



Understanding SDA - Specialised Disability Accommodation

Below is a guide to assist you with understanding Specialised Disability Accommodation (SDA) which is the type of accommodation you will be living in. SDA is different to Supported Independent Living (SIL). Whilst you may be eligible for both SDA and SIL they are not inter-related, which means your housing security is not related to the SIL Provider you use.

Common Terminology Used:

National Disability Insurance Scheme (NDIS) is a national scheme designed to help improve disability services and provide greater control and decision making to people with disabilities in Australia. The **NDIS** supports people with a permanent and significant disability that affects their ability to take part in everyday activities.

Specialist Disability Accommodation (SDA) is a range of housing designed for people with extreme functional impairment or very high needs. It aims to make accessing supports easier.

The **SDA Provider** is the person or organisation that owns an SDA building. The SDA provider is the landlord of the NDIS participant living in the SDA. The participant pays rent to the SDA provider.

Supported Independent Living (SIL) is a NDIS funded support that provides help and/or supervision of daily tasks to help you live as independently as possible. SIL happens in your home, usually in a home you share with other NDIS Participants.

The **SIL provider** is the person or organisation that employs the support workers that help you live as independently as possible at home.

Dwelling is another word for a building where people live. It might be a house, apartment or unit or another type of building.

Social or affordable housing is housing provided by government to people with disability and other people with low incomes that may not be able to afford rent in the private rental market.

Necessary means something a person needs to participate in the community. Necessary means it is something a person must have, meaning it is not a 'want' or a luxury.

Reasonable means something that is fair.

A **reasonable and necessary support** is a type of support that is needed by a person with disability to be included in the community, and that is fair for them to have.

Maximum Reasonable Rent Contribution (Rent) is the maximum amount of rent an SDA provider can charge. The MRRC method of calculation can be found in the NDIS Pricing Arrangements.

A **NDIS participant (Participant)** is a person with disability who has applied for and has been approved to receive support from the NDIS.

The **Disability Support Pension (DSP)** is money paid via Services Australia (formally Centrelink) from the federal government that provides an income for people who have a physical, intellectual, or psychiatric condition that stops them from working.

Commonwealth Rent Assistance is extra money paid via Services Australia (formally Centrelink) from the federal (government) for people that receive the **DSP** but need extra money to help pay their rent.

What is Specialised Disability Accommodation (SDA):

Specialist Disability Accommodation (SDA) is a range of housing designed for people with extreme functional impairment or very high needs. It aims to make accessing supports easier. The **SDA Provider** receives **SDA** funding from the **NDIS** which includes the cost of the home or building you live in. **SDA** is not free; you will still need to pay rent or other day to day costs to live there.

The **NDIS** set out the methodology to calculate your rent which is referred to as **Maximum Reasonable Rent Contribution (Rent)**. Every year you will be asked to provide a copy of your income statement from Services Australia (formally Centrelink) to calculate your Rent. The rent is calculated as follows:

- 25% of your Disability Support Pension
- 25% of your Pension Supplement
- 100% of your Commonwealth Rent Assistance received

People usually share **SDA** with other participants, but the **NDIS** allow for people to live in **SDA** by themselves or live in an **SDA** with people without a disability.

An **SDA Provider** must be registered through the NDIS Quality and Safeguards Commission to enrol an SDA dwelling.

Supported Independent Living (SIL)

Supported Independent Living (SIL) is assistance you receive from paid support workers at home that helps you live as independently as possible. **SIL** includes physical supports like helping you get in and out of bed every day or preparing meals. It includes support for people who need help doing things by themselves. It includes keeping people safe.

Funding for **SIL** does not depend on where you live. All **NDIS participants** may be eligible for SIL funding, whether they rent privately, own their own home, live with others, or live in Specialist Disability Accommodation.

There are three levels of SIL funding:

- 'Lower needs' provides regular supervision of living arrangements.
- 'Standard needs' provides 24/7 active assistance of most daily tasks.
- 'Higher needs' provides continual and more complex active assistance to the individual.

Many people will only receive SIL funding, and only some participants will receive SDA and SIL together.

SDA and SIL Are Different

Before the **NDIS**, funding for an accessible house and in-home supports went together. This is because daily personal support was only available in supported accommodation.

In the **NDIS**, these supports have been separated. The NDIS recognises that most people who need SIL, can live in an ordinary home that is already available and does not need modification. Most people who will have SIL approved as a **reasonable and necessary support** in their plan will not need SDA.

Because **SDA** and **SIL** are different, they are funded separately in a participant's plan. Separate funding gives people with disability more choice and control of over where they live and the services they use.

Before the NDIS if you didn't like your support workers, you had to move house. If you didn't like your house and you moved, you had to change your support workers, even if you liked them.

Having the funding separated means that you can change your support workers easily without having to move house. Your security of tenure in your home is assured.

In some instances, there may be a relationship between the SDA Provider and the **SIL Provider**. You need to be comfortable with the relationship between the **SDA Provider** and the **SIL Provider** before you enter into an agreement.

You have the right to:

- Choose who delivers your supports and how they do this
- Ask if the provider has a conflict of interest
- Not use a provider if you feel they aren't acting in your best interests

Want to know more?

Further information on SDA is available on the NDIS website www.ndis.gov.au

SDA vacancies are available on CPL website [Supported Accommodation Vacancies | CPL - Choice Passion Life](#)

NDIS vacancies available (Australia wide) [SDA dwelling enrolment and vacancies | NDIS](#)

Contact Information

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