



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 – commitment

Question received: 16 May 2026

Answer Due: 25 May 2026

Minister, these questions are about commitments to future funding for specialist disability accommodation.

1. Does the ACT Government intend to re-enter SDA provision, partner with external providers, or permanently exit SDA, and by what date will a final decision be made?
2. What specific arrangements are now in place to ensure that tenants who have SDA funding in their NDIS plans are able to access that funding and suitable accommodation, given Housing ACT is no longer an SDA provider?
3. What delivery models are you actively considering to ensure SDA funding is accessed in the future, for example partnerships with SDA providers, transfer of housing stock, or establishment of a separate SDA entity, and what criteria will determine your preferred model?
4. How can you justify continued Territory expenditure on specialist housing when alternative Commonwealth funding streams designed for that purpose are not being accessed?
5. How is the Government currently ensuring value for money for ACT residents, particularly when Commonwealth funding that could support accessible housing outcomes is not being utilised?

Thank you.

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

1. The ACT Government is engaging with people living in previously enrolled Specialist Disability Accommodation (SDA) dwellings to understand their housing needs and preferences, as well as their NDIS participation and SDA eligibility. Insights from this engagement and work undertaken to date by Housing ACT to understand the operational, resourcing and policy requirements of being a registered provider, will inform future decision-making about the ACT Government's role in the provision of SDA. There is no set date to make this decision.
2. People living in Territory-owned social housing who have SDA funding in their NDIS plans remain able to exercise choice and control in how they use that funding, which may include seeking SDA with registered SDA providers in the market.

It is important to note, Housing ACT's deregistration as an SDA Provider did not change the living arrangements for people living in the previously enrolled dwellings and the existing tenancy and leasing arrangements are still in place. Furthermore, tenants who require physical modifications to their homes can have their needs assessed under Housing ACT's Occupational Therapy Program to determine what changes can be made to their home to make it easier to live in. This Program also considers recommendations for home modifications made by qualified and accredited occupational therapists who may be a part of a tenant's broader care team. Where a tenant's home is not suitable for modification, the tenant will be supported to relocate to a home that better suits their current and future needs.

3. The ACT Government has not settled on a preferred delivery model for SDA and its decision making will include consideration of the inputs outlined in response to question one. The immediate priority is to understand the needs and circumstances on people living in previously enrolled dwellings, including their NDIS participation and SDA eligibility.
4. Enrolling a dwelling as SDA does not give a provider the right to claim the SDA payment for it, noting that SDA funding is attached to a participant's eligibility and plan, not linked to the dwelling. The extent of funding is unknown and not reliably quantified, noting SDA payments vary according to factors that are highly variable and accessing the payment is subject to participant choice. As such, it is not a guaranteed source of funding. Furthermore, the costs to operate the SDA Provider function have not been quantified, noting the level of servicing and active oversight in SDA provision is high and requires specialist functions for effective delivery.

The ACT Government continues to invest in the repair, maintenance and modification of its public housing portfolio, irrespective of the potential SDA eligibility of a small cohort of its tenants. It is also working to ensure that more of the public housing portfolio meets the needs of people with a range of abilities, noting that at the conclusion of Growing and Renewing Public Housing more than 15 per cent of the total public housing portfolio will meet either Gold Livable Housing Design Guidelines of Class C Adaptable standards.

5. As noted in response to question 4, the enrolment of a dwelling as SDA does not guarantee a funding source.

OFFICIAL

The ACT Government ensures value for money in its investment in the repair, maintenance and modification of its public housing portfolio through its total facilities management contract.

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

Signature:

A handwritten signature in blue ink, consisting of a large, stylized 'Y' shape with a loop at the top and a long, sweeping tail that curves back towards the left.

Date:

27/05/26

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