payable when fire sprinklers have been installed throughout the SDA dwelling and they comply with all relevant building codes and laws. For example, they comply with requirements in relation to installation, testing and maintenance.
58. To adjust the SDA price limit for fire sprinklers, the location-adjusted Base Price is multiplied by (1 + the Fire Sprinkler Allowance) for the Building Type.

## **Fire Sprinkler Allowance amount**

59. The Fire Sprinkler Allowance amount is:

- (i) for Apartments: 1.2%
- (ii) for other Building Types: 1.9%.

## **Step 6: Calculate the Annual SDA Price**

60. To calculate the annual SDA price limit for a dwelling, the annual Base Price per participant (Base Price) is added to the additional cost of a break out room (if applicable) and then multiplied by the relevant Location Factor and, where applicable, a Fire Sprinkler Allowance Factor. This calculation is shown in the formula below:

$\begin{aligned} \text{SDA price limit} &= (\text{Base Price} + \text{Breakout Room Price (if applicable)}) \\ &\quad \times \text{Location Factor} \\ &\quad \times (1 + \text{Fire Sprinkler Allowance}) \text{ (if applicable)} \end{aligned}$
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## Appendix A - Key Assumptions for SDA Benchmark Pricing

Note: All price assumptions are in 2016-17 dollars - SDA prices are indexed annually by Consumer Price Index (CPI).

### General

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Investment horizon	20 years	Consultation with investors and financiers

### Rental contributions from participant

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Annual rental contribution/ participant	\$8,554	25 per cent Disability Support Pension + Commonwealth Rent Assistance (lower without CRA). Defined by framework.
Growth in rental contribution	CPI	Assumption.
Vacancy rates - group homes	3%-10%	Historic data indicates 3-7 per cent. Assume higher in group homes when choice available.
Vacancy rates - smaller forms	3-7%	Public housing vacancy rates around 3 per cent. Assume slightly higher when the dwelling is not a single occupancy.

### General market information

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Median land values	Varies by area Base \$552/ sqm	State land agencies, aggregated to ABS statistical division. Base = median price combined capital cities.
Long term land appreciation	5% p.a.	Literature and State data indicates long term averages from 5-10 per cent or more. Assume low end due to high current property values.
Increase in building costs	CPI	ABS housing cost index similar to CPI over long term.
Gross market yield for existing stock	5.5% - 6.5%	Proportion of total property value. Based on RBA estimate of standard yield (4.2 per cent) plus 1-1.5 per cent additional cost for SDA based on review of State data. +1 per cent for apartments.

## Cost of ownership

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Maintenance and outgoings	\$15,000-\$34,000	Depends on property type. Based on review of State data. Significantly higher than general (non-SDA) industry benchmarks.
Property management	0.4%	Proportion of total property value. From RBA analysis. Equivalent to industry benchmarks of 8-10 per cent of rental value.
Vacancy management	\$4,000	Per vacancy. Equivalent to one FTE plus overheads for one month.

## Property costs

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Build costs	\$0.4m - \$1.6m	Varies by build type and design category. Advice from quantity surveyors with architectural design advice.
Additional breakout or staff rooms	\$30,000-\$40,000	As above.
Major refurbishments	20-25 years	Consultation advice.
Major refurbishments costs	\$40,000-\$80,000	Consultation advice.
Asset life of building	60 years	Consultation advice. Assumes property is well maintained and regularly refurbished.
Loss on building costs when sold	20% - 40%	Assumption. Loss of building value on sale because building is designed as SDA. Higher end represents loss on group homes. Homes with higher specifications than platinum are treated in accordance with platinum homes.
Fees on sale of property	7.3%	Transaction fees, stamp duty, etc. Industry average estimated by RBA.

## Financing

DESCRIPTION	RANGE	SOURCE OR RATIONALE
Debt rate	5.2%	Ten year Commonwealth Bond rate plus 2.5 per cent debt margin.
Pre-tax equity return	11.6%	CAPM, based on comparison with aged care and other health care investments.
Level of debt	60%	Comparison with financing assumptions applied in the aged care sector and other regulated industries.

