



**NOT JUST A PLACE TO LIVE
A HOME THAT SUPPORTS REAL LIFE**

**Your guide to Specialist Disability
Accommodation (SDA)**



Introduction

Housing plays a critical role in independence, wellbeing and long-term stability.

At KinKera Community, we believe housing should do more than meet minimum standards. It should support independence, dignity, safety and choice over the long term.

This guide has been created to help participants, families and professionals understand Specialist Disability Accommodation (SDA), how it works under the NDIS, and how KinKera supports people to find a home that genuinely fits their needs, preferences and goals.

UNDERSTANDING SPECIALIST DISABILITY ACCOMMODATION (SDA)

Starting With People, Not Properties

Our approach begins with people, not filling a vacancy.

Kinkera Community is a Specialist Disability Accommodation provider focused on creating better homes in thriving communities.

We design, develop and manage SDA homes across Australia, working alongside participants, families, Support Coordinators, Occupational Therapists and other professionals to ensure housing supports real-life outcomes.

Every decision we make is guided by long-term stability, choice and quality of life.

What should a home actually do?

A good home should actively support how a person lives, not create barriers.

For people with significant support needs, housing is foundational. The right environment can reduce daily effort, increase independence and improve overall wellbeing.

A good home should:

- ✓ Support independence rather than limit it
- ✓ Reduce reliance on supports where possible
- ✓ Feel safe, comfortable and dignified
- ✓ Enable privacy, choice and control
- ✓ Adapt as needs change over time

For some participants, achieving this type of environment requires Specialist Disability Accommodation.



What is Specialist Disability Accommodation (SDA)?

SDA is housing designed for a small group of NDIS participants with the highest level of need.

Specialist Disability Accommodation (SDA) is housing designed for people with extreme functional impairment or very high support needs.

SDA homes must meet strict NDIA design standards and are built to support accessibility, assistive technology, safety and long-term sustainability.

SDA is the physical home. Supports such as **SIL or ILO are funded separately** and chosen by the participant.

WHO SDA IS FOR AND HOW ELIGIBILITY WORKS

Who is SDA designed for?

SDA is intended for a limited number of NDIS participants with the highest housing-related need.

In general, SDA may be appropriate for people who:



Are an NDIS participant with a permanent disability



Have very high support needs or extreme functional impairment



Require housing that cannot reasonably be met through standard modifications



Have a housing-related goal in their NDIS plan



Are likely to need specialist housing long term

Is eligibility based on diagnosis?

Eligibility for SDA is determined by the NDIA and is based on whether SDA is considered a reasonable and necessary support. It is not suitable for everyone, even where housing challenges exist.

Eligibility is not based on diagnosis alone. The NDIA considers how a person's disability impacts their ability to live safely and independently, even with supports in place.

How do I know if SDA might be right for me?

A helpful first step: check eligibility early

Before starting a full SDA application, many participants and Support Coordinators find it helpful to complete an initial eligibility check.

KinKera recommends using the Housing Hub SDA Eligibility Checker, a free online tool that provides an early indication of whether SDA may be suitable based on NDIA criteria.

A QR code is included in this guide linking directly to the eligibility checker. It offers a simple way to explore whether SDA may be worth pursuing before investing time in reports and assessments.

Scan the QR code
to complete the
eligibility check.



Important to know

- Only the NDIA can formally approve SDA
- An eligibility checker does not guarantee approval
- Functional and clinical evidence is usually required
- SDA is assessed as part of a broader Home and Living decision

WHAT SDA HOUSING LOOKS LIKE

What goes into an SDA home?

Several factors work together to determine whether a home is suitable.

Every SDA home is shaped by multiple elements that influence both funding and liveability.



Design level (accessibility and support features)



Dwelling layout (apartment, villa or house)



Additional features (fire sprinklers, backup systems)



Location (influences funding and lifestyle outcomes)



What are the different SDA design categories?

Levels of Design and Accessibility



Improved Liveability (IL)

Supports participants with sensory, intellectual or cognitive impairment.



