

National Disability Insurance Scheme

Pricing Arrangements for Specialist Disability Accommodation 2025-26

Valid from: 1 July 2025

Version 1.0

(Released 30 June 2025)

© National Disability Insurance Agency 2025

Use of National Disability Insurance Agency copyright material

The material in this report with the exception of logos, trademarks, third party material and other content as specified is licensed under Creative Commons CC NC licence, [version 4.0](#). With the exception of logos, trademarks, third party material and other content as specified, you may reproduce the material in this *NDIS Pricing Arrangements for Specialist Disability Accommodation*, provided you acknowledge the National Disability Insurance Agency as the owner of all intellectual property rights in the reproduced material by using '© National Disability Insurance Agency 2025' and do not use the material for commercial purposes.

Reproduction of any Creative Commons material in this *NDIS Pricing Arrangements for Specialist Disability Accommodation* is subject to the CC NC licence conditions available on the Creative Commons site, as is the full legal code for this material.

Further information

Further information on pricing in the National Disability Insurance Scheme can be found at the [NDIS Pricing Arrangements and pricing page](#) of the NDIS website.

Publication Schedule

The *NDIS Pricing Arrangements for Specialist Disability Accommodation* is published at least three times a year as set out in the following Table. Additional amendments are published as needed and sequentially numbered from the base version for the relevant period.

Version	Date	Details of publication
1.0	1 July	<ul style="list-style-type: none">The 2025-26 Pricing Arrangements implement the recommendations of the first Five-Yearly Review of SDA Pricing Arrangements.Between 2024 and 2027, SDA prices will be indexed on 1 July each financial year for movements in the CPI.
2.0	20 September	<ul style="list-style-type: none">The Maximum Reasonable Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension.SDA amounts for participants sharing bedrooms and where SDA eligible participants share a dwelling with non-SDA eligible participants are modified (see Appendix H – Shared living arrangements).
3.0	20 March	<ul style="list-style-type: none">The Maximum Reasonable Rent Contribution and the Maximum Board Amount are modified in line with changes in the Disability Support Pension.SDA amounts for participants sharing bedrooms and where SDA eligible participants share a dwelling with non-SDA eligible participants are modified (see Appendix H – Shared living arrangements).

Version Control

The *NDIS Pricing Arrangements for Specialist Disability Accommodation* is subject to change. The latest version of the *NDIS Pricing Arrangements for Specialist Disability Accommodation* is available on the [NDIS website](#).

A Table setting out all updates to this *NDIS Pricing Arrangements for Specialist Disability Accommodation* is on page 57.

Contents

Introduction.....	5
Legislative framework	5
Registered Providers' Obligations.....	6
Registration	6
Enrolment	6
Obligations.....	7
Claiming Payment for SDA	7
Claiming for the Specialist Disability Accommodation Support Item	8
Claiming Payment for SDA Vacancy	8
Claiming for the SDA Vacancy - Person-Specific Adjustment Support Item	9
Prepayments.....	9
Maximum Reasonable Rent Contribution.....	9
The maximum amount of rent if the participant does not share a bedroom	9
The maximum amount of rent if the participant shares a bedroom	9
Voluntary contributions above the maximum reasonable rent contribution	10
Board payments.....	10
Steps to Calculate the SDA Price for a Dwelling	12
Step 1A: Determine whether the dwelling is a post-2023 New Build, a pre-2023 New Build, Existing Stock or Legacy Stock.....	12
Step 1B: Identify the Building Type	13
Required elements of all Building Types	14
Definition of Building Types	15
Step 1C: Identify the Design Category	15
Minimum Design Requirements for Existing and Legacy Stock.....	16
Minimum Design Requirements for New Build and New Build (Refurbished)	17
Step 1D: Identify if there is a room for On-Site Overnight Assistance.....	17
Step 1E: Identify if there is an additional breakout room (Robust only).....	18
Step 1F: Identify if the Dwelling has Fire Sprinklers	18
Step 1G: Identify if GST input tax credits have been claimed	18
Step 1H: Determine the Base Price Limit.....	19
Step 2: Identify the Location Factor.....	19
Step 3: Calculate the SDA Price Limit.....	19
Step 4: Calculate the SDA Price (shared living arrangements)	19

Appendix A – Base Price Limits for Post-2023 New Builds	20
Appendix B – Base Price Limits for Pre-2023 New Builds	24
Appendix C – Base Price Limits for Existing Stock.....	26
Appendix D – Base Price Limits for Legacy Stock.....	28
Appendix E – Location Factors for New Builds.....	29
Appendix F – Location Factors for Existing and Legacy Stock.....	32
Appendix G – Minimum Refurbishment Costs for New Builds (2024-25).....	35
Appendix H – Shared living arrangements	36
Dwelling is shared with people who are not SDA-eligible participants	36
Shared Bedrooms.....	36
Appendix I – SDA Terms of Business	54
Service agreements	54
Terms that must be included in an SDA service agreement or a proposed agreement	54
Notice of Vacancy	55
Not preference one participant over another	56
Relatives of participants who provide SDA.....	56
Records and Audit	56
Officers, employees, agents and subcontractors to comply.....	56
History of Changes to the Pricing Arrangements for SDA.....	57

Introduction

1. Specialist Disability Accommodation (SDA) is one of the supports that may be funded under the National Disability Insurance Scheme (NDIS) for some participants. 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.
2. In brief, in order to receive NDIS SDA payments in respect of a participant living in a dwelling:
 - (i) the provider must be a registered NDIS provider with the NDIS Quality and Safeguards Commission (NDIS Q&SC); and
 - (ii) the provider must be approved for the SDA Registration Group by the NDIS Q&SC; and
 - (iii) the provider must have enrolled the dwelling with the NDIA; and
 - (iv) the SDA payment must be equal to or less than the maximum amount that the NDIA has determined that it will pay based on the age, location and features of the dwelling; and
 - (v) the NDIA must have determined that SDA is a reasonable and necessary support for the participant.¹

Legislative framework

3. 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 2020* ([SDA Rules](#)) and the *NDIS (Specialist Disability Accommodation Conditions) Rule 2018* ([SDA NDIS Q&SC Rule](#)), which incorporate the *NDIS (Specialist Disability Accommodation Conditions) Amendment Rules 2020*;
 - (ii) this NDIS Pricing Arrangements for SDA; and
 - (iii) the general [NDIS Pricing Arrangements and Price Limits](#).
4. The SDA Rules adopt the *NDIS Pricing Arrangements for SDA* (referred to in the SDA Rules as the SDA Price Guide) as in force from time to time, to determine the maximum amount of support that is available for SDA. This *NDIS Pricing Arrangements for SDA* sets out the price limits for particular SDA types and locations, including allowances for features.
5. The SDA Rules also adopt the *NDIS Pricing Arrangements for SDA* as a means of determining the “minimum design requirements” under the SDA Rules. The *NDIS Pricing Arrangements for SDA* in turn adopts the SDA Design Standard in determining “the minimum design requirements” of New Build SDA dwellings.

¹ If a provider was registered with the NDIA in a jurisdiction prior to the commencement of the NDIS Q&SC in that jurisdiction, then the provider is taken to have been registered by the NDIS Q&SC. If a dwelling was enrolled with the NDIS Q&SC immediately prior to 23 June 2020 then the dwelling is taken to have been enrolled by the NDIA.

Registered Providers' Obligations

Registration

6. All SDA providers must be registered for the SDA Registration Group by the NDIS Q&SC.

Enrolment

7. The dwelling for which SDA is claimed must have been enrolled with the NDIS Q&SC (prior to 23 June 2020) or be enrolled with the NDIA (after 23 June 2020). The requirements that must be met for a dwelling to be enrolled are set out in the *SDA Rules* and, for dwellings that were enrolled with the NDIS Q&SC prior to 23 June 2020, 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).
 - (ii) Is intended to provide long-term accommodation for at least one SDA eligible participant (for example, is not used only for respite, emergency or temporary accommodation).
 - (iii) Is not already being funded as accommodation by the Commonwealth, a State or Territory under a scheme unrelated to disability.
 - (iv) Is not excluded from SDA because it has previously received home modifications funding from the NDIA of the type described in s 25 of the SDA Rules.
 - (v) Meets the requirements of a New Build (including density restrictions), Existing Stock or Legacy Stock set out in the *SDA Rules*, and this *NDIS Pricing Arrangements for SDA*, including:
 - (a) For New Builds and New Builds (refurbished) - all its shared areas and any private bedrooms for use by SDA-eligible participants must comply with the SDA Design Standard² for the Design Category of the dwelling; or
 - (b) For Existing Stock - all its shared areas and any private bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Design Requirements set out below in this *NDIS Pricing Arrangements for SDA* for the Design Category of the dwelling; or
 - (c) For Legacy Stock - all its shared areas and any private bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Design Requirements set out below in this *NDIS Pricing Arrangements for SDA* for the Design Category of the dwelling.

8. The registered provider must have the certifications required by the *SDA Rules* or the *SDA NDIS Q&SC Rule* that the dwelling:
 - (i) Complies with the *SDA Rules* and the *SDA NDIS Q&SC Rule*, and this *NDIS Pricing Arrangements for SDA*; and
 - (ii) Meets all applicable building codes and laws.

² The SDA Design Standard became the Minimum Design Requirements for New Builds and New Build (refurbished) from 1 July 2021 (see below).

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.
 - (ii) Must ensure the written service agreement for SDA is compliant with the NDIS Terms of Business (**Appendix I – SDA Terms of Business**), which set out the matters that must be included in the agreement.
 - (iii) Must provide a copy of the written service agreement for SDA to the participant.
 - (iv) Must act in accordance with the terms of the service agreement for SDA.
 - (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.
 - (vi) Must ensure their dwellings are correctly enrolled and meet the requirements for the enrolment of the dwellings.
 - (vii) Must provide all required notifications, including keeping the NDIA up to date in relation to vacancies.
 - (viii) Must ensure dwellings do not exceed the maximum number of residents (includes the eligible SDA participant/s and any other residents being accommodated at the dwelling, regardless of whether they are an NDIS participant) declared by the provider as the number for which the dwelling is enrolled.
 - (ix) Must, if the dwelling is a New Build, comply with the density restrictions set out in the SDA Rules.
10. A registered provider's approval can be revoked if the provider does not meet the obligations imposed on them by the *SDA Rules*.

Claiming Payment for SDA

11. As for all NDIS supports, Registered Providers can make a claim for SDA payment after that support has been delivered or provided. Standard claiming frequency for SDA is monthly, however the frequency can be flexible as long as it is in arrears.
12. When claiming payment for SDA from an individual participant's plan, a provider is only able to claim the lesser of:
 - (i) The maximum per participant price for which the dwelling is enrolled; and
 - (ii) The amount of SDA funding for which a participant has been assessed, i.e. the amount of SDA in their plan.

For example, if a participant has been found eligible to receive \$90,000 per annum in SDA funding and the dwelling has been enrolled with a maximum per participant price of \$30,000, the maximum payment that could be claimed from this participant's plan is \$30,000 unless **Appendix H – Shared living arrangements** applies. Similarly, if a participant has been found eligible to receive \$30,000 per annum in SDA funding and the dwelling has been enrolled with a maximum per participant price of \$90,000, the maximum payment that could be claimed from this participant's plan is \$30,000 unless **Appendix H – Shared living arrangements** applies.

13. 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).
14. 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*, and related documents.
15. Claims for payment by a provider must be for the specific Design Category and Building Type for which the SDA dwelling has been enrolled. The provider must ensure that the dwelling meets all of the requirements of the Design Category and Building Type for the claim made.

Claiming for the Specialist Disability Accommodation Support Item

16. Providers must use the SDA Quotable Amount support item to claim for SDA when that support item is stated in the participant's plan and the funds are agency managed and the quote has been accepted by the agency. This support item can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules*. The price limit for the support item for a given participant is the amount stated in their plan.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_431_0131_2_2	Specialist Disability Accommodation (SDA) - Quotable Amount	Each	N/A	N/A	N/A

17. If a participant who is not currently residing in SDA has the SDA Quotable Amount support item in their plan, then they need to have their plan reassessed or varied to include the SDA amount before they can move into an SDA property.

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; and
 - (iii) The vacancy is available for a participant and the NDIA 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); 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).

Claiming for the SDA Vacancy - Person-Specific Adjustment Support Item

21. This support item is a temporary payment for providers, available in limited circumstances when a participant moves out of an SDA dwelling that accommodates 2 or more residents. It can be delivered to individual participants subject to the rules set out in this *NDIS Pricing Arrangements for SDA* and the *SDA Rules*.
22. This support item is subject to quotation. It should only be used if it is a stated item in a plan and only if the funds are agency managed.

Item Number	Item Name and Notes	Unit	Price Limits		
			National	Remote	Very Remote
06_432_0131_2_2	SDA Vacancy - Person-Specific Adjustment	Each	N/A	N/A	N/A

Prepayments

23. Registered Providers can only make a claim for payment for a support once that support has been delivered or provided. Where price limits apply, prices charged to participants must not exceed the price limit prescribed for that support.
24. Registered Providers can make a claim for payment once a service booking has been created and the support has been delivered or provided. Prepayment is not permitted unless the NDIA has given prior approval in writing to the Registered Provider. This will only occur in exceptional circumstances such as for certain assistive technologies, home modifications and remote area servicing where this has been agreed to by the participant.