## Appendix B - Annual Base Price per participant for New Builds (\$2019/20)

Building Type / Design Category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA	Innovation Funded as trials and/or new design categories added over time
Apartment, 1 bedroom, 1 resident	NA	\$35,605	\$41,541	\$50,467	\$58,878	NA	NA	NA	\$76,255	\$88,965	NA
Apartment, 2 bedrooms, 1 resident	NA	\$42,391	\$49,456	\$61,274	\$71,486	NA	NA	NA	\$94,881	\$110,694	NA
Apartment, 2 bedrooms, 2 residents	NA	\$16,562	\$19,322	\$26,003	\$30,336	NA	NA	NA	\$42,806	\$49,940	NA
Apartment, 3 bedrooms, 2 residents	NA	\$22,128	\$25,816	\$34,656	\$40,431	NA	NA	NA	\$58,019	\$67,689	NA
Villa/Duplex/Townhouse, 1 resident	NA	\$25,078	\$27,736	\$34,276	\$37,625	\$40,898	\$45,061	NA	\$52,338	\$56,744	NA
Villa/Duplex/Townhouse, 2 residents	NA	\$15,696	\$16,944	\$21,200	\$22,827	\$25,629	\$27,637	+ \$1,689	\$33,565	\$35,684	NA
Villa/Duplex/Townhouse, 3 residents	NA	\$12,820	\$13,669	\$17,882	\$18,970	\$22,060	\$23,397	+ \$1,125	\$29,437	\$30,848	NA
House, 2 residents	NA	\$22,922	\$24,171	\$28,448	\$30,074	\$33,437	\$35,445	+ \$1,689	\$41,424	\$43,544	NA
House, 3 residents	NA	\$18,016	\$18,967	\$23,655	\$24,874	\$28,094	\$29,572	+ \$1,244	\$38,868	\$40,577	NA
Group home, 4 residents	NA	\$15,876	\$16,591	\$21,001	\$21,930	\$25,189	\$26,309	+ \$942	\$34,922	\$36,207	NA
Group home, 5 residents	NA	\$13,416	\$14,002	\$18,364	\$19,101	\$22,105	\$22,990	+ \$745	\$31,145	\$32,158	NA

### On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

### Additional breakout room (Robust design only)

The “+1 Room” column sets out the extra amount added to the SDA price for an additional breakout room

### Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Additional breakout room (Robust design only)**

The “+1 Room” column sets out the extra amount added to the SDA price for an additional breakout room

