

MEDIA RELEASE

SDA Alliance calls for focus on best practice providers delivering transformative outcomes for people with disability

The [Specialist Disability Accommodation \(SDA\) Alliance](#) is calling for greater focus on best practice providers who are delivering homes that promote independence and reduce reliance on NDIS supports.

The Alliance has evidence that properly designed and well located SDA homes with integrated assistive technology enable people with disability to live more independently, often reducing their overall NDIS support requirements.

"When we get the design and the location right and integrate the right technology, SDA homes transform lives," said Jeramy Hope, CEO SDA Alliance.

"We're seeing people with disability gain newfound independence and autonomy, reducing their need for other NDIS supports whilst living in homes they're proud to call their own.

"These aren't just houses, they're carefully designed homes that understand disability and support each person's unique needs. Smart home technology, accessible design features, and thoughtful integration with support services mean residents can do more for themselves and rely less on paid support. It is also important that these homes are located in areas that allow access to amenity and connection to community."

The Alliance believes that over 1,000 SDA homes are currently sitting vacant across the country because they're not fit for purpose and have been built speculatively in locations with limited amenity.

The Alliance draws a clear distinction between sophisticated institutional investors committed to best practice and inappropriate retail investment schemes that have created this problem.

"The intent of SDA was that there was meant to be a level of sophistication of investors, developers, and providers to consult with participants and support providers around where people wanted to live," Hope said. "We can clearly see in the data that this didn't occur, which is why we have well in excess of 1,000 empty homes across Australia at the moment."

Hope emphasises that these vacant properties represent a fundamental failure to understand the purpose of SDA. "When ill-informed operators build inappropriate housing in the wrong locations, often on the outskirts where land is cheap but there's a lack of amenities and allied health services, we get empty homes that help no one whilst genuine housing needs go unmet.

"People are leaving group homes, hospitals, and inappropriate rentals to live in homes where they are safe, valued, and connected.



“It is important to understand that there is a growing institutional SDA ecosystem that is delivering 100s of high-quality homes that are located where people want to live. Vacancy in these properties is low and outcomes for participants are high.”

“But to preserve that future, we must act now to clean up poor practice and embed the principles of quality, integrity, and participant outcomes into every corner of the sector.”

ENDs.

About the SDA Alliance

The Specialist Disability Accommodation Alliance represents leading providers and investors committed to delivering high-quality SDA that promotes independence, reduces NDIS reliance, and transforms lives through innovative design and technology.

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