Maximum Reasonable Rent Contribution

25. The payment of SDA prices by the NDIA on behalf of a participant to a Provider does not prevent the Provider obtaining a reasonable rent contribution directly from the participant.
26. The amount of rent a provider can charge must not exceed the amount of the maximum reasonable rent contribution (MRRC).

The maximum amount of rent if the participant does not share a bedroom

27. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter their age, the rent that they pay cannot be greater than the MRRC (Single) – which is an amount that is equal to:
 - (i) 25 per cent of the maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and not a member of a couple;
 - (ii) Plus: 25 per cent of the maximum rate of the Pension Supplement payable for a person who is not under 21 and not a member of a couple;
 - (iii) Plus: 100 per cent of the maximum rate of Commonwealth Rent Assistance payable for a person who is not under 21 and not a member of a couple and not sharing.

The maximum amount of rent if the participant shares a bedroom

28. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter their age, the rent they pay cannot be greater than the MRRC (Member of a Couple) – which is an amount that is equal to:

- (i) 25 per cent of the maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is a member of a couple (not separated due to illness);
- (ii) Plus: 25 per cent of the maximum rate of the Pension Supplement payable for a person who is not under 21 and is a member of a couple not separated due to illness);
- (iii) Plus: 100 per cent of the maximum rate of Commonwealth Rent Assistance payable for a person who is not under 21 and is a member of a couple (not separated due to illness) and not sharing.

Table 1: Fortnightly Maximum Reasonable Rent Contribution

Period	Single	Member of a Couple (Each)
20 September 2024 to 19 March 2025	\$493.78	\$312.51
20 March 2025 to 19 September 2025	\$495.73	\$313.78

Voluntary contributions above the maximum reasonable rent contribution

29. In exceptional circumstances participants may choose to make a discretionary contribution over the MRRC. This can only occur:

- (i) where the participant, despite other available options, chooses to access a higher cost category of SDA than is funded by the NDIS (such as SDA in a different location or of a different type); or
- (ii) if the market rental value for a particular dwelling is higher than the SDA price plus MRRC. This is unlikely but could occur due to a particular location.

30. If a Registered Provider proposes to charge rent that exceeds the SDA price plus the MRRC because of the high market rental value for the property, the Provider must not charge the participant that higher rent until the requirements in the *SDA Rules* have been met:

- (i) the Provider must obtain and keep written certification from an appropriately qualified property valuer stating that the rent is fair and reasonable; and
- (ii) the Provider must notify the NDIA and provide the NDIA with a copy of the attestation referred to above.

31. Any voluntary discretionary contribution arrangements are expected to be reflected in the rent component of the written service agreement between a provider and participant.

Board payments

32. The written service agreement must specify any board payments that have been agreed with the participant, what the board payments will cover and the method and timing of making the board payments.

The maximum amount of board if the participant does not share a bedroom

33. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter the participant's age, any board must not exceed a maximum amount (see Table 2) that is:

- (i) 50 per cent of maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is not a member of a couple;
- (ii) Plus: 100 per cent of the maximum rate of the Energy Supplement payable for a person who is not under 21 and is not a member of a couple.

The maximum amount of board if the participant shares a bedroom

34. Whether or not the participant receives the Disability Support Pension under the *Social Security Act 1991* and no matter the participant's age, any board must not exceed a maximum amount (see Table 2) that is:

- (i) 50 per cent of maximum basic rate of the Disability Support Pension payable for a person who is not under 21 and is a member of a couple (not separated due to illness);
- (ii) Plus: 100 per cent of the maximum rate of the Energy Supplement payable for a person who is not under 21 and is a member of a couple (not separated due to illness).

Table 2: Fortnightly Maximum Board

Period	Single	Member of a Couple (Each)
20 September 2024 to 19 March 2025	\$537.65	\$405.25
20 March 2025 to 19 September 2025	\$539.75	\$406.85

35. Any board charged at the maximum amount must include at least:

- (i) Meals and consumables
- (ii) Utilities that would ordinarily be paid by occupants
- (iii) Access to whitegoods and laundry facilities
- (iv) Furniture and furnishings in the common areas.

36. If a Provider charges a participant board for any goods or services, the Provider must allow the participant to obtain those goods or services from a source other than the Provider and not pay board if the participant chooses to do so. A Provider must not disadvantage a participant if the participant chooses to obtain goods or services from a source other than the Provider.

Steps to Calculate the SDA Price for a Dwelling

37. The SDA price limit is expressed as an annual amount.
38. The calculation of the SDA price limit can be divided into a number of steps, as follows:

<p><i>Step 1: Determine the Base Price:</i></p> <ul style="list-style-type: none">• <i>Step 1A: Determine whether the dwelling is a post-2023 New Build, a pre-2023 New Build, Existing Stock or Legacy Stock</i>• <i>Step 1B: Identify the Building Type</i>• <i>Step 1C: Identify the Design Category</i>• <i>Step 1D: Identify if there is a room for On-Site Overnight Assistance</i>• <i>Step 1E: Identify if there is an additional breakout room (Robust only)</i>• <i>Step 1F: Identify if the Dwelling has Fire Sprinklers</i>• <i>Step 1G: Identify if GST input tax credits have been claimed</i>• <i>Step 1H: Determine the Base Price</i> <p><i>Step 2: Identify the Location Factor</i></p> <p><i>Step 3: Calculate the SDA Price</i></p> <p><i>Step 4: Calculate the SDA Price (shared living arrangements)</i></p>

Step 1A: Determine whether the dwelling is a post-2023 New Build, a pre-2023 New Build, Existing Stock or Legacy Stock

39. Different SDA price limits apply depending on whether the dwelling used to provide SDA is classified as a New Build, Existing Stock or Legacy Stock.
40. If the dwelling is a New Build, then different SDA price limits apply depending on whether the dwelling was:
 - (i) First enrolled as a new Build on or after 1 July 2023 (“a post 2023-New Build”); or
 - (ii) First enrolled as a new Build before 1 July 2023 (“a pre-2023 New Build”).
41. 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.
42. Providers may apply to the NDIA to enrol a dwelling as a dwelling at which specialist disability accommodation can be provided. Providers must ensure that the dwelling enrolment application is correct. Under the *SDA Rules*, the CEO must decide whether to enrol the dwelling as SDA. 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.
43. The definitions for New Build, Existing Stock and Legacy Stock are set out in the *SDA Rules*. Definitions are summarised in Table 3 below.

Table 3: Definitions of New Build, Existing Stock and Legacy Stock

Type	Definition
New Build	A dwelling is a New Build if it meets all of the following five conditions: <ol style="list-style-type: none">1) either:<ol style="list-style-type: none">a) it was issued its first certificate of occupancy (or equivalent) on or after 1 April 2016; orb) it has been renovated or refurbished and issued with a certificate of occupancy (or equivalent) after 1 April 2016, and:

Type	Definition
	<ul style="list-style-type: none"> 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 ii) the cost of the refurbishment is equal to or greater than the amount set out in Appendix G – Minimum Refurbishment Costs for New Builds (2025-26); and <p>2) either:</p> <ul style="list-style-type: none"> a) it is enrolled to house five or fewer long-term residents (excluding support staff); or 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 <p>3) all its shared areas and any bedrooms for use by SDA-eligible participants comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 2B below;</p> <p>4) it does not breach the density restrictions for New Builds in s 31 of the SDA Rules. The density restrictions apply when there are multiple dwellings on a single parcel of land; and</p> <p>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. When 20 years have elapsed from the date of the certificate of occupancy (or equivalent) the enrolment will convert to Existing Stock.</p>
Existing Stock	<p>A dwelling is Existing Stock if it meets all of the following six conditions:</p> <ul style="list-style-type: none"> 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 2) it is enrolled to house five or fewer long-term residents (excluding support staff); and 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 4) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 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 6) all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 2B below. <p>A dwelling is also Existing Stock if it meets all of the following three conditions:</p> <ul style="list-style-type: none"> 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 2) 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 3) all its shared areas and any bedrooms for use by SDA-eligible participants comply with the Minimum Requirements for a Design Category other than Basic design set out at Step 1B below.
Legacy Stock	<p>A dwelling is Legacy Stock if it meets all of the following six conditions:</p> <ul style="list-style-type: none"> 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 2) it is enrolled to house more than five long-term residents (excluding support staff); and 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 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 5) it is not an aged care, health care or other facility that is not specifically intended for use as disability accommodation; and 6) all its shared areas and any bedrooms for use by SDA-eligible participants comply, or substantially comply, with the Minimum Requirements for any of the Design Categories set out at Step 1B below.

Step 1B: Identify the Building Type

44. When enrolling the dwelling, the CEO will consider the Building Type specified by the registered provider on their enrolment application, and determine the Building Type applicable to the dwelling. The SDA price limit that applies for the dwelling depends on the Building Type under which the dwelling is enrolled.

45. Providers must ensure claims for payment are correctly made. After the dwelling is enrolled, if a dwelling no longer meets 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.
46. Registered providers are required to notify the NDIA within 5 working days if there is a change in the dwelling's Building Type or if the Building Type is likely to change, as per s 29 of the *SDA Rules*.
47. Schedule 1 to the *SDA Rules* provides descriptions in relation to four Building Types. 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).
48. The number of residents for the purposes of calculating the base price includes both participants (who may or may not have SDA in their plans) and any other residents being accommodated at the dwelling, assuming one person per bedroom.
 - (i) When a bedroom within a dwelling is shared then the base price is modified as set out in **Appendix H – Shared living arrangements**.
49. 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

50. 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 private bedroom.
51. Dwellings that do not contain each of these elements cannot be enrolled as an 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

52. Table 4 sets out the building types that are SDA building types and the features and Building Code of Australia classification for each building type as set out in the *SDA Rules*.

Table 4: Definitions of the Building Types

Building Type	Features	Building Code of Australia classification
Apartments	<p>The features of an apartment are:</p> <p>(a) it is self-contained occupying only part of a larger residential building; and</p> <p>(b) it is typically built above or below another dwelling.</p> <p>A self-contained dwelling that is separated from other dwellings by walls alone is not an apartment but is likely to be a villa, duplex or townhouse.</p>	Class 2
Villas, Duplexes and Townhouses	<p>The features of a villa, duplex or townhouse are as follows:</p> <p>(a) it has 3 or less residents;</p> <p>(b) it is a semi-attached property within a single land title or strata titled area;</p> <p>(c) it is separated from other villas, duplexes or townhouses by a fire-resistant wall (not required for existing stock);</p> <p>(d) it has a separate and reasonably accessible entry;</p> <p>(e) the residents are not able to internally travel between dwellings (restricted internal access between dwellings may exist for support staff only);</p> <p>(f) it may be an ancillary dwelling that is located on the same parcel of land as another dwelling (e.g. a fully self-contained granny flat).</p>	Class 1(a) or 3
Houses	<p>The features of a house are as follows:</p> <p>(a) it is a low-rise dwelling with gardens or a courtyard;</p> <p>(b) it is located on a clearly separate land area (separated by, for example, a fence, hedge or other form of delineation);</p> <p>(c) it has no shared wall, roof, entry area, driveway, carpark or outdoor area with any other dwelling other than an ancillary villa, townhouse or duplex that has no more than one resident;</p> <p>(d) the parcel of land on which the house is located is proportional to the number of residents and is consistent with similar properties in the neighbourhood in which the house is located;</p> <p>(e) the parcel of land on which the house is located has no more than 2 ancillary villas, duplexes or townhouses</p>	Class 1 or 3
Group Homes	A group home is distinguished from other houses by having 4 or 5 long-term residents.	Class 1(b) or 3

Step 1C: Identify the Design Category

53. When enrolling the dwelling, the CEO will consider the Design Category specified by the registered provider on their enrolment application, and determine the Design Category applicable to the dwelling. The SDA price limit that applies for the dwelling depends on the Design Category under which the dwelling is enrolled.

54. Providers must ensure claims for payment are correctly made. After the dwelling is enrolled, if a dwelling no longer meets 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.

55. Registered providers are required to notify the NDIA within five working days if there is a change in the dwelling's Design Category or if the Design Category is likely to change, as per s 29 of the *SDA Rules*.

56. The SDA prices are based on five broad categories of SDA design which are set out in the SDA Rules. The five Design Categories are:

- (i) Basic,
- (ii) Improved Liveability,
- (iii) Fully Accessible,
- (iv) Robust, and
- (v) High Physical Support.

Minimum Design Requirements for Existing and Legacy Stock

57. In addition to the detailed description of each Building Type, this Pricing Arrangement also sets out the Minimum Requirements for each Design Category other than Basic designs.

58. Some of the Minimum Requirements are based on the 'Silver' or 'Platinum' level housing designs set out in the [*Livable Housing Design Guidelines \(fourth edition\) Australia*](#).

59. For New Builds, all shared areas and any private bedrooms for use by SDA-eligible participants must comply with the Minimum Requirements set out below.