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

## Appendix C - Annual Base Price per participant for Existing Stock (\$2019/20)

Building Type / Design Category	Basic	Impr oved Livea bility No OOA	Impr oved Livea bility With OOA	Fully Acces sible No OOA	Fully Acces sible With OOA	Robu st No OOA	Robu st With OOA	Robu st +1 Room	High Phys ical Supp ort No OOA	High Phys ical Supp ort With OOA	Innov ation Fund ed as trials and / or new desig n categ ories added over time
Apartment, 1 bedroom, 1 resident	\$19,853	\$20,293	\$23,676	\$34,450	\$40,193	NA	NA	NA	\$53,637	\$62,577	NA
Apartment, 2 bedrooms, 1 resident	\$26,219	\$26,758	\$31,218	\$44,749	\$52,207	NA	NA	NA	\$69,751	\$81,376	NA
Apartment, 2 bedrooms, 2 residents	\$8,447	\$8,718	\$10,171	\$17,713	\$20,665	NA	NA	NA	\$30,215	\$35,250	NA
Apartment, 3 bedrooms, 2 residents	\$13,143	\$13,491	\$15,741	\$25,426	\$29,664	NA	NA	NA	\$42,808	\$49,942	NA
Villa/Duplex/Townhouse, 1 resident	\$10,037	\$10,302	\$12,304	\$17,231	\$19,339	\$21,400	\$24,022	NA	\$28,602	\$31,377	NA
Villa/Duplex/Townhouse, 2 residents	\$5,308	\$5,484	\$6,457	\$9,772	\$10,796	\$12,559	\$13,822	+ \$1,064	\$17,555	\$18,889	NA
Villa/Duplex/Townhouse, 3 residents	\$4,296	\$4,450	\$5,100	\$8,328	\$9,013	\$10,957	\$11,798	+ \$708	\$15,601	\$16,490	NA
House, 2 residents	\$6,113	\$6,241	\$7,215	\$10,544	\$11,569	\$13,687	\$14,950	+ \$1,064	\$18,714	\$20,048	NA
House, 3 residents	\$4,691	\$5,597	\$6,325	\$9,916	\$10,683	\$12,710	\$13,641	+ \$783	\$19,493	\$20,569	NA
Group home, 4 residents	\$5,788	\$5,973	\$6,528	\$9,963	\$10,548	\$12,600	\$13,305	+ \$594	\$18,727	\$19,537	NA
Group home, 5 residents	\$4,649	\$4,798	\$5,237	\$8,524	\$8,987	\$10,880	\$11,438	+ \$469	\$16,570	\$17,208	NA

### On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

### Additional breakout room (Robust design only)

The “+1 Room” column sets out the extra amount added to the SDA price for an additional breakout room

### Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Additional breakout room (Robust design only)**

The “+1 Room” column sets out the extra amount added to the SDA price for an additional breakout room

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types



## **Appendix D - Annual Base Price per participant for Legacy Stock (\$2019/20)**

### **On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

### **Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

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 Support No OOA	High Support With OOA
6	\$3,556	\$3,693	\$4,099	\$7,122	\$7,549	\$9,290	\$9,803	\$14,525	\$15,113
7	\$2,674	\$2,804	\$3,181	\$5,993	\$6,390	\$8,010	\$8,486	\$12,880	\$13,426
8	\$1,958	\$2,078	\$2,432	\$5,072	\$5,444	\$6,965	\$7,413	\$11,537	\$12,050
9	\$1,367	\$1,481	\$1,814	\$4,313	\$4,667	\$6,104	\$6,529	\$10,431	\$10,915
10	\$874	\$984	\$1,303	\$3,683	\$4,019	\$5,389	\$5,793	\$9,512	\$9,974
11	\$463	\$566	\$872	\$3,154	\$3,477	\$4,789	\$5,176	\$8,741	\$9,184
12	\$114	\$215	\$510	\$2,708	\$3,019	\$4,284	\$4,657	\$8,090	\$8,517
13	NA	NA	\$202	\$2,328	\$2,628	\$3,853	\$4,215	\$7,537	\$7,949
14	NA	NA	NA	\$2,005	\$2,295	\$3,485	\$3,836	\$7,064	\$7,465
15	NA	NA	NA	\$1,725	\$2,010	\$3,169	\$3,511	\$6,657	\$7,047
16	NA	NA	NA	\$1,485	\$1,762	\$2,896	\$3,229	\$6,306	\$6,688
17	NA	NA	NA	\$1,274	\$1,549	\$2,659	\$2,987	\$6,001	\$6,376
18	NA	NA	NA	\$1,094	\$1,361	\$2,453	\$2,775	\$5,737	\$6,104
19	NA	NA	NA	\$935	\$1,198	\$2,273	\$2,590	\$5,505	\$5,867
20	NA	NA	NA	\$796	\$1,056	\$2,115	\$2,427	\$5,303	\$5,660
21	NA	NA	NA	\$673	\$931	\$1,976	\$2,285	\$5,124	\$5,477
22	NA	NA	NA	\$565	\$820	\$1,855	\$2,160	\$4,967	\$5,316
23	NA	NA	NA	\$471	\$721	\$1,747	\$2,049	\$4,829	\$5,173
24	NA	NA	NA	\$388	\$637	\$1,651	\$1,951	\$4,707	\$5,049
25	NA	NA	NA	\$313	\$559	\$1,567	\$1,864	\$4,599	\$4,937
26	NA	NA	NA	\$247	\$492	\$1,492	\$1,788	\$4,502	\$4,838
27	NA	NA	NA	\$188	\$433	\$1,425	\$1,719	\$4,416	\$4,751
28	NA	NA	NA	\$137	\$379	\$1,367	\$1,658	\$4,340	\$4,673
29	NA	NA	NA	\$90	\$331	\$1,314	\$1,605	\$4,273	\$4,604
30	NA	NA	NA	\$49	\$288	\$1,266	\$1,556	\$4,212	\$4,541
31	NA	NA	NA	\$11	\$250	\$1,226	\$1,512	\$4,158	\$4,487
32	NA	NA	NA	NA	\$216	\$1,188	\$1,474	\$4,110	\$4,437
33	NA	NA	NA	NA	\$185	\$1,154	\$1,440	\$4,067	\$4,393
34	NA	NA	NA	NA	\$159	\$1,124	\$1,409	\$4,028	\$4,354
35	NA	NA	NA	NA	\$135	\$1,097	\$1,382	\$3,994	\$4,317

