



Inquiry into Specialist Disability Accommodation service delivery through Housing ACT

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD

Hearing: 11 May 2026

In relation to: Specialist Disability Accommodation provider registration

Question received: 18 May 2026

Answer Due: 25 May 2026

1. Did Housing ACT have a developed implementation plan before applying to register as a Specialist Disability Accommodation (SDA) provider in 2017?
2. What due diligence was undertaken before enrolling 112 dwellings in 2020?
3. Were tenant eligibility or service agreement arrangements confirmed before enrolling the dwellings?
4. When did senior executives first become aware that structural and system barriers existed to operationalising SDA?
5. Why did Housing ACT recommend to formally discontinue re-registration in 2025 rather than seek to establish Housing ACT as a provider so that SDA funding could be accessed?

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

1. No. Housing ACT registered as a Specialist Disability Accommodation (SDA) provider to take advantage of the transitional provisions being offered by the National Disability Insurance Agency (NDIA), with a view to subsequently working through the operational, resourcing and policy requirements of being a registered provider.
2. Housing ACT undertook an asset-based assessment of properties against the SDA design standards and requirements in place at the time, as well as against the available transitional provisions. In this context, due diligence focused on verifying the eligibility and compliance of the physical assets, rather than undertaking demand analysis.

3. The NDIS status and SDA eligibility of people living in Housing ACT properties was not known before dwellings were enrolled as SDA; however, the NDIA settings did allow for some tenants to be deemed 'eligible' for the NDIS and SDA if they were living in certain dwelling categories. This required dwellings to be enrolled first before tenants would be deemed as eligible by the NDIA later.

The service agreement settings had not been confirmed when dwellings were enrolled.

4. Senior Executives within Housing ACT were updated on the progress of the enrolment of SDA dwellings, including on the challenges of obtaining clarity and consistent advice from the NDIA to understand conditions of enrolment in June 2020. Senior Executives were subsequently provided intermittent updates as work progressed.
5. Housing ACT noted in its advice to me that it was required to complete a recertification audit – which ensures providers meet the applicable standards and other requirements prescribed by the NDIS Practice Standards – if it was to renew its registration as an SDA provider. It noted that whilst it may be able to achieve some of the audit outcomes based on its existing policies, practices and procedures, there were some fundamental settings that did not exist for Housing ACT to operationalise an SDA function. As such, it was unlikely to pass the audit.

Housing ACT further noted that its decision to become an SDA provider was opportunistic insofar as it sought to maximise the transitional provisions being offered by the NDIA and did not adequately consider the demand, needs or preferences of its current or future tenants. Nor had it considered the necessary administrative structures required to operationalise a viable provider function.

By deregistering and gathering the necessary information about need, demand and preferences from people residing in its enrolled dwellings, the ACT Government can subsequently make a more informed decision about its future role in SDA provision and how this function should operate, including considering the fundamental question about which ACT Government entity may be most appropriate to maximise the viability of the service if it was established.

Deregistering also enables the ACT Government to consider its role in the provision of SDA in the context of the reform agenda arising from the Disability Royal Commission, the NDIS Review, the ACT Disability Strategy 2024-33 and the *Disability Inclusion Act 2024*.

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