60. 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 5: Description of Minimum Design Category Requirements

Design Category	Definition	Minimum Requirements
Basic	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"> • 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, or where a participant chooses to reside in Basic design SDA (section 15 SDA Rules).
Improved Liveability	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"> • Liveable Housing Australia 'Silver' level. • 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 feature such as those below depending on the needs of the participants: luminance contrasts; improved wayfinding; and/or lines of sight.
Fully Accessible	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"> • Liveable Housing Australia 'Platinum' level. • External doors and external outdoor private areas to be accessible by wheelchair. • Bathroom vanity/hand basin to be accessible in seated or standing position. • Power supply to doors and windows (blinds), for retrofit of automation as necessary. • 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.
Robust	Housing that has been designed to incorporate a high level of physical access provision and be	<ul style="list-style-type: none"> • Liveable Housing Australia 'Silver' level.

Design Category	Definition	Minimum Requirements
	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"> Resilient but inconspicuous materials that can withstand heavy use and minimise the risk of injury and neighbourhood disturbance including: <ul style="list-style-type: none"> high impact wall lining, fittings and fixtures (e.g. blinds, door handles); secure windows, doors and external areas; 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 laminated glass. Layout with areas of leaving or retreat for staff and other residents to avoid harm if required. Consideration must be given to providing adequate space and safeguards throughout the property to accommodate the needs of residents with complex behaviours.
High Physical Support	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"> Liveable Housing Australia 'Platinum' level. External doors and external outdoor private areas to be accessible by wheelchair. Bathroom vanity/hand basin to be accessible in seated or standing position. Power supply to doors and windows (blinds), for retrofit of automation as necessary. 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. Structural provision for ceiling hoists. Assistive technology ready. Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents. Emergency power solutions to cater for a minimum two-hour outage where the welfare of participant(s) is at risk. Doors with 950mm minimum clear opening width to all habitable rooms.

Minimum Design Requirements for New Build and New Build (Refurbished)

61. In October 2019, the NDIA published the SDA Design Standard. The Design Standard sets out detailed design requirements that will be incorporated into newly built SDA that are seeking enrolment under the NDIS.
62. Compliance with the Design Standard is mandatory from 1 July 2021 and demonstrated by the submission of certification from an accredited SDA assessor attached to each dwelling enrolment application.
63. For more information about the SDA Design Standard and SDA assessors, please visit the [NDIS website](#).

Step 1D: Identify if there is a room for On-Site Overnight Assistance

64. The On-site Overnight Assistance (OOA) amount is only paid when an additional room is used by support staff who provide support services overnight to participants living in the same dwelling that contains the OOA room or in a near-by dwelling.

65. The form of OOA varies between Building Type and the amount of the OOA assistance payment made in relation to this room, as a consequence, may depend on whether access to the OOA is shared between multiple dwellings.
66. Table 6 describes the OOA and when OOA is payable.

Table 6: Description of OOA by Building Type & when OOA is payable

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

Step 1E: Identify if there is an additional breakout room (Robust only)

67. Only dwellings in the Robust Design Category can have an additional breakout room.
68. Only dwellings with more than one bedroom can have an additional breakout room.
69. Apartments cannot have an additional breakout room.
70. 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).
71. Some dwellings may have both an OOA and a breakout room.

Step 1F: Identify if the Dwelling has Fire Sprinklers

72. A different SDA price limit applies when fire sprinklers have been installed throughout the SDA dwelling and they comply with all relevant building codes and laws, including requirements in relation to installation, testing and maintenance.

Step 1G: Identify if GST input tax credits have been claimed

73. This step only applies to post-2023 New Builds.
74. For post-2023 New Builds, a different SDA price limit applies depending on whether:
 - (i) The owner of the dwelling either did not pay GST on the construction costs or on the purchase price of the dwelling, or the owner of the dwelling paid GST on the construction costs or on the purchase price of the dwelling and was permitted by law to claim input tax credits in respect of those GST payments (whether or not they claimed those input tax credits); or
 - (ii) The owner of the dwelling paid GST on the construction costs or on the purchase price of the dwelling and was not permitted by law to claim input tax credits in respect of those GST payments.

Step 1H: Determine the Base Price Limit

75. The Base Price Limits for each type of dwelling are set out in:

- (i) **Appendix A – Base Price Limits for Post-2023 New Builds**
- (ii) **Appendix B – Base Price Limits for Pre-2023 New Builds**
- (iii) **Appendix C – Base Price Limits for Existing Stock**
- (iv) **Appendix D – Base Price Limits for Legacy Stock**

76. In general, SDA Legacy properties with 11 or more residents are no longer eligible for SDA payments. Any exceptions to this rule are set out in **Appendix D – Base Price Limits for Legacy Stock**.

77. For SDA Legacy properties with 6 to 10 residents, SDA payments will cease after the end of the immediate ten-year period after the property's location transitioned into the NDIS.

Step 2: Identify the Location Factor

78. The Location Factors applied in SDA pricing are based on Australian Bureau of Statistics (ABS) Statistical Area 4 regions from 2021. See: [ABS Statistical Area 4](#).

79. To derive an SDA price limit for a particular dwelling, the Base Price is multiplied by the Location Factor relevant to the property's location and Building Type.

80. The Location Factors are set out in:

- (i) **Appendix E – Location Factors for New Builds.**
- (ii) **Appendix F – Location Factors for Existing and Legacy Stock.**

Step 3: Calculate the SDA Price Limit

81. To calculate the annual SDA price limit for a dwelling, the annual Base Price Limit per participant is multiplied by the relevant Location Factor. This calculation is shown in the formula below:

<i>Annual SDA price limit</i>	$=$	<i>Annual Base Price x Location Factor</i>
-------------------------------	-----	--------------------------------------------

Step 4: Calculate the SDA Price (shared living arrangements)

82. If two people are sharing a bedroom in an enrolled dwelling or if one or more SDA-eligible participants are sharing an enrolled dwelling with one or more people who are not SDA-eligible participants then the SDA price limit is adjusted as set out in **Appendix H – Shared living arrangements**.

Appendix A – Base Price Limits for Post-2023 New Builds

Table 7: Annual Base Price per Participant for Post-2023 New Builds, No Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$77,834	\$80,262	NA	N/A	\$87,235
Apartment, 2 bedrooms, 1 SDA eligible resident	\$81,962	\$83,765	NA	N/A	\$90,978
Apartment, 2 bedrooms, 2 SDA eligible residents	\$35,151	\$36,007	NA	N/A	\$39,654
Apartment, 3 bedrooms, 2 SDA eligible residents	\$43,748	\$45,000	NA	N/A	\$48,979
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$56,304	\$58,994	\$60,222	N/A	\$66,164
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$32,599	\$34,554	\$37,773	\$39,976	\$38,313
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$26,652	\$28,873	\$31,337	\$33,579	\$32,142
House, 2 bedrooms, 2 SDA eligible residents	\$64,810	\$66,514	\$73,693	\$78,933	\$78,171
House, 3 bedrooms, 3 SDA eligible residents	\$45,460	\$46,731	\$50,505	\$54,368	\$55,148
Group home, 4 bedrooms, 4 SDA eligible residents	\$37,581	\$38,995	\$42,386	\$44,960	\$45,592
Group home, 5 bedrooms, 5 SDA eligible residents	\$31,341	\$32,622	\$36,044	\$37,053	\$38,132
Dwellings With On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$90,806	\$93,234	NA	N/A	\$100,207
Apartment, 2 bedrooms, 1 SDA eligible resident	\$94,935	\$96,737	NA	N/A	\$103,951
Apartment, 2 bedrooms, 2 SDA eligible residents	\$41,637	\$42,493	NA	N/A	\$46,140
Apartment, 3 bedrooms, 2 SDA eligible residents	\$50,234	\$51,486	NA	N/A	\$55,466
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$58,743	\$61,598	\$64,734	N/A	\$69,208
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$35,378	\$37,586	\$40,389	\$42,591	\$41,834
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,087	\$31,596	\$33,998	\$36,238	\$34,865
House, 2 bedrooms, 2 SDA eligible residents	\$71,021	\$72,495	\$79,913	\$85,153	\$84,915
House, 3 bedrooms, 3 SDA eligible residents	\$48,953	\$50,156	\$55,090	\$58,955	\$58,833
Group home, 4 bedrooms, 4 SDA eligible residents	\$40,076	\$41,224	\$45,441	\$48,014	\$48,360
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,982	\$35,189	\$37,242	\$38,250	\$40,310

Table 8: Annual Base Price per Participant for Post-2023 New Builds, With Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$79,406	\$81,852	N/A	N/A	\$88,841
Apartment, 2 bedrooms, 1 SDA eligible resident	\$83,732	\$85,575	N/A	N/A	\$92,809
Apartment, 2 bedrooms, 2 SDA eligible residents	\$36,046	\$36,926	N/A	N/A	\$40,585
Apartment, 3 bedrooms, 2 SDA eligible residents	\$44,813	\$46,075	N/A	N/A	\$50,074
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$61,130	\$63,821	\$65,160	N/A	\$71,066
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$35,326	\$37,280	\$40,575	\$42,778	\$41,089
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,676	\$30,895	\$33,425	\$35,666	\$34,209
House, 2 bedrooms, 2 SDA eligible residents	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
House, 3 bedrooms, 3 SDA eligible residents	\$48,140	\$49,411	\$53,296	\$57,160	\$57,901
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,761	\$41,175	\$44,662	\$47,234	\$47,835
Group home, 5 bedrooms, 5 SDA eligible residents	\$33,136	\$34,418	\$37,921	\$38,929	\$39,981
Dwellings With On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$92,640	\$95,087	N/A	N/A	\$102,075
Apartment, 2 bedrooms, 1 SDA eligible resident	\$96,968	\$98,809	N/A	N/A	\$106,044
Apartment, 2 bedrooms, 2 SDA eligible residents	\$42,663	\$43,544	N/A	N/A	\$47,202
Apartment, 3 bedrooms, 2 SDA eligible residents	\$51,429	\$52,691	N/A	N/A	\$56,691
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$63,861	\$66,716	\$69,983	N/A	\$74,413
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$38,253	\$40,460	\$43,350	\$45,554	\$44,766
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$31,212	\$33,719	\$36,193	\$38,434	\$37,038
House, 2 bedrooms, 2 SDA eligible residents	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
House, 3 bedrooms, 3 SDA eligible residents	\$51,803	\$53,005	\$58,065	\$61,929	\$61,767
Group home, 4 bedrooms, 4 SDA eligible residents	\$42,322	\$43,470	\$47,787	\$50,359	\$50,674
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,831	\$37,037	\$39,173	\$40,183	\$42,214

Table 9: Annual Base Price per Participant for Post-2023 New Builds, No Sprinklers, GST was paid and input tax credits were not claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$83,622	\$86,286	N/A	N/A	\$93,956
Apartment, 2 bedrooms, 1 SDA eligible resident	\$88,109	\$90,081	N/A	N/A	\$98,016
Apartment, 2 bedrooms, 2 SDA eligible residents	\$38,233	\$39,169	N/A	N/A	\$43,181
Apartment, 3 bedrooms, 2 SDA eligible residents	\$47,144	\$48,517	N/A	N/A	\$52,896
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$59,427	\$62,386	\$63,897	N/A	\$70,274
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$34,444	\$36,595	\$40,136	\$42,528	\$40,729
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,227	\$30,669	\$33,381	\$35,813	\$34,265
House, 2 bedrooms, 2 SDA eligible residents	\$68,565	\$70,367	\$78,335	\$84,033	\$83,182
House, 3 bedrooms, 3 SDA eligible residents	\$48,293	\$49,617	\$53,842	\$58,014	\$58,869
Group home, 4 bedrooms, 4 SDA eligible residents	\$40,064	\$41,548	\$45,349	\$48,127	\$48,800
Group home, 5 bedrooms, 5 SDA eligible residents	\$33,519	\$34,891	\$38,694	\$39,776	\$40,952
Dwellings With On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$97,560	\$100,223	N/A	N/A	\$107,893
Apartment, 2 bedrooms, 1 SDA eligible resident	\$102,047	\$104,018	N/A	N/A	\$111,953
Apartment, 2 bedrooms, 2 SDA eligible residents	\$45,202	\$46,138	N/A	N/A	\$50,150
Apartment, 3 bedrooms, 2 SDA eligible residents	\$54,112	\$55,486	N/A	N/A	\$59,863
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$62,058	\$65,198	\$68,817	N/A	\$73,569
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$37,462	\$39,892	\$42,974	\$45,366	\$44,563
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,865	\$33,625	\$36,268	\$38,700	\$37,222
House, 2 bedrooms, 2 SDA eligible residents	\$75,316	\$76,866	\$85,097	\$90,794	\$90,520
House, 3 bedrooms, 3 SDA eligible residents	\$52,042	\$53,328	\$58,793	\$62,965	\$62,867
Group home, 4 bedrooms, 4 SDA eligible residents	\$42,745	\$43,959	\$48,646	\$51,424	\$51,805
Group home, 5 bedrooms, 5 SDA eligible residents	\$35,293	\$37,661	\$39,979	\$41,061	\$43,294

Table 10: Annual Base Price per Participant for Post-2023 New Builds, With Sprinklers, GST was paid and input tax credits were not claimed