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

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 Support No OOA	High Support With OOA
36	NA	NA	NA	NA	\$112	\$1,074	\$1,356	\$3,963	\$4,286
37	NA	NA	NA	NA	\$94	\$1,051	\$1,335	\$3,934	\$4,258
38	NA	NA	NA	NA	\$76	\$1,033	\$1,314	\$3,910	\$4,232
39	NA	NA	NA	NA	\$60	\$1,015	\$1,297	\$3,888	\$4,211
40	NA	NA	NA	NA	\$47	\$1,000	\$1,281	\$3,868	\$4,189
41	NA	NA	NA	NA	\$34	\$986	\$1,266	\$3,850	\$4,172
42	NA	NA	NA	NA	\$21	\$973	\$1,254	\$3,834	\$4,154
43	NA	NA	NA	NA	\$11	\$962	\$1,243	\$3,819	\$4,139
44	NA	NA	NA	NA	\$3	\$952	\$1,233	\$3,807	\$4,126
45	NA	NA	NA	NA	NA	\$943	\$1,222	\$3,796	\$4,115
46	NA	NA	NA	NA	NA	\$935	\$1,214	\$3,785	\$4,105
47	NA	NA	NA	NA	NA	\$927	\$1,206	\$3,774	\$4,095
48	NA	NA	NA	NA	NA	\$921	\$1,199	\$3,766	\$4,085
49	NA	NA	NA	NA	NA	\$915	\$1,194	\$3,759	\$4,077
50 or more	NA	NA	NA	NA	NA	\$910	\$1,188	\$3,752	\$4,071

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

## Appendix E - Location Factors

### **On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

### **Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

Location	Apartment 1 bed 1 residence	Apartment 2 beds 1 residence	Apartment 2 beds 2 residences	Apartment 3 beds 2 residences	Villa Duple x Townhouse 1 residence	Villa Duple x Townhouse 2 residences	Villa Duple x Townhouse 3 residences	House 2 residences	House 3 residences	Group Home 4 residences	Group Home 5 residences	Legacy
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 excluding 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
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	1.14	1.12	1.12	1.10	1.76	2.25	2.53	1.93	2.15	2.31	2.53	2.53
NSW - Sydney - Eastern Suburbs	1.12	1.10	1.10	1.09	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

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

Location	Apartment 1 bed 1 residence	Apartment 2 beds 1 residence	Apartment 2 beds 2 residences	Apartment 3 beds 2 residences	Villa Duple x Townhouse 1 residence	Villa Duple x Townhouse 2 residences	Villa Duple x Townhouse 3 residences	House 2 residences	House 3 residences	Group Home 4 residences	Group Home 5 residences	Legacy
NSW - Sydney - Inner West	1.07	1.06	1.06	1.05	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
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
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 - Darling Downs - Maranoa	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 - Fitzroy	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

