



Inquiry into Specialist Disability Accommodation service delivery through Housing ACT

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD

Hearing: 11 May 2026

In relation to: SDA funding – unused funding

Question received: 16 May 2026

Answer Due: 25 May 2026

Minister, this question is about quantifying the number of affected people and the estimate of missed funding.

1. How many Housing ACT tenants are NDIS participants, and how many of those have SDA funding in their plans?
2. Of those tenants, how many were living in SDA-enrolled dwellings between 2020 and 2025?
3. What is the Government's best estimate of:
 - a. annual SDA funding that could have been accessed (noting the \$3.6 million estimate), and
 - b. total funding foregone over the life of the SDA program?
4. What did Housing ACT actually spend on maintenance and disability-related upgrades for those dwellings in the same period, and how does that compare to the potential SDA funding?

Thank you.

Ms Yvette Berry MLA: The answer to the Member's question is as follows:

1. Housing ACT does not capture the National Disability Insurance Scheme (NDIS) status of tenants, nor are tenants obliged to disclose this information.
2. Engagement with tenants and occupants in dwellings previously enrolled as Specialist Disability Accommodation (SDA) commenced in January 2026 and is ongoing. This targeted, consent-based engagement is intended to better understand their NDIS and SDA status of this cohort, as well as identifying maintenance and modifications needs in the dwellings.

This engagement is voluntary, and tenants and occupants are not obliged to disclose their NDIS or SDA information. This is a fundamental element of the principles of choice and control for those living with a disability.

3. Potential revenue for the period Housing ACT was registered as an SDA Provider and had dwellings enrolled as SDA cannot be reliably quantified as SDA payments vary according to factors that are highly individualised and subject to change. Whilst a high-level annual estimate of \$3.6 million has been referenced, this assumes all available bedrooms in the dwellings could be occupied by a tenant with an appropriate level of SDA funding in their NDIS package at all times. As such, this amount is high speculative.

Furthermore, enrolling a dwelling as SDA does not give a provider the right to claim the SDA payment, noting that SDA funding is attached to a participant's eligibility and plan, not linked to the dwelling.

4. This information is available on page 11 of the ACT Government submission to the inquiry.

Approved for circulation to the Standing Committee on Public Accounts and Administration

Signature:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA

Date:

27/05/26