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$85,255	\$87,941	N/A	N/A	\$95,629
Apartment, 2 bedrooms, 1 SDA eligible resident	\$89,962	\$91,978	N/A	N/A	\$99,936
Apartment, 2 bedrooms, 2 SDA eligible residents	\$39,171	\$40,135	N/A	N/A	\$44,159
Apartment, 3 bedrooms, 2 SDA eligible residents	\$48,267	\$49,653	N/A	N/A	\$54,052
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$64,407	\$67,366	\$68,998	N/A	\$75,335
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$37,275	\$39,424	\$43,049	\$45,441	\$43,614
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$30,339	\$32,779	\$35,564	\$37,996	\$36,424
House, 2 bedrooms, 2 SDA eligible residents	\$72,465	\$74,269	\$82,397	\$88,095	\$87,191
House, 3 bedrooms, 3 SDA eligible residents	\$51,125	\$52,449	\$56,797	\$60,969	\$61,784
Group home, 4 bedrooms, 4 SDA eligible residents	\$42,374	\$43,858	\$47,764	\$50,543	\$51,181
Group home, 5 bedrooms, 5 SDA eligible residents	\$35,425	\$36,796	\$40,689	\$41,771	\$42,916
Dwellings With On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$99,464	\$102,150	N/A	N/A	\$109,838
Apartment, 2 bedrooms, 1 SDA eligible resident	\$104,172	\$106,187	N/A	N/A	\$114,145
Apartment, 2 bedrooms, 2 SDA eligible residents	\$46,276	\$47,239	N/A	N/A	\$51,263
Apartment, 3 bedrooms, 2 SDA eligible residents	\$55,372	\$56,757	N/A	N/A	\$61,156
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$67,358	\$70,497	\$74,262	N/A	\$78,965
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$40,456	\$42,885	\$46,063	\$48,455	\$47,621
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$33,089	\$35,847	\$38,569	\$41,001	\$39,497
House, 2 bedrooms, 2 SDA eligible residents	\$79,494	\$81,044	\$89,458	\$95,154	\$94,818
House, 3 bedrooms, 3 SDA eligible residents	\$55,063	\$56,348	\$61,950	\$66,122	\$65,979
Group home, 4 bedrooms, 4 SDA eligible residents	\$45,127	\$46,341	\$51,138	\$53,916	\$54,261
Group home, 5 bedrooms, 5 SDA eligible residents	\$37,256	\$39,624	\$42,033	\$43,116	\$45,319

Appendix B – Base Price Limits for Pre-2023 New Builds

Table 11: Annual Base Price per Participant for Pre-2023 New Builds, No Sprinklers

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$77,834	\$80,262	N/A	N/A	\$87,235
Apartment, 2 bedrooms, 1 SDA eligible resident	\$81,962	\$83,765	N/A	N/A	\$90,978
Apartment, 2 bedrooms, 2 SDA eligible residents	\$35,151	\$36,007	N/A	N/A	\$39,654
Apartment, 3 bedrooms, 2 SDA eligible residents	\$43,748	\$45,000	N/A	N/A	\$48,979
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$56,304	\$58,994	\$60,222	N/A	\$66,164
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$32,599	\$34,554	\$37,773	\$39,976	\$38,313
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$26,652	\$28,873	\$31,337	\$33,579	\$32,142
House, 2 bedrooms, 2 SDA eligible residents	\$64,810	\$66,514	\$73,693	\$78,933	\$78,171
House, 3 bedrooms, 3 SDA eligible residents	\$45,460	\$46,731	\$50,505	\$54,368	\$55,148
Group home, 4 bedrooms, 4 SDA eligible residents	\$37,581	\$38,995	\$42,386	\$44,960	\$45,592
Group home, 5 bedrooms, 5 SDA eligible residents	\$31,341	\$32,622	\$36,044	\$37,053	\$38,132
Dwellings With On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$90,806	\$93,234	N/A	N/A	\$100,207
Apartment, 2 bedrooms, 1 SDA eligible resident	\$94,935	\$96,737	N/A	N/A	\$103,951
Apartment, 2 bedrooms, 2 SDA eligible residents	\$41,637	\$42,493	N/A	N/A	\$46,140
Apartment, 3 bedrooms, 2 SDA eligible residents	\$50,234	\$51,486	N/A	N/A	\$55,466
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$58,743	\$61,598	\$64,734	N/A	\$69,208
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$35,378	\$37,586	\$40,389	\$42,591	\$41,834
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$29,087	\$31,596	\$33,998	\$36,238	\$34,865
House, 2 bedrooms, 2 SDA eligible residents	\$71,021	\$72,495	\$79,913	\$85,153	\$84,915
House, 3 bedrooms, 3 SDA eligible residents	\$48,953	\$50,156	\$55,090	\$58,955	\$58,833
Group home, 4 bedrooms, 4 SDA eligible residents	\$40,076	\$41,224	\$45,441	\$48,014	\$48,360
Group home, 5 bedrooms, 5 SDA eligible residents	\$32,982	\$35,189	\$37,242	\$38,250	\$40,310

Table 12: Annual Base Price per Participant for Pre-2023 New Builds, With Sprinklers

Building Type	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwellings Without On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$79,406	\$81,852	N/A	N/A	\$88,841
Apartment, 2 bedrooms, 1 SDA eligible resident	\$83,732	\$85,575	N/A	N/A	\$92,809
Apartment, 2 bedrooms, 2 SDA eligible residents	\$36,046	\$36,926	N/A	N/A	\$40,585
Apartment, 3 bedrooms, 2 SDA eligible residents	\$44,813	\$46,075	N/A	N/A	\$50,074
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$61,130	\$63,821	\$65,160	N/A	\$71,066
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$35,326	\$37,280	\$40,575	\$42,778	\$41,089
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$28,676	\$30,895	\$33,425	\$35,666	\$34,209
House, 2 bedrooms, 2 SDA eligible residents	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
House, 3 bedrooms, 3 SDA eligible residents	\$48,140	\$49,411	\$53,296	\$57,160	\$57,901
Group home, 4 bedrooms, 4 SDA eligible residents	\$39,761	\$41,175	\$44,662	\$47,234	\$47,835
Group home, 5 bedrooms, 5 SDA eligible residents	\$33,136	\$34,418	\$37,921	\$38,929	\$39,981
Dwellings With On-site Overnight Accommodation					
Apartment, 1 bedroom, 1 SDA eligible resident	\$92,640	\$95,087	N/A	N/A	\$102,075
Apartment, 2 bedrooms, 1 SDA eligible resident	\$96,968	\$98,809	N/A	N/A	\$106,044
Apartment, 2 bedrooms, 2 SDA eligible residents	\$42,663	\$43,544	N/A	N/A	\$47,202
Apartment, 3 bedrooms, 2 SDA eligible residents	\$51,429	\$52,691	N/A	N/A	\$56,691
Villa/Duplex/Townhouse, 1 bedroom, 1 SDA eligible resident	\$63,861	\$66,716	\$69,983	N/A	\$74,413
Villa/Duplex/Townhouse, 2 bedrooms, 2 SDA eligible residents	\$38,253	\$40,460	\$43,350	\$45,554	\$44,766
Villa/Duplex/Townhouse, 3 bedrooms, 3 SDA eligible residents	\$31,212	\$33,719	\$36,193	\$38,434	\$37,038
House, 2 bedrooms, 2 SDA eligible residents	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
House, 3 bedrooms, 3 SDA eligible residents	\$51,803	\$53,005	\$58,065	\$61,929	\$61,767
Group home, 4 bedrooms, 4 SDA eligible residents	\$42,322	\$43,470	\$47,787	\$50,359	\$50,674
Group home, 5 bedrooms, 5 SDA eligible residents	\$34,831	\$37,037	\$39,173	\$40,183	\$42,214

Appendix C – Base Price Limits for Existing Stock

Table 13: Annual Base Price per Participant for Existing Stock, No Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust No OOA	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	\$24,472	\$25,014	\$42,465	N/A	N/A	\$66,117
Apartment, 2 bedrooms, 1 resident	\$32,321	\$32,984	\$55,161	N/A	N/A	\$85,981
Apartment, 2 bedrooms, 2 residents	\$10,412	\$10,747	\$21,834	N/A	N/A	\$37,246
Apartment, 3 bedrooms, 2 residents	\$16,202	\$16,631	\$31,343	N/A	N/A	\$52,769
Villa/Duplex/Townhouse, 1 resident	\$12,373	\$12,700	\$21,241	\$26,380	N/A	\$35,256
Villa/Duplex/Townhouse, 2 residents	\$6,544	\$6,760	\$12,046	\$15,481	\$16,793	\$21,638
Villa/Duplex/Townhouse, 3 residents	\$5,296	\$5,485	\$10,266	\$13,506	\$14,379	\$19,231
House, 2 residents	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
House, 3 residents	\$5,783	\$6,899	\$12,222	\$15,668	\$16,633	\$24,028
Group home, 4 residents	\$7,134	\$7,363	\$12,281	\$15,532	\$16,264	\$23,085
Group home, 5 residents	\$5,729	\$5,916	\$10,508	\$13,410	\$13,989	\$20,426
Dwelling has On-site Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	N/A	\$29,185	\$49,544	N/A	N/A	\$77,138
Apartment, 2 bedrooms, 1 resident	N/A	\$38,482	\$64,355	N/A	N/A	\$100,310
Apartment, 2 bedrooms, 2 residents	N/A	\$12,537	\$25,473	N/A	N/A	\$43,453
Apartment, 3 bedrooms, 2 residents	N/A	\$19,403	\$36,566	N/A	N/A	\$61,562
Villa/Duplex/Townhouse, 1 resident	N/A	\$15,166	\$23,838	\$29,611	N/A	\$38,676
Villa/Duplex/Townhouse, 2 residents	N/A	\$7,960	\$13,309	\$17,037	\$18,348	\$23,284
Villa/Duplex/Townhouse, 3 residents	N/A	\$6,286	\$11,109	\$14,545	\$15,417	\$20,326
House, 2 residents	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
House, 3 residents	N/A	\$7,797	\$13,169	\$16,815	\$17,779	\$25,355
Group home, 4 residents	N/A	\$8,047	\$13,003	\$16,401	\$17,134	\$24,083
Group home, 5 residents	N/A	\$6,455	\$11,079	\$14,102	\$14,678	\$21,212

Table 14: Annual Base Price per Participant for Existing Stock, With Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	\$24,765	\$25,314	\$42,974	N/A	N/A	\$66,910
Apartment, 2 bedrooms, 1 resident	\$32,709	\$33,380	\$55,822	N/A	N/A	\$87,013
Apartment, 2 bedrooms, 2 residents	\$10,538	\$10,876	\$22,096	N/A	N/A	\$37,692
Apartment, 3 bedrooms, 2 residents	\$16,395	\$16,830	\$31,718	N/A	N/A	\$53,402
Villa/Duplex/Townhouse, 1 resident	\$12,609	\$12,940	\$21,643	\$26,881	N/A	\$35,926
Villa/Duplex/Townhouse, 2 residents	\$6,668	\$6,889	\$12,276	\$15,775	\$17,112	\$22,050
Villa/Duplex/Townhouse, 3 residents	\$5,396	\$5,589	\$10,461	\$13,763	\$14,652	\$19,595
House, 2 residents	\$7,679	\$7,839	\$13,245	\$17,191	\$18,528	\$23,507
House, 3 residents	\$5,893	\$7,031	\$12,455	\$15,966	\$16,949	\$24,485
Group home, 4 residents	\$7,270	\$7,503	\$12,514	\$15,827	\$16,572	\$23,523
Group home, 5 residents	\$5,839	\$6,028	\$10,707	\$13,665	\$14,255	\$20,814
Dwelling has On-site Overnight Accommodation						
Apartment, 1 bedroom, 1 resident	N/A	\$29,535	\$50,138	N/A	N/A	\$78,064
Apartment, 2 bedrooms, 1 resident	N/A	\$38,944	\$65,127	N/A	N/A	\$101,514
Apartment, 2 bedrooms, 2 residents	N/A	\$12,688	\$25,779	N/A	N/A	\$43,975
Apartment, 3 bedrooms, 2 residents	N/A	\$19,635	\$37,005	N/A	N/A	\$62,300
Villa/Duplex/Townhouse, 1 resident	N/A	\$15,454	\$24,290	\$30,173	N/A	\$39,412
Villa/Duplex/Townhouse, 2 residents	N/A	\$8,111	\$13,561	\$17,361	\$18,696	\$23,726
Villa/Duplex/Townhouse, 3 residents	N/A	\$6,406	\$11,320	\$14,820	\$15,710	\$20,712
House, 2 residents	N/A	\$9,062	\$14,532	\$18,778	\$20,115	\$25,182
House, 3 residents	N/A	\$7,945	\$13,418	\$17,134	\$18,117	\$25,838
Group home, 4 residents	N/A	\$8,199	\$13,251	\$16,713	\$17,459	\$24,541
Group home, 5 residents	N/A	\$6,578	\$11,289	\$14,370	\$14,958	\$21,616

Appendix D – Base Price Limits for Legacy Stock

Table 15: Annual Price per Participant for Legacy Stock, No Sprinklers

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	\$4,383	\$4,554	\$5,052	\$8,779	\$9,306	\$11,450	\$12,084	\$17,905	\$18,629
7	\$3,296	\$3,457	\$3,922	\$7,388	\$7,878	\$9,873	\$10,460	\$15,877	\$16,550
8	\$2,414	\$2,561	\$2,998	\$6,253	\$6,711	\$8,584	\$9,138	\$14,222	\$14,853
9	\$1,684	\$1,827	\$2,236	\$5,316	\$5,753	\$7,524	\$8,048	\$12,857	\$13,455
10	\$1,077	\$1,213	\$1,608	\$4,539	\$4,953	\$6,644	\$7,139	\$11,725	\$12,294

