

Reforms to NDIS funded Specialist Disability Accommodation to boost investment

By **Michael Bleby**



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The federal government will offer investors more stability and cut red tape for participants in the NDIS-backed Speciality Disability Accommodation sector to boost investment and develop more housing for a further 12,300 people qualifying under the fledgling scheme.

The delay until 2023 of a planned 2021 review of subsidy rates will give investors more confidence to invest sooner, while changes to make the scheme easier for qualifying participants to access will reduce the risk of investors developing housing that then sits empty.

Families and Social Services Minister Paul Fletcher and Assistant Minister for Social Services, Housing and Disability Services Sarah Henderson will announce the changes, proposed by the COAG Disability Reform Council, on Friday.



Summer Housing has tailored 10 of the 77 units in a development in Melbourne's Fairfield to accommodate people with specialist disability needs. **Supplied**

"This is a further source of confidence and additional positive momentum," said Dan McLennan, the chief executive of [Summer Housing](#), a provider that has raised \$100 million already from institutional funders including Lighthouse Infrastructure for this type of housing.

"We expected to buy 100-200 more apartments this year across the country. This would be proceeding any way. But this is good stuff for building a market and creating an environment where \$5 billion in private sector capital needs be raised."

The reforms, to be announced at the opening of 10 specialist apartments Summer Housing has developed in a 77-unit Grocon project in Melbourne's Fairfield, follow a review into the fledgling sector commissioned from KPMG by the COAG Disability Reform Council, a body comprising state and federal governments.

They are designed to boost the capacity of the sector, which is [expected to accommodate 28,000 people with specially designed housing and pay out about \\$700 million in specialist disability accommodation payments](#) a year.

Much of the need for specialist housing is among younger people, who can often end up in aged care facilities because there is no other suitable high-dependency accommodation available.

Specialist Disability Accommodation developed by Summer Housing in Melbourne's Fairfield. **Supplied**

Qualifying participants of specialist disability accommodation, such as Newcastle-based Kim Macintosh, can live in accommodation designed from the start to be disability friendly. **Max Mason-Hubers**