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

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 Townh ouse 1 reside nt	Villa Duple x Townh ouse 2 reside nts	Villa Duple x Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
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
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

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

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 Townh ouse 1 reside nt	Villa Duple x Townh ouse 2 reside nts	Villa Duple x Townh ouse 3 reside nts	House 2 reside nts	House 3 reside nts	Group Home 4 reside nts	Group Home 5 reside nts	Legac y
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
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	0.99	0.99	0.99	0.98	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	0.97	0.97	0.97	0.96	0.94	0.91	0.90	0.93	0.92	0.91	0.90	0.90
VIC - Melbourne - South East	1.01	1.01	1.01	1.02	1.00	0.98	0.98	0.99	0.98	0.98	0.98	0.98
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
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

#### On-site Overnight Assistance (OOA)

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

#### Fire Sprinkler Allowance

+1.2% for apartments and +1.9% for other Building Types



**National Disability Insurance Scheme Specialist Disability Accommodation (SDA) Price Guide  
(2019-20)**

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	Legacy
WA - Western Australia - Outback	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

**On-site Overnight Assistance (OOA)**

The “With OOA” columns specify the SDA price for a dwelling with On-site Overnight Assistance.

**Fire Sprinkler Allowance**

+1.2% for apartments and +1.9% for other Building Types

## Appendix F - Minimum Refurbishment Costs for New Builds (\$2019/20)

Building type / design category	Basic	Improved Liveability No OOA	Improved Liveability With OOA	Fully Accessible No OOA	Fully Accessible With OOA	Robust No OOA	Robust With OOA	Robust +1 Room	High Physical Support No OOA	High Physical Support With OOA
Apartment, 1 bedroom, 1 resident	NA	\$200,246	NA	\$305,638	NA	NA	NA	NA	\$442,649	NA
Apartment, 2 bedrooms, 1 resident	NA	\$242,403	NA	\$379,413	NA	NA	NA	NA	\$558,579	NA
Apartment, 2 bedrooms, 2 residents	NA	\$242,403	NA	\$379,413	NA	NA	NA	NA	\$558,579	NA
Apartment, 3 bedrooms, 2 residents	NA	\$316,178	NA	\$484,806	NA	NA	NA	NA	\$737,747	NA
Villa/duplex/townhouse, 1 resident	NA	\$115,932	\$137,010	\$179,167	\$189,707	\$210,785	\$231,864	\$252,942	\$274,021	\$295,099
Villa/duplex/townhouse, 2 residents	NA	\$147,550	\$168,628	\$221,324	\$242,403	\$263,481	\$284,560	\$305,638	\$347,795	\$379,413
Villa/duplex/townhouse, 3 residents	NA	\$200,246	\$210,785	\$295,099	\$305,638	\$358,335	\$379,413	\$389,952	\$474,266	\$495,345
House, 2 residents	NA	\$158,089	\$179,167	\$231,864	\$252,942	\$284,560	\$305,638	\$326,717	\$368,874	\$389,952
House, 3 residents	NA	\$221,324	\$242,403	\$326,717	\$347,795	\$400,492	\$421,570	\$442,649	\$569,119	\$590,197
Group home, 4 residents	NA	\$305,638	\$326,717	\$442,649	\$453,188	\$526,963	\$548,040	\$569,119	\$716,668	\$748,286
Group home, 5 residents	NA	\$337,256	\$347,795	\$484,806	\$505,884	\$579,658	\$600,736	\$621,815	\$800,982	\$832,600

### On-site overnight assistance (OOA)

The “with OOA” columns specify the minimum refurbishment cost for dwellings with On-site Overnight Assistance

### Additional breakout room (Robust design only)

The “+1 Room” column specifies the minimum refurbishment costs for Robust Design dwellings with an additional breakout room