Table 16: Annual Price per Participant for Legacy Stock, With Sprinklers

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	\$4,466	\$4,640	\$5,149	\$8,946	\$9,483	\$11,667	\$12,314	\$18,245	\$18,983
7	\$3,359	\$3,524	\$3,997	\$7,527	\$8,027	\$10,061	\$10,659	\$16,178	\$16,863
8	\$2,459	\$2,610	\$3,056	\$6,371	\$6,838	\$8,748	\$9,312	\$14,493	\$15,136
9	\$1,716	\$1,862	\$2,278	\$5,417	\$5,862	\$7,668	\$8,200	\$13,102	\$13,710
10	\$1,097	\$1,237	\$1,638	\$4,625	\$5,047	\$6,771	\$7,276	\$11,947	\$12,528

Appendix E – Location Factors for New Builds

Table 17: Location Factors for New Builds

Location	Apartment	Apartment	Apartment	Apartment	Villa Duplex	Villa Duplex	Villa Duplex	House	House	Group Home	Group Home
	1 bed	2 beds	2 beds	3 beds	Townhouse	Townhouse	Townhouse	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 residents	2 residents	1 resident	2 residents	3 residents				
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
ACT - Australian Capital Territory	0.99	0.99	0.99	0.99	0.96	0.95	0.94	0.94	0.94	0.94	0.94
NSW - Capital Region	1.05	1.05	1.06	1.05	0.96	0.94	0.92	0.91	0.91	0.91	0.91
NSW - Central Coast	1.05	1.05	1.05	1.05	1.01	1.00	1.00	0.99	1.00	1.00	1.00
NSW - Central West	1.12	1.11	1.13	1.11	0.99	0.98	0.95	0.94	0.94	0.94	0.95
NSW - Coffs Harbour - Grafton	1.07	1.06	1.07	1.06	0.96	0.95	0.92	0.91	0.91	0.91	0.91
NSW - Far West and Orana	1.22	1.22	1.25	1.22	1.06	1.04	1.02	1.00	1.01	1.01	1.02
NSW - Hunter Valley exc Newcastle	1.02	1.02	1.02	1.02	0.93	0.92	0.90	0.89	0.89	0.88	0.88
NSW - Illawarra	1.04	1.04	1.05	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.05
NSW - Mid North Coast	1.04	1.04	1.05	1.04	0.95	0.93	0.91	0.90	0.90	0.89	0.90
NSW - Murray	1.01	1.01	1.01	1.00	0.91	0.89	0.86	0.85	0.85	0.84	0.84
NSW - New England and North West	1.03	1.03	1.03	1.02	0.92	0.90	0.87	0.86	0.86	0.86	0.86
NSW - Newcastle and Lake Macquarie	1.03	1.03	1.03	1.03	1.00	1.00	0.99	0.99	0.99	0.99	0.99
NSW - Richmond - Tweed	1.08	1.08	1.09	1.08	1.00	0.99	0.97	0.96	0.96	0.96	0.97
NSW - Riverina	1.05	1.04	1.05	1.04	0.93	0.92	0.89	0.88	0.88	0.87	0.87
NSW - Southern Highlands and Shoalhaven	1.05	1.04	1.05	1.04	0.96	0.95	0.92	0.91	0.92	0.91	0.91
NSW - Sydney - Baulkham Hills and Hawkesbury	1.04	1.04	1.05	1.04	1.04	1.04	1.04	1.04	1.04	1.05	1.05
NSW - Sydney - Blacktown	1.00	1.00	1.00	1.00	1.01	1.02	1.02	1.02	1.02	1.02	1.02
NSW - Sydney - City and Inner South	1.09	1.12	1.14	1.15	1.61	1.72	1.88	1.92	1.92	1.97	1.99
NSW - Sydney - Eastern Suburbs	1.09	1.12	1.14	1.15	1.60	1.70	1.86	1.90	1.90	1.95	1.96
NSW - Sydney - Inner South West	1.01	1.02	1.02	1.02	1.09	1.10	1.12	1.13	1.13	1.14	1.14
NSW - Sydney - Inner West	1.05	1.06	1.07	1.08	1.31	1.36	1.44	1.46	1.46	1.49	1.50
NSW - Sydney - North Sydney and Hornsby	1.03	1.04	1.05	1.05	1.17	1.20	1.24	1.26	1.26	1.27	1.28
NSW - Sydney - Northern Beaches	1.04	1.05	1.06	1.06	1.21	1.24	1.29	1.31	1.31	1.33	1.33
NSW - Sydney - Outer South West	1.01	1.00	1.01	1.00	0.96	0.95	0.94	0.93	0.94	0.93	0.93
NSW - Sydney - Outer West and Blue Mountains	1.04	1.03	1.04	1.03	0.97	0.96	0.95	0.94	0.94	0.94	0.94
NSW - Sydney - Parramatta	1.01	1.01	1.02	1.02	1.07	1.08	1.10	1.11	1.11	1.11	1.11
NSW - Sydney - Ryde	1.02	1.02	1.03	1.03	1.12	1.14	1.18	1.19	1.19	1.20	1.20
NSW - Sydney - South West	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
NSW - Sydney - Sutherland	1.01	1.02	1.02	1.02	1.09	1.11	1.13	1.14	1.14	1.15	1.15

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Location	Apartment	Apartment	Apartment	Apartment	Villa Duplex	Villa Duplex	Villa Duplex	House	House	Group Home	Group Home
	1 bed	2 beds	2 beds	3 beds	Townhouse	Townhouse	Townhouse	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 residents	2 residents	1 resident	2 residents	3 residents				
NT - Darwin	1.35	1.35	1.41	1.36	1.21	1.21	1.21	1.18	1.20	1.21	1.23
NT - Northern Territory - Outback	1.85	1.84	1.98	1.87	1.54	1.54	1.55	1.49	1.53	1.57	1.61
QLD - Brisbane - East	0.97	0.97	0.96	0.97	0.94	0.93	0.92	0.92	0.92	0.91	0.91
QLD - Brisbane - North	0.98	0.98	0.97	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane - South	0.98	0.98	0.98	0.98	1.00	1.00	1.00	1.01	1.01	1.01	1.01
QLD - Brisbane - West	0.98	0.98	0.97	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
QLD - Brisbane Inner City	1.00	1.00	1.00	1.01	1.12	1.14	1.17	1.19	1.18	1.20	1.20
QLD - Cairns	1.14	1.14	1.16	1.14	1.01	1.00	0.98	0.96	0.97	0.97	0.97
QLD - Central Queensland	1.23	1.22	1.26	1.22	1.07	1.06	1.04	1.02	1.03	1.03	1.05
QLD - Darling Downs - Maranoa	1.03	1.03	1.03	1.02	0.91	0.89	0.86	0.85	0.85	0.84	0.84
QLD - Gold Coast	0.97	0.97	0.96	0.96	0.93	0.92	0.91	0.90	0.90	0.90	0.89
QLD - Ipswich	0.96	0.96	0.95	0.95	0.89	0.87	0.85	0.84	0.84	0.83	0.83
QLD - Logan - Beaudesert	1.08	1.07	1.08	1.07	0.98	0.96	0.94	0.93	0.93	0.93	0.93
QLD - Mackay - Isaac - Whitsunday	1.20	1.20	1.23	1.20	1.06	1.05	1.03	1.01	1.02	1.03	1.04
QLD - Moreton Bay - North	1.00	0.99	0.99	0.99	0.93	0.92	0.90	0.89	0.89	0.89	0.89
QLD - Moreton Bay - South	0.98	0.98	0.97	0.97	0.92	0.91	0.89	0.89	0.89	0.88	0.88
QLD - Queensland - Outback	1.66	1.65	1.76	1.67	1.40	1.39	1.39	1.34	1.37	1.40	1.43
QLD - Sunshine Coast	0.97	0.97	0.96	0.96	0.90	0.89	0.87	0.86	0.86	0.85	0.85
QLD - Toowoomba	0.98	0.97	0.97	0.97	0.89	0.87	0.84	0.84	0.84	0.83	0.82
QLD - Townsville	1.17	1.17	1.20	1.17	1.04	1.03	1.01	0.99	1.00	1.00	1.01
QLD - Wide Bay	1.00	1.00	1.00	0.99	0.90	0.88	0.85	0.84	0.84	0.84	0.84
SA - Adelaide - Central and Hills	1.01	1.01	1.02	1.01	1.00	1.00	1.00	1.00	1.00	1.00	1.00
SA - Adelaide - North	1.11	1.11	1.12	1.11	1.02	1.01	1.00	0.98	0.99	0.99	1.00
SA - Adelaide - South	1.05	1.05	1.06	1.05	1.01	1.00	1.00	0.99	0.99	0.99	1.00
SA - Adelaide - West	1.09	1.09	1.10	1.09	1.06	1.06	1.07	1.06	1.06	1.07	1.07
SA - Barossa - Yorke - Mid North	1.21	1.21	1.24	1.21	1.06	1.04	1.02	1.00	1.01	1.01	1.02
SA - South Australia - Outback	1.39	1.38	1.45	1.39	1.19	1.18	1.16	1.13	1.15	1.16	1.18
SA - South Australia - South East	1.11	1.10	1.12	1.10	0.98	0.96	0.94	0.92	0.93	0.92	0.93
TAS - Hobart	1.02	1.01	1.02	1.01	0.94	0.93	0.90	0.90	0.90	0.89	0.89
TAS - Launceston and North East	1.06	1.05	1.06	1.05	0.94	0.92	0.90	0.88	0.89	0.88	0.88
TAS - South East	1.13	1.13	1.15	1.12	0.99	0.97	0.94	0.93	0.93	0.93	0.94
TAS - West and North West	1.12	1.11	1.13	1.11	0.99	0.98	0.96	0.94	0.95	0.94	0.95
VIC - Ballarat	0.97	0.97	0.96	0.96	0.90	0.88	0.85	0.84	0.84	0.83	0.83
VIC - Bendigo	0.97	0.97	0.96	0.96	0.90	0.88	0.85	0.85	0.85	0.84	0.84
VIC - Geelong	0.98	0.98	0.97	0.97	0.95	0.94	0.93	0.93	0.92	0.92	0.92

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Location	Apartment	Apartment	Apartment	Apartment	Villa Duplex	Villa Duplex	Villa Duplex	House	House	Group Home	Group Home
	1 bed	2 beds	2 beds	3 beds	Townhouse	Townhouse	Townhouse	2 residents	3 residents	4 residents	5 residents
	1 resident	1 resident	2 residents	2 residents	1 resident	2 residents	3 residents				
VIC - Hume	1.00	0.99	0.99	0.99	0.89	0.88	0.85	0.84	0.84	0.83	0.83
VIC - Latrobe - Gippsland	0.98	0.97	0.97	0.96	0.88	0.87	0.84	0.83	0.83	0.82	0.82
VIC - Melbourne - Inner	1.02	1.03	1.04	1.05	1.25	1.29	1.36	1.37	1.37	1.39	1.39
VIC - Melbourne - Inner East	1.00	1.01	1.01	1.01	1.10	1.12	1.15	1.16	1.16	1.16	1.17
VIC - Melbourne - Inner South	1.00	1.00	1.01	1.01	1.09	1.11	1.13	1.14	1.14	1.14	1.15
VIC - Melbourne - North East	0.98	0.97	0.97	0.97	0.93	0.92	0.90	0.90	0.90	0.89	0.89
VIC - Melbourne - North West	0.97	0.97	0.96	0.96	0.89	0.88	0.85	0.84	0.84	0.84	0.83
VIC - Melbourne - Outer East	0.97	0.97	0.97	0.97	0.92	0.91	0.89	0.88	0.88	0.88	0.87
VIC - Melbourne - South East	0.98	0.98	0.97	0.97	0.95	0.94	0.93	0.92	0.92	0.92	0.92
VIC - Melbourne - West	0.98	0.98	0.98	0.98	0.98	0.98	0.97	0.97	0.97	0.97	0.97
VIC - Mornington Peninsula	0.98	0.97	0.97	0.97	0.93	0.92	0.90	0.90	0.90	0.89	0.89
VIC - North West	1.01	1.01	1.01	1.00	0.90	0.88	0.85	0.84	0.84	0.83	0.83
VIC - Shepparton	0.98	0.97	0.96	0.96	0.88	0.86	0.83	0.83	0.83	0.82	0.81
VIC - Warrnambool and South West	0.99	0.99	0.98	0.98	0.90	0.88	0.86	0.85	0.85	0.84	0.84
WA - Bunbury	1.23	1.23	1.27	1.23	1.09	1.08	1.06	1.04	1.05	1.06	1.07
WA - Mandurah	1.04	1.03	1.04	1.03	0.95	0.93	0.91	0.90	0.90	0.89	0.90
WA - Perth - Inner	1.07	1.08	1.09	1.09	1.17	1.20	1.24	1.24	1.25	1.26	1.27
WA - Perth - North East	1.04	1.04	1.04	1.04	0.97	0.96	0.94	0.93	0.93	0.93	0.93
WA - Perth - North West	1.05	1.05	1.05	1.05	1.01	1.00	1.00	0.99	1.00	1.00	1.00
WA - Perth - South East	1.19	1.19	1.22	1.20	1.09	1.09	1.08	1.06	1.07	1.08	1.09
WA - Perth - South West	1.10	1.10	1.11	1.10	1.03	1.03	1.02	1.01	1.02	1.02	1.02
WA - Western Australia - Outback (South)	1.65	1.65	1.76	1.67	1.39	1.39	1.38	1.34	1.37	1.39	1.43
WA - Western Australia - Outback (North)	1.66	1.66	1.77	1.68	1.42	1.42	1.42	1.37	1.41	1.43	1.47
WA - Western Australia - Wheat Belt	1.18	1.17	1.20	1.17	1.03	1.01	0.99	0.97	0.98	0.98	0.99

