

**Senate Community Affairs Committee**  
**ANSWERS TO ESTIMATES QUESTIONS ON NOTICE**  
**SOCIAL SERVICES PORTFOLIO**  
**2016 – 2017 Additional Budget Estimates Hearings**

**Outcome:** National Disability Insurance Agency

**Question No:** NDIA SQ17-000020

**Topic:** Specialist Disability Accommodation

**Hansard Page:** Spoken 118

**Senator Siewert** asked:

Siewert, "...how many new (Specialist Disability Accommodation) properties are there?"

Bowen, "we will take that on notice and give you a breakdown of the information we have on the enrolled properties. I suspect that there are very few new builds, but there may be properties that are newly being used to provide housing"

Siewert, "Could you take on notice what is a new (Specialist Disability Accommodation) property in that context and also if there have been any new builds?"

Bowen, "Yes."

**Answer:**

"New Builds" in the Specialist Disability Accommodation (SDA) context are dwellings that:

- obtained their first occupancy certificate (prior to renovation or rebuilds) on or after 1 April 2016; or
- have been extensively refurbished such that the property meets one or more of the design criteria, and specific cost requirements under the SDA Rules; and
- will house five or fewer residents (excluding support staff); and
- conforms to one or more of the design categories 'Improved Livability', 'Fully Accessible', 'Robust' or 'High Physical Support'; and
- do not breach the restrictions for New Builds on shared land parcels.

As at 31 December 2016, a total of 32 SDA dwellings were enrolled with the National Disability Insurance Agency (NDIA) as SDA "New Builds".

The NDIA recognises that most of these dwellings enrolled as New Builds would have commenced construction prior to the implementation of SDA into the National Disability Insurance Scheme (NDIS) on 1 July 2016.

As a SDA dwelling is only enrolled with the NDIA after the issuance of an occupancy certificate, no data is available on a dwelling until construction is complete.