

Who is Eligible for Supported Disability Accommodation

This information is for **NEW NDIS participants** (not for participants already living in a group home when the NDIS started in their area) wishing to become eligible for the Supported Disability Accommodation (SDA). It provided as an **interpretation** of the NDIS' documentation and current practice regarding SDA, so you should not use it in isolation to the SDA Rules.

The NDIS will only provide SDA to the participants who meet either

a) and/or b) as outlined in **NDIS (SDA) Rules Sections 3.4 – 3.8 and SDA Operational Guideline 5.1:**

a) Require housing that is built differently from ordinary houses

In the jargon this is referred to as **specialist-built form**, that is:

- improved or full physical accessibility of the home e.g. overhead lifting hoist, accessible shower, power doors and windows, wheelchair access etc.
- support people with complex and significant behaviours of concern, e.g. robust home with high impact wall lining and fittings; secure doors; staff retreat area; sound proofing, laminated glass etc.

b) Whose support needs are so high and complex that the only cost-effective way of providing supports and housing is through SDA because the participant's behaviours:

- require complex and high cost support (usually 24 hour)
- may pose a risk to others and there is a need to minimise this risk
- are not able to be managed effectively by informal supports
- are more effectively supported by trained staff to assist them to be as independent as possible and work towards the goals in their plan

In addition, the following are key factors you will need address in proving that it is **reasonable and necessary** for the NDIS to fund SDA for a participant.

Note: As outlined in the NDIS (SDA) Rules 2018: sections 3.2 and 3.3 and further information on 'pathways' into SDA (SDA Guidelines 5.1.3)

1. Have all other housing options been investigated and/or tried?
Have all ordinary housing options such as Office of Housing and other rental properties been investigated and ruled out as inappropriate, even with adequate staff support?
2. Has everything that could be done to support informal supports been done?
Providing extra support, such as additional funding for staff to support the participant with self-care in morning and night, and/or equipment in current home, has not been adequate to maintain the participant effectively in their current accommodation (e.g. at home with family) and no other appropriate support options are available.
3. Does the participant require an extremely high level of support?
This means that the participant is unable to do most everyday tasks independently and therefore requires extremely high or full support with:
 - personal care (shower, brush teeth, get dressed, toileting etc.)
 - self-care (medications, meal preparation, housework etc.)
 - communication (with familiar and unfamiliar people)
 - mobility (moving around home and in the community)
 - self-management (diet, shopping, finances etc.)

More Information

VALID Booklets:

10 Things to Know About SDA

10 Steps to Excellent NDIS Therapy Reports

References used are NDIA Publications

NDIS Specialist Disability Accommodation Rules 2016 (Federal Legislative Instrument)

SDA Operational Guidelines (on NDIS website)

This **NDIS Tip Sheet** is a resource developed by the VALID Family Team

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