Appendix F – Location Factors for Existing and Legacy Stock

Table 18: Location Factors for Existing and Legacy Stock

Location	Apartment	Apartment	Apartment	Apartment	Villa	Villa	Villa	House	House	Group	Group	Legacy
	1 bed	2 beds	2 beds	3 beds	Duplex	Duplex	Duplex	2 residents	3 residents	Home	Home	
	1 resident	1 resident	2 residents	2 residents	Townhouse	Townhouse	Townhouse			4 residents	5 residents	
					1 resident	2 residents	3 residents					
Median Capital City	1	1	1	1	1	1	1	1	1	1	1	1
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	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 exc 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	1.1	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	1.1	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	1.1	1.03	1	0.99	1	1	1	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	1.1	1.12	1.13	1.13
NSW - Sydney - Blacktown	1	1	1	1	1.02	1.03	1.03	1.02	1.03	1.03	1.03	1.03
NSW - Sydney - City and Inner South	1.2	1.18	1.18	1.16	1.76	2.25	2.53	1.93	2.15	2.31	2.53	2.53
NSW - Sydney - Eastern Suburbs	1.18	1.16	1.16	1.15	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
NSW - Sydney - Inner West	1.18	1.17	1.17	1.16	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	1.3	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	0.99	1	1	1	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	0.99	0.99	0.99	0.99

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Location	Apartment	Apartment	Apartment	Apartment	Villa	Villa	Villa	House	House	Group	Group	Legacy
	1 bed	2 beds	2 beds	3 beds	Duplex	Duplex	Duplex	2 residents	3 residents	Home	Home	
	1 resident	1 resident	2 residents	2 residents	Townhouse	Townhouse	Townhouse			4 residents	5 residents	
					1 resident	2 residents	3 residents					
NSW - Sydney - Parramatta	1.02	1.01	1.01	1.01	1.08	1.13	1.16	1.1	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	1.3	1.35	1.35
NSW - Sydney - South West	1	1	1	1	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	1.2	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	1.4	1.4	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 - Fitzroy	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 - Darling Downs - Maranoa	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	0.9	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	0.9	0.89	0.87	0.87
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	0.9	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	0.9	0.89	0.89
QLD - Queensland - Outback	1.1	1.1	1.1	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	0.9	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	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	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	0.9	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	0.9	0.88	0.86	0.86
TAS - Hobart	1	1	1	1	0.94	0.9	0.88	0.93	0.91	0.9	0.88	0.88

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Location	Apartment	Apartment	Apartment	Apartment	Villa	Villa	Villa	House	House	Group	Group	Legacy
	1 bed	2 beds	2 beds	3 beds	Duplex	Duplex	Duplex	2 residents	3 residents	Home	Home	
	1 resident	1 resident	2 residents	2 residents	Townhouse	Townhouse	Townhouse			4 residents	5 residents	
					1 resident	2 residents	3 residents					
TAS - Launceston and North East	1.08	1.09	1.09	1.1	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	1.1	1	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	1.1	1	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
VIC - Latrobe - Gippsland	1	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	1	1	0.99	1.13	1.22	1.27	1.16	1.2	1.23	1.27	1.27
VIC - Melbourne - Inner East	1.03	1.03	1.03	1.02	1.06	1.11	1.14	1.08	1.1	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	1.02	1.02	1.02	1.01	0.94	0.91	0.9	0.93	0.92	0.91	0.9	0.9
VIC - Melbourne - South East	1.06	1.06	1.06	1.07	1.05	1.03	1.03	1.04	1.03	1.03	1.03	1.03
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	0.9	0.89	0.89
VIC - North West	1.04	1.05	1.05	1.06	0.96	0.9	0.88	0.93	0.91	0.9	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	0.9	0.9
WA - Bunbury	1.11	1.12	1.12	1.14	1.05	1	0.99	1.01	1.01	1	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	0.99	1	1	1	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
WA - Western Australia - Outback (South)	1.2	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 - Outback (North)	1.2	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

Appendix G – Minimum Refurbishment Costs for New Builds (2025-26)

Table 19: Minimum Refurbishment Costs for New Builds (costs are inclusive of GST)

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	High Physical Support
Dwelling does not have On-site Overnight Accommodation				
Apartment, 1 bedroom, 1 resident	\$337,004	\$350,826	N/A	\$382,158
Apartment, 2 bedrooms, 1 resident	\$357,951	\$367,828	N/A	\$400,126
Apartment, 2 bedrooms, 2 residents	\$359,023	\$368,369	N/A	\$401,120
Apartment, 3 bedrooms, 2 residents	\$395,453	\$409,719	N/A	\$445,266
Villa/Duplex/Townhouse, 1 resident	\$179,525	\$194,987	\$196,860	\$225,266
Villa/Duplex/Townhouse, 2 residents	\$207,461	\$229,438	\$247,619	\$259,132
Villa/Duplex/Townhouse, 3 residents	\$261,104	\$297,930	\$315,841	\$335,869
House, 2 residents	\$422,142	\$433,273	\$486,597	\$537,352
House, 3 residents	\$469,866	\$478,594	\$515,976	\$588,702
Group home, 4 residents	\$538,166	\$553,381	\$598,759	\$663,284
Group home, 5 residents	\$590,659	\$614,886	\$669,410	\$728,837
Dwelling has On-site Overnight Accommodation				
Villa/Duplex/Townhouse, 1 resident	\$190,503	\$206,908	\$218,757	\$239,041
Villa/Duplex/Townhouse, 2 residents	\$234,435	\$259,269	\$271,050	\$292,824
Villa/Duplex/Townhouse, 3 residents	\$295,048	\$336,660	\$350,961	\$372,814
House, 2 residents	\$483,021	\$491,572	\$543,452	\$601,130
House, 3 residents	\$512,359	\$526,130	\$572,494	\$638,184
Group home, 4 residents	\$578,374	\$592,766	\$647,543	\$712,297
Group home, 5 residents	\$626,211	\$669,896	\$691,311	\$771,263

Appendix H – Shared living arrangements

Dwelling is shared with people who are not SDA-eligible participants

83. When a number (n) of SDA-eligible participants are sharing an enrolled dwelling with a number (m) of people who are not SDA-eligible participants (with one person per bedroom and no vacancies) then:

- (i) The SDA price limit for each of (n) SDA-eligible participants is the SDA price limit that would apply if the dwelling was of the same build type and design category and had (n) bedrooms;
- (ii) The maximum reasonable rent contribution for each of the SDA-eligible participants is equal to MRRC (Single); and
- (iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated.

84. The Annual Base Price Limit per SDA-eligible Participant in different circumstances is set out in:

- (i) ***Table 20: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed.***
- (ii) ***Table 21: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed.***
- (iii) ***Table 22: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was paid and input tax credits were not claimed.***
- (iv) ***Table 23: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was paid and input tax credits were not claimed***
- (v) ***Table 24: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, Without Sprinklers.***
- (vi) ***Table 25: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, With Sprinklers.***
- (vii) ***Table 26: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers.***
- (viii) ***Table 27: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, With Sprinklers.***

85. The Price Limits in these Tables are further adjusted as set out in paragraphs 86 to 89 below when an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with someone.

Shared Bedrooms

86. When an SDA-eligible participant is sharing a bedroom in an SDA enrolled dwelling with another SDA-eligible participant

(i) The SDA price limit, SDA_{Share} , for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is as follows:

$$SDA_{Share} = 50\% \times SDA_{Dwelling} - 15\% \times MRRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 85 if necessary).

(ii) The maximum reasonable rent contribution for each SDA-eligible participant sharing a bedroom with another SDA-eligible participant is equal to $MRRC_{\text{Member of a Couple}}$; and

(iii) For any other SDA eligible participant in the dwelling:

- The rate of SDA payable in respect of each of those participants is $SDA_{Dwelling}$; and
- The maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.

87. When an SDA-eligible participant is sharing a bedroom in an enrolled dwelling with a person who is not an SDA-eligible participant:

(i) The SDA price limit SDA_{Share} , for the SDA-eligible participant is as follows

$$SDA_{Share} = SDA_{Dwelling} - 30\% \times MRRC_{Single}$$

where $SDA_{Dwelling}$ is the price limit that would apply if one SDA eligible person was occupying the bedroom (after the application of paragraph 85 if necessary):

(ii) The maximum reasonable rent contribution for the SDA-eligible participant is $MRRC_{\text{Member of a Couple}}$.

(iii) The rental payment by each person who is not an SDA-eligible participant is not price regulated; and

(iv) For any other SDA eligible participant in the dwelling:

- The rate of SDA payable in respect of each of those participants is $SDA_{Dwelling}$; and
- The maximum reasonable rent contribution for each of those participants is $MRRC_{Single}$.

88. When an SDA-eligible participant is sharing a bedroom with a person who is not an SDA-eligible participant and that person is a child or financial dependent of the SDA-eligible participant:

(i) The SDA price limit for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own; and

(ii) The MRRC for the SDA-eligible participant is the same as if the participant was living in the bedroom on their own.

89. The SDA amount and MRRC for shared living arrangements not covered by paragraphs 85-88 will be determined by the NDIA on a case by case basis in accordance with the principles of the NDIS.

Table 20: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$77,834	\$80,262	N/A	N/A	\$87,235
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$77,834	\$80,262	N/A	N/A	\$87,235
Villa, 2 bedrooms - 1 SDA participant	\$56,304	\$58,994	\$60,222	\$64,629	\$66,164
Villa, 3 bedrooms - 2 SDA participants	\$32,599	\$34,554	\$37,773	\$39,977	\$38,313
Villa, 3 bedrooms - 1 SDA participant	\$56,304	\$58,994	\$60,222	\$64,629	\$66,164
House, 2 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
House, 3 bedrooms - 2 SDA participants	\$64,810	\$66,514	\$73,693	\$78,934	\$78,171
House, 3 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
Group home, 4 bedrooms - 3 SDA participants	\$45,460	\$46,731	\$50,505	\$54,368	\$55,148
Group home, 4 bedrooms - 2 SDA participants	\$64,810	\$66,514	\$73,693	\$78,934	\$78,171
Group home, 4 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
Group home, 5 bedrooms - 4 SDA participants	\$37,581	\$38,995	\$42,386	\$44,961	\$45,592
Group home, 5 bedrooms - 3 SDA participants	\$45,460	\$46,731	\$50,505	\$54,368	\$55,148
Group home, 5 bedrooms - 2 SDA participants	\$64,810	\$66,514	\$73,693	\$78,934	\$78,171
Group home, 5 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
Dwelling has On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$90,806	\$93,234	N/A	N/A	\$100,207
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$90,806	\$93,234	N/A	N/A	\$100,207
Villa, 2 bedrooms - 1 SDA participant	\$58,743	\$61,598	\$64,734	\$69,140	\$69,208
Villa, 3 bedrooms - 2 SDA participants	\$35,378	\$37,586	\$40,389	\$42,591	\$41,834
Villa, 3 bedrooms - 1 SDA participant	\$58,743	\$61,598	\$64,734	\$69,140	\$69,208
House, 2 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
House, 3 bedrooms - 2 SDA participants	\$71,021	\$72,495	\$79,913	\$85,154	\$84,915
House, 3 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
Group home, 4 bedrooms - 3 SDA participants	\$48,953	\$50,156	\$55,090	\$58,955	\$58,833
Group home, 4 bedrooms - 2 SDA participants	\$71,021	\$72,495	\$79,913	\$85,154	\$84,915
Group home, 4 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
Group home, 5 bedrooms - 4 SDA participants	\$40,076	\$41,224	\$45,441	\$48,014	\$48,360
Group home, 5 bedrooms - 3 SDA participants	\$48,953	\$50,156	\$55,090	\$58,955	\$58,833

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Group home, 5 bedrooms - 2 SDA participants	\$71,021	\$72,495	\$79,913	\$85,154	\$84,915
Group home, 5 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207

