

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 SQ17-000030

Topic: Specialist Disability Accommodation

Hansard Page: Written

Senator Reynolds asked:

How is the NDIA monitoring that housing is being developed, especially in rural and remote areas?

a. What information do you have about how the market is responding?

Answer:

The National Disability Insurance Agency's (NDIA) recently released *National Disability Insurance Scheme's (NDIS) Rural and Remote Strategy* describes the particular needs of these communities and describes the collaborative relationships that are required to exist in order to effectively deliver the NDIS. The NDIA will work within this context to deliver and monitor all supports including Specialist Disability Accommodation (SDA).

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.

Anecdotally, the NDIA is aware that a number of new SDA developments are underway or being considered including in rural and remote areas. The NDIA is contacted regularly by parties interested in investing to increase the supply of SDA, including financiers, housing developers, community housing providers, disability support organisations, families and participants.

The SDA Rules require the NDIA to decide the 'appropriate' SDA type and location for each participant, even when that type and location is not yet available in the market.

As each area transitions into the NDIS and participants have their plans made, this information will be used to understand the demand profile of each region.

Every dwelling that is intended to be used for SDA, must be enrolled with the NDIA according to the dwelling's features. A dwelling's features that are recorded during enrolment include location, size and design category, as well as the maximum number of residents.

Dwelling data will provide a detailed understanding of supply to analyse against demand data. Both supply and demand data will be aggregated and released to the market, to inform potential developers of current gaps in SDA supply for particular areas or SDA types further stimulating supply.

Where there are significant gaps in supply, either for particular locations or SDA types, the NDIA will monitor and respond to these according to the NDIA's standing market stewardship purview. This will include providing developing a market position statement on SDA once more data are available.