

Specialist Disability Accommodation (SDA)

If you have high needs associated with your disability that mean you require specialised/custom housing to enable you to receive your supports, then you may be eligible to receive Specialist Disability Accommodation (SDA) funding in your NDIS plan and package of supports.

What is Specialist Disability Accommodation?

Specialist Disability Accommodation (SDA) helps to stimulate the market to produce high quality, contemporary, accessible, and well-designed housing for participants with SDA funding in their plan. SDA is a range of housing designed for people with extreme functional impairment or very high support needs. SDA dwellings can be a house, apartment or other type of home that has been designed to be more accessible and will have features to help residents live more independently and allow other supports to be delivered better or more safely.

SDA Specialist Disability Accommodation Payments

The SDA payment is for the actual property ('bricks and mortar') and is paid in addition to other supports in a person's NDIS Plan. SDA funding is paid directly to SDA providers to cover the building and maintenance costs. Participants still need to pay a reasonable rent contribution and other day to day living costs such as electricity bills. SDA payments will appear as a 'capital support' in the NDIS Plan. There will be information explaining the dwelling type, the SDA Design Category and the location funded in the NDIS Plan.

The Disability Trust has several NDIS registered SDA properties, if you are allocated an SDA property, once you have signed the tenancy or occupancy agreement and move into the property, the NDIS will make SDA payments directly to The Disability Trust as the registered provider of the property.

How do I get SDA in my NDIS plan?

As a NDIS participant you will go through a planning process in which you meet with a NDIS representative to have a conversation about your situation which can include conversations about your need for SDA. This process may then lead to an assessment of your need for SDA. If you are deemed eligible for SDA this can be included in your plan and if you move into an SDA dwelling this SDA funding will be paid to the provider of your housing.

What if I am not eligible for SDA but I still need support?

It is important to remember that you can still get NDIS supports funded if you are not eligible for SDA.

SDA funding is not for the support services a person will receive while living in their accommodation (e.g., support with activities of daily living), the NDIS separately fund this support.

Most people who receive NDIS funded supports to live independently will not receive an SDA payment in their plan.

Where can I get more information about SDA?

- Contact **the NDIS** on 1800 800 110, or
- Contact **The Disability Trust** on 02 4255 8000 (email NDIS@disabilitytrust.org.au)