Table 21: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was not paid OR GST was paid and input tax credits were claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$79,406	\$81,852	N/A	N/A	\$88,841
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$79,406	\$81,852	N/A	N/A	\$88,841
Villa, 2 bedrooms - 1 SDA participant	\$61,130	\$63,821	\$65,160	\$69,567	\$71,066
Villa, 3 bedrooms - 2 SDA participants	\$35,326	\$37,280	\$40,575	\$42,779	\$41,089
Villa, 3 bedrooms - 1 SDA participant	\$61,130	\$63,821	\$65,160	\$69,567	\$71,066
House, 2 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
House, 3 bedrooms - 2 SDA participants	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
House, 3 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
Group home, 4 bedrooms - 3 SDA participants	\$48,140	\$49,411	\$53,296	\$57,160	\$57,901
Group home, 4 bedrooms - 2 SDA participants	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
Group home, 4 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
Group home, 5 bedrooms - 4 SDA participants	\$39,761	\$41,175	\$44,662	\$47,235	\$47,835
Group home, 5 bedrooms - 3 SDA participants	\$48,140	\$49,411	\$53,296	\$57,160	\$57,901
Group home, 5 bedrooms - 2 SDA participants	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
Group home, 5 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
Dwelling has On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$92,640	\$95,087	N/A	N/A	\$102,075
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$92,640	\$95,087	N/A	N/A	\$102,075
Villa, 2 bedrooms - 1 SDA participant	\$63,861	\$66,716	\$69,983	\$74,390	\$74,413
Villa, 3 bedrooms - 2 SDA participants	\$38,253	\$40,460	\$43,350	\$45,554	\$44,766
Villa, 3 bedrooms - 1 SDA participant	\$63,861	\$66,716	\$69,983	\$74,390	\$74,413
House, 2 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,311	\$102,075
House, 3 bedrooms - 2 SDA participants	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
House, 3 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,311	\$102,075
Group home, 4 bedrooms - 3 SDA participants	\$51,803	\$53,005	\$58,065	\$61,929	\$61,767
Group home, 4 bedrooms - 2 SDA participants	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
Group home, 4 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,316	\$102,075
Group home, 5 bedrooms - 4 SDA participants	\$42,322	\$43,470	\$47,787	\$50,359	\$50,674
Group home, 5 bedrooms - 3 SDA participants	\$51,803	\$53,005	\$58,065	\$61,929	\$61,767

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Group home, 5 bedrooms - 2 SDA participants	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
Group home, 5 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,311	\$102,075

Table 22: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, Without Sprinklers, GST was paid and input tax credits were not claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$83,622	\$86,286	N/A	N/A	\$93,956
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$83,622	\$86,286	N/A	N/A	\$93,956
Villa, 2 bedrooms - 1 SDA participant	\$59,427	\$62,386	\$63,897	\$68,681	\$70,274
Villa, 3 bedrooms - 2 SDA participants	\$34,444	\$36,595	\$40,136	\$42,528	\$40,729
Villa, 3 bedrooms - 1 SDA participant	\$59,427	\$62,386	\$63,897	\$68,681	\$70,274
House, 2 bedrooms - 1 SDA participant	\$83,622	\$86,286	\$95,538	\$106,931	\$93,956
House, 3 bedrooms - 2 SDA participants	\$68,565	\$70,367	\$78,335	\$84,033	\$83,182
House, 3 bedrooms - 1 SDA participant	\$83,622	\$86,286	\$95,538	\$106,931	\$93,956
Group home, 4 bedrooms - 3 SDA participants	\$48,293	\$49,617	\$53,842	\$58,014	\$58,869
Group home, 4 bedrooms - 2 SDA participants	\$68,565	\$70,367	\$78,335	\$84,033	\$83,182
Group home, 4 bedrooms - 1 SDA participant	\$83,622	\$86,286	\$95,538	\$106,931	\$93,956
Group home, 5 bedrooms - 4 SDA participants	\$40,064	\$41,548	\$45,349	\$48,127	\$48,800
Group home, 5 bedrooms - 3 SDA participants	\$48,293	\$49,617	\$53,842	\$58,014	\$58,869
Group home, 5 bedrooms - 2 SDA participants	\$68,565	\$70,367	\$78,335	\$84,033	\$83,182
Group home, 5 bedrooms - 1 SDA participant	\$83,622	\$86,286	\$95,538	\$106,931	\$93,956
Dwelling has On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$97,560	\$100,223	N/A	N/A	\$107,893
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$97,560	\$100,223	N/A	N/A	\$107,893
Villa, 2 bedrooms - 1 SDA participant	\$62,058	\$65,198	\$68,817	\$73,601	\$73,569
Villa, 3 bedrooms - 2 SDA participants	\$37,462	\$39,892	\$42,974	\$45,366	\$44,563
Villa, 3 bedrooms - 1 SDA participant	\$62,058	\$65,198	\$68,817	\$73,601	\$73,569
House, 2 bedrooms - 1 SDA participant	\$97,560	\$100,223	\$110,230	\$121,623	\$107,893
House, 3 bedrooms - 2 SDA participants	\$75,316	\$76,866	\$85,097	\$90,794	\$90,520
House, 3 bedrooms - 1 SDA participant	\$97,560	\$100,223	\$110,230	\$121,623	\$107,893
Group home, 4 bedrooms - 3 SDA participants	\$52,042	\$53,328	\$58,793	\$62,965	\$62,867
Group home, 4 bedrooms - 2 SDA participants	\$75,316	\$76,866	\$85,097	\$90,794	\$90,520
Group home, 4 bedrooms - 1 SDA participant	\$97,560	\$100,223	\$110,230	\$121,623	\$107,893
Group home, 5 bedrooms - 4 SDA participants	\$42,745	\$43,959	\$48,646	\$51,424	\$51,805
Group home, 5 bedrooms - 3 SDA participants	\$52,042	\$53,328	\$58,793	\$62,965	\$62,867
Group home, 5 bedrooms - 2 SDA participants	\$75,316	\$76,866	\$85,097	\$90,794	\$90,520

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Group home, 5 bedrooms - 1 SDA participant	\$97,560	\$100,223	\$110,230	\$121,623	\$107,893
--------------------------------------------	----------	-----------	-----------	-----------	-----------

Table 23: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Post-2023 New Build, With Sprinklers, GST was paid and input tax credits were not claimed

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$85,255	\$87,941	N/A	N/A	\$95,629
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$85,255	\$87,941	N/A	N/A	\$95,629
Villa, 2 bedrooms - 1 SDA participant	\$64,407	\$67,366	\$68,998	\$73,782	\$75,335
Villa, 3 bedrooms - 2 SDA participants	\$37,275	\$39,424	\$43,049	\$45,441	\$43,614
Villa, 3 bedrooms - 1 SDA participant	\$64,407	\$67,366	\$68,998	\$73,782	\$75,335
House, 2 bedrooms - 1 SDA participant	\$85,255	\$87,941	\$96,940	\$108,334	\$95,629
House, 3 bedrooms - 2 SDA participants	\$72,465	\$74,269	\$82,397	\$88,095	\$87,191
House, 3 bedrooms - 1 SDA participant	\$85,255	\$87,941	\$96,940	\$108,334	\$95,629
Group home, 4 bedrooms - 3 SDA participants	\$51,125	\$52,449	\$56,797	\$60,969	\$61,784
Group home, 4 bedrooms - 2 SDA participants	\$72,465	\$74,269	\$82,397	\$88,095	\$87,191
Group home, 4 bedrooms - 1 SDA participant	\$85,255	\$87,941	\$96,940	\$108,334	\$95,629
Group home, 5 bedrooms - 4 SDA participants	\$42,374	\$43,858	\$47,764	\$50,543	\$51,181
Group home, 5 bedrooms - 3 SDA participants	\$51,125	\$52,449	\$56,797	\$60,969	\$61,784
Group home, 5 bedrooms - 2 SDA participants	\$72,465	\$74,269	\$82,397	\$88,095	\$87,191
Group home, 5 bedrooms - 1 SDA participant	\$85,255	\$87,941	\$96,940	\$108,334	\$95,629
Dwelling has On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$99,464	\$102,150	N/A	N/A	\$109,838
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$99,464	\$102,150	N/A	N/A	\$109,838
Villa, 2 bedrooms - 1 SDA participant	\$67,358	\$70,497	\$74,262	\$83,026	\$78,965
Villa, 3 bedrooms - 2 SDA participants	\$40,456	\$42,885	\$46,063	\$50,445	\$47,621
Villa, 3 bedrooms - 1 SDA participant	\$67,358	\$70,497	\$74,262	\$83,026	\$78,965
House, 2 bedrooms - 1 SDA participant	\$99,464	\$102,150	\$112	\$123,325	\$109,838
House, 3 bedrooms - 2 SDA participants	\$79,494	\$81,044	\$89,458	\$99,066	\$94,818
House, 3 bedrooms - 1 SDA participant	\$99,464	\$102,150	\$112	\$123,325	\$109,838
Group home, 4 bedrooms - 3 SDA participants	\$55,063	\$56,348	\$61,950	\$68,933	\$65,979
Group home, 4 bedrooms - 2 SDA participants	\$79,494	\$81,044	\$89,458	\$99,066	\$94,818
Group home, 4 bedrooms - 1 SDA participant	\$99,464	\$102,150	\$112	\$123,325	\$109,838
Group home, 5 bedrooms - 4 SDA participants	\$45,127	\$46,341	\$51,138	\$56,411	\$54,261
Group home, 5 bedrooms - 3 SDA participants	\$55,063	\$56,348	\$61,950	\$68,933	\$65,979
Group home, 5 bedrooms - 2 SDA participants	\$79,494	\$81,044	\$89,458	\$99,066	\$94,818

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Group home, 5 bedrooms - 1 SDA participant	\$99,464	\$102,150	\$111,931	\$123,325	\$109,838
--------------------------------------------	----------	-----------	-----------	-----------	-----------

Table 24: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, Without Sprinklers

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$77,834	\$80,262	N/A	N/A	\$87,235
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$77,834	\$80,262	N/A	N/A	\$87,235
Villa, 2 bedrooms - 1 SDA participant	\$56,304	\$58,994	\$60,222	\$64,629	\$66,164
Villa, 3 bedrooms - 2 SDA participants	\$32,599	\$34,554	\$37,773	\$39,977	\$38,313
Villa, 3 bedrooms - 1 SDA participant	\$56,304	\$58,994	\$60,222	\$64,629	\$66,164
House, 2 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
House, 3 bedrooms - 2 SDA participants	\$64,810	\$66,514	\$73,693	\$78,934	\$78,171
House, 3 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
Group home, 4 bedrooms - 3 SDA participants	\$45,460	\$46,731	\$50,505	\$54,368	\$55,148
Group home, 4 bedrooms - 2 SDA participants	\$64,810	\$66,514	\$73,693	\$78,934	\$78,171
Group home, 4 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
Group home, 5 bedrooms - 4 SDA participants	\$37,581	\$38,995	\$42,386	\$44,961	\$45,592
Group home, 5 bedrooms - 3 SDA participants	\$45,460	\$46,731	\$50,505	\$54,368	\$55,148
Group home, 5 bedrooms - 2 SDA participants	\$64,810	\$66,514	\$73,693	\$78,934	\$78,171
Group home, 5 bedrooms - 1 SDA participant	\$77,834	\$80,262	\$88,502	\$98,983	\$87,235
Dwelling has On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$90,806	\$93,234	N/A	N/A	\$100,207
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$90,806	\$93,234	N/A	N/A	\$100,207
Villa, 2 bedrooms - 1 SDA participant	\$58,743	\$61,598	\$64,734	\$69,140	\$69,208
Villa, 3 bedrooms - 2 SDA participants	\$35,378	\$37,586	\$40,389	\$42,591	\$41,834
Villa, 3 bedrooms - 1 SDA participant	\$58,743	\$61,598	\$64,734	\$69,140	\$69,208
House, 2 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
House, 3 bedrooms - 2 SDA participants	\$71,021	\$72,495	\$79,913	\$85,154	\$84,915
House, 3 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
Group home, 4 bedrooms - 3 SDA participants	\$48,953	\$50,156	\$55,090	\$58,955	\$58,833
Group home, 4 bedrooms - 2 SDA participants	\$71,021	\$72,495	\$79,913	\$85,154	\$84,915
Group home, 4 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
Group home, 5 bedrooms - 4 SDA participants	\$40,076	\$41,224	\$45,441	\$48,014	\$48,360
Group home, 5 bedrooms - 3 SDA participants	\$48,953	\$50,156	\$55,090	\$58,955	\$58,833
Group home, 5 bedrooms - 2 SDA participants	\$71,021	\$72,495	\$79,913	\$85,154	\$84,915

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Group home, 5 bedrooms - 1 SDA participant	\$90,806	\$93,234	\$102,176	\$112,656	\$100,207
--------------------------------------------	----------	----------	-----------	-----------	-----------

Table 25: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Pre-2023 New Build, With Sprinklers