Fully Accessible (FA)

High physical access for participants with significant physical impairment.



High Physical Support (HPS)

Advanced design and assistive technology for very high support needs.



Robust

Highly durable housing designed to reduce risk and reactive maintenance.

Can SDA be an apartment, villa or house?

SDA homes can be delivered in different formats.

Housing types may include apartments, villas, houses for two or three participants, and shared living environments designed around compatibility.

The right build type depends on funding, support needs and personal preference.



LIVING ARRANGEMENTS AND INDEPENDENCE

Can I live with other people in SDA?

Shared living should never mean shared control.

Well-designed SDA allows participants to maintain privacy, make choices about how they live, and remain independent even in shared settings.

Design, layout and compatibility are critical to positive shared living outcomes.

Can I live with my family or partner?

Some participants choose to live with people who are not SDA-eligible.

Appendix H is a pricing mechanism under the NDIS that allows eligible participants to live with family members or partners while adjusting SDA funding appropriately. Because SDA funding is normally calculated assuming a participant lives with other SDA tenants, Appendix H adjusts pricing when someone chooses to live with a partner or family member instead.

1 Appendix H discussed or approved in the NDIS plan

2 Suitable SDA home identified

3 Pricing prepared

4 Contributions agreed

5 Supports arranged by the participant

Does SDA include support services?

SDA provides housing, not daily supports.

Supports are funded separately and may include Supported Independent Living (SIL), Individualised Living Options (ILO) or informal supports.

Participants always retain choice and control over their support providers.

FUNDING AND COSTS

How is SDA funded?

SDA funding is structured differently to most other NDIS supports.

SDA funding is included in an eligible participant's NDIS plan and is paid directly to the SDA provider.

Do participants contribute to rent?

Participants also contribute a Reasonable Rent Contribution (RRC). The RRC is calculated as the lowest of 25% of the Disability Support Pension, 100% of Commonwealth Rent Assistance, or 100% of any housing-related income support the participant receives. These rates are indexed by Services Australia and reviewed twice yearly.

What costs are separate from SDA?

Supports, utilities and other living costs are funded separately and agreed transparently with the relevant providers.



THE SDA JOURNEY: FROM ELIGIBILITY TO MOVE-IN

Who works with me during the process?

KinKera collaborates with Support Coordinators, Occupational Therapists, allied health professionals and disability support providers while maintaining clear separation between housing and supports.

What does the approval process involve?

SDA approval involves multiple steps and evidence.

The process typically includes eligibility confirmation, functional assessment, housing exploration, NDIA submission and funding determination.

How do I find the right SDA home?

Fit matters more than speed.

KinKera focuses on understanding individual needs, matching design and location, facilitating tours and setting clear expectations.

What happens after I move in?

Housing support continues after move-in.

KinKera provides ongoing housing management, maintenance coordination and responsive communication to support long-term stability.



WHY KINKERA

Why choose KinKera?

KinKera prioritises long-term housing outcomes, transparency, community connection and high-quality, future-focused design.

Our team includes people with lived experience of disability, alongside specialists in housing, community engagement and the NDIS.

What does life in SDA look like?

Tenant Talks Episode 1 : Life in an SDA Apartment – Jesse’s Story

Click the image below to watch our ‘Tenant Talks’ series where we chat with our tenants about how SDA has changed their lives for the better.

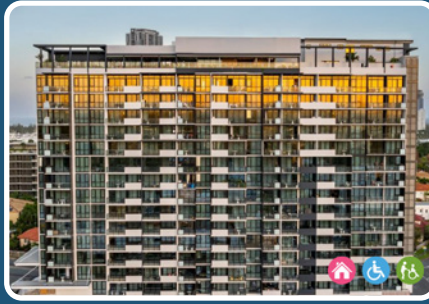


How do I get started or refer someone?

The first step is a conversation.

KinKera takes the time to understand goals, eligibility and preferences before exploring housing options.

If you are a participant, family member, Support Coordinator or allied health professional exploring SDA options, our team is happy to help.



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