Building Type / Design Category	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$79,406	\$81,852	N/A	N/A	\$88,841
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$79,406	\$81,852	N/A	N/A	\$88,841
Villa, 2 bedrooms - 1 SDA participant	\$61,130	\$63,821	\$65,160	\$69,567	\$71,066
Villa, 3 bedrooms - 2 SDA participants	\$35,326	\$37,280	\$40,575	\$42,779	\$41,089
Villa, 3 bedrooms - 1 SDA participant	\$61,130	\$63,821	\$65,160	\$69,567	\$71,066
House, 2 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
House, 3 bedrooms - 2 SDA participants	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
House, 3 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
Group home, 4 bedrooms - 3 SDA participants	\$48,140	\$49,411	\$53,296	\$57,160	\$57,901
Group home, 4 bedrooms - 2 SDA participants	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
Group home, 4 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
Group home, 5 bedrooms - 4 SDA participants	\$39,761	\$41,175	\$44,662	\$47,235	\$47,835
Group home, 5 bedrooms - 3 SDA participants	\$48,140	\$49,411	\$53,296	\$57,160	\$57,901
Group home, 5 bedrooms - 2 SDA participants	\$68,511	\$70,215	\$77,539	\$82,780	\$81,969
Group home, 5 bedrooms - 1 SDA participant	\$79,406	\$81,852	\$89,870	\$100,351	\$88,841
Dwelling has On-site Overnight Accommodation					
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$92,640	\$95,087	N/A	N/A	\$102,075
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$92,640	\$95,087	N/A	N/A	\$102,075
Villa, 2 bedrooms - 1 SDA participant	\$63,861	\$66,716	\$69,983	\$74,390	\$74,413
Villa, 3 bedrooms - 2 SDA participants	\$38,253	\$40,460	\$43,350	\$45,554	\$44,766
Villa, 3 bedrooms - 1 SDA participant	\$63,861	\$66,716	\$69,983	\$74,390	\$74,413
House, 2 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,311	\$102,075
House, 3 bedrooms - 2 SDA participants	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
House, 3 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,311	\$102,075
Group home, 4 bedrooms - 3 SDA participants	\$51,803	\$53,005	\$58,065	\$61,929	\$61,767
Group home, 4 bedrooms - 2 SDA participants	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975
Group home, 4 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,316	\$102,075
Group home, 5 bedrooms - 4 SDA participants	\$42,322	\$43,470	\$47,787	\$50,359	\$50,674
Group home, 5 bedrooms - 3 SDA participants	\$51,803	\$53,005	\$58,065	\$61,929	\$61,767
Group home, 5 bedrooms - 2 SDA participants	\$74,972	\$76,447	\$84,028	\$89,269	\$88,975

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Group home, 5 bedrooms - 1 SDA participant	\$92,640	\$95,087	\$103,831	\$114,311	\$102,075
--------------------------------------------	----------	----------	-----------	-----------	-----------

Table 26: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$24,472	\$25,014	\$42,465	N/A	N/A	\$66,117
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$24,472	\$25,014	\$42,465	N/A	N/A	\$66,117
Villa, 2 bedrooms - 1 SDA participant	\$12,373	\$12,700	\$21,241	\$26,380	\$29,003	\$35,256
Villa, 3 bedrooms - 2 SDA participants	\$6,544	\$6,760	\$12,046	\$15,481	\$16,793	\$21,638
Villa, 3 bedrooms - 1 SDA participant	\$12,373	\$12,700	\$21,241	\$26,380	\$29,003	\$35,256
House, 2 bedrooms - 1 SDA participant	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
House, 3 bedrooms - 2 SDA participants	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
House, 3 bedrooms - 1 SDA participant	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
Group home, 4 bedrooms - 3 SDA participants	\$5,783	\$6,899	\$12,222	\$15,668	\$16,633	\$24,028
Group home, 4 bedrooms - 2 SDA participants	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
Group home, 4 bedrooms - 1 SDA participant	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
Group home, 5 bedrooms - 4 SDA participants	\$7,134	\$7,363	\$12,281	\$15,532	\$16,264	\$23,085
Group home, 5 bedrooms - 3 SDA participants	\$5,783	\$6,899	\$12,222	\$15,668	\$16,633	\$24,028
Group home, 5 bedrooms - 2 SDA participants	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
Group home, 5 bedrooms - 1 SDA participant	\$7,536	\$7,692	\$12,999	\$16,871	\$18,182	\$23,069
Dwelling has On-site Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	N/A	\$29,185	\$49,544	N/A	N/A	\$77,138
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	N/A	\$29,185	\$49,544	N/A	N/A	\$77,138
Villa, 2 bedrooms - 1 SDA participant	N/A	\$15,166	\$23,838	\$29,611	\$32,231	\$38,676
Villa, 3 bedrooms - 2 SDA participants	N/A	\$7,960	\$13,309	\$17,037	\$18,348	\$23,284
Villa, 3 bedrooms - 1 SDA participant	N/A	\$15,166	\$23,838	\$29,611	\$32,231	\$38,676
House, 2 bedrooms - 1 SDA participant	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
House, 3 bedrooms - 2 SDA participants	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
House, 3 bedrooms - 1 SDA participant	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
Group home, 4 bedrooms - 3 SDA participants	N/A	\$7,797	\$13,169	\$16,815	\$17,779	\$25,355
Group home, 4 bedrooms - 2 SDA participants	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
Group home, 4 bedrooms - 1 SDA participant	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
Group home, 5 bedrooms - 4 SDA participants	N/A	\$8,047	\$13,003	\$16,401	\$17,134	\$24,083
Group home, 5 bedrooms - 3 SDA participants	N/A	\$7,797	\$13,169	\$16,815	\$17,779	\$25,355

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Group home, 5 bedrooms - 2 SDA participants	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712
Group home, 5 bedrooms - 1 SDA participant	N/A	\$8,893	\$14,261	\$18,428	\$19,740	\$24,712

Table 27: Appendix H – Annual Base Price Limit per SDA-eligible Participant for Existing Stock, Without Sprinklers

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Dwelling does not have On-site Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	\$24,765	\$25,313	\$42,974	N/A	N/A	\$66,910
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	\$24,765	\$25,313	\$42,974	N/A	N/A	\$66,910
Villa, 2 bedrooms - 1 SDA participant	\$12,609	\$12,941	\$21,643	\$26,881	\$29,555	\$35,927
Villa, 3 bedrooms - 2 SDA participants	\$6,668	\$6,889	\$12,276	\$15,775	\$17,112	\$22,050
Villa, 3 bedrooms - 1 SDA participant	\$12,609	\$12,941	\$21,643	\$26,881	\$29,555	\$35,927
House, 2 bedrooms - 1 SDA participant	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
House, 3 bedrooms - 2 SDA participants	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
House, 3 bedrooms - 1 SDA participant	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
Group home, 4 bedrooms - 3 SDA participants	\$5,892	\$7,031	\$12,455	\$15,966	\$16,949	\$24,485
Group home, 4 bedrooms - 2 SDA participants	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
Group home, 4 bedrooms - 1 SDA participant	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
Group home, 5 bedrooms - 4 SDA participants	\$7,270	\$7,503	\$12,514	\$15,827	\$16,572	\$23,523
Group home, 5 bedrooms - 3 SDA participants	\$5,892	\$7,031	\$12,455	\$15,966	\$16,949	\$24,485
Group home, 5 bedrooms - 2 SDA participants	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
Group home, 5 bedrooms - 1 SDA participant	\$7,679	\$7,839	\$13,244	\$17,192	\$18,528	\$23,507
Dwelling has On-site Overnight Accommodation						
Apartment, 2 bedrooms, 2 residents - 1 SDA participant	N/A	\$29,535	\$50,139	N/A	N/A	\$78,063
Apartment, 3 bedrooms, 2 residents - 1 SDA participant	N/A	\$29,535	\$50,139	N/A	N/A	\$78,063
Villa, 2 bedrooms - 1 SDA participant	N/A	\$15,454	\$24,290	\$30,173	\$32,845	\$39,412
Villa, 3 bedrooms - 2 SDA participants	N/A	\$8,110	\$13,561	\$17,361	\$18,696	\$23,726
Villa, 3 bedrooms - 1 SDA participant	N/A	\$15,454	\$24,290	\$30,173	\$32,845	\$39,412
House, 2 bedrooms - 1 SDA participant	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180
House, 3 bedrooms - 2 SDA participants	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180
House, 3 bedrooms - 1 SDA participant	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180
Group home, 4 bedrooms - 3 SDA participants	N/A	\$7,944	\$13,418	\$17,134	\$18,117	\$25,838
Group home, 4 bedrooms - 2 SDA participants	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180
Group home, 4 bedrooms - 1 SDA participant	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180
Group home, 5 bedrooms - 4 SDA participants	N/A	\$8,199	\$13,251	\$16,713	\$17,459	\$24,542
Group home, 5 bedrooms - 3 SDA participants	N/A	\$7,944	\$13,418	\$17,134	\$18,117	\$25,838

NDIS Pricing Arrangements for Specialist Disability Accommodation 2025-26

Building Type / Design Category	Basic	Improved Liveability	Fully Accessible	Robust	Robust with Breakout Room	High Physical Support
Group home, 5 bedrooms - 2 SDA participants	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180
Group home, 5 bedrooms - 1 SDA participant	N/A	\$9,063	\$14,533	\$18,779	\$20,115	\$25,180

Appendix I – SDA Terms of Business

90. This Appendix, together with the section on Maximum Reasonable Rent Contribution of this *NDIS Pricing Arrangements for SDA*, constitute the Terms of Business for Registered Providers of SDA for the purposes of Section 5 of the *SDA Rules*.

Service agreements

91. A Registered Provider must not provide SDA unless the Provider has a written service agreement with the participant that contains all of the terms listed below (Section 36 of the *SDA Rules*).

92. If a Registered Provider has worked with the participant to establish a written service agreement but has not been able to reach agreement with the participant, the Registered Provider must not provide SDA for the participant unless the Provider:

- (i) produces a written service agreement that is the agreement proposed by the Provider and the proposed agreement contains all of the terms listed below; and
- (ii) provides a copy of the proposed agreement to the participant; and
- (iii) provides SDA to the participant in accordance with the terms of the proposed agreement.

93. A participant who is a Registered Provider who provides SDA to themselves is not required to have a written service agreement.

94. The Registered Provider is to pay the costs associated with the written service agreement and is not to charge the participant.

95. A written service agreement may be a standalone document or the terms below may be included in a document that includes other things, such as a tenancy or occupancy agreement.

Terms that must be included in an SDA service agreement or a proposed agreement

96. Registered Providers are required to include all of the terms below in the written service agreement, or proposed agreement in alignment with any legislation, unless State or Territory legislation prevents a term from applying:

- (i) specify the rent that must be paid by the participant and the method and timing of making rental payments;
- (ii) specify the amount of any bond and the management arrangements that apply to the bond;
- (iii) specify any board payments that have been agreed with the participant, what the board payments cover and the method and timing of making board payments;
- (iv) the provider must issue a receipt for any payment made by the participant;
- (v) specify the minimum period of notice that will be given by the Provider before the Provider increases the amount of any rent or any board payable by the participant;
- (vi) specify:

- (a) the name, telephone number and address of the Provider's agent (if any) and the responsibilities of the agent; or
- (b) if the provider does not have an agent, the address and telephone number of the Provider;

(vii) require the Provider to notify the participant in writing within 5 business days of any change of the matters in paragraph (vi), unless State or Territory law provides for another notice period;

(viii) specify the commencement date of the agreement, the duration of the agreement, and the manner in which the agreement can be extended;

(ix) specify the circumstances in which the agreement can be terminated by either the participant or the Provider;

(x) require the Provider to give a participant a minimum of 90 days' notice before the participant is required to vacate the premises, unless shorter notice is required to address the risk of harm to the participant or others;

(xi) require the Provider to ensure that the premises are reasonably clean before the commencement of the agreement;

(xii) require the Provider to ensure that the property is in a good state of repair and is being appropriately maintained, having regard to the safety, security and privacy of the residents;

(xiii) explain the process for requesting repairs or maintenance to be undertaken;

(xiv) explain the process for making a complaint about the SDA;

(xv) specify any house rules the participant is expected to comply with;

(xvi) specify the circumstances in which the Provider or the Provider's agent is entitled to access the premises and the notice that must be provided before the Provider or the Provider's agent enters the premises;

(xvii) specify any reasonable responsibilities or obligations of the participant; and

(xviii) declare to the participant any conflict of interest in relation to other services provided to the participant. In particular, any affiliation with a provider of Supported Independent Living supports to the participant.

97. Providers should note that the requirement to include the terms above in a written agreement does not remove or change the application of other requirements in State or Territory laws. Any State or Territory requirements continue to apply.

Notice of Vacancy

98. A Registered Provider must notify the NDIA as soon as possible, and within five working days, if:

- (i) a participant gives notice of termination of their occupancy; or
- (ii) the Provider gives notice to vacate to a participant; or
- (iii) a vacancy arises that is available to be filled by a participant (Section 29 SDA Rules).

Not preference one participant over another

99. Registered Providers must not give preference to a participant over other participants. All residents must be afforded the same treatment, rights and choices. The requirement not to give preference to a participant also applies when the participant receiving SDA is a relative of the Provider.

Relatives of participants who provide SDA

100. The Gifts, Benefits and Commissions requirements in the Terms of Business for Registered Providers do not apply to a Registered Provider of SDA who provides SDA to a participant who is also a family member.

101. In these cases, registered providers of SDA may have a financial or other personal interest directly or indirectly related to the benefit they receive from providing SDA.

102. Registered Providers of SDA who are providing SDA to a family member must not compromise the participant's choice of SDA or other supports.

Records and Audit

103. Registered Providers must comply with the requirements in the 'Maintenance, Records and Audit' section of the Terms of Business for Registered Providers of SDA.

Officers, employees, agents and subcontractors to comply

104. Registered Providers must have mechanisms in place to ensure that their officers, employees, agents and subcontractors comply and have mechanisms in place to ensure ongoing compliance with the Terms of Business for Registered Providers of SDA.

History of Changes to the Pricing Arrangements for SDA

Version	Page(s)	Details of Amendment	Date Published	Date of Effect
1.0		2025-26 edition of the NDIS Pricing Arrangements for Special Disability Accommodation	26 June 2025	1 July 2025