

Housing for NDIS participants

This fact sheet explains how to apply for housing if you are a National Disability Insurance Scheme (NDIS) participant.

How do I find the right house?

This will depend on whether you have Specialist Disability Accommodation (SDA) in your NDIS support plan.

An NDIS support plan is developed by you and the NDIA and a support coordinator if you wish. It will detail all the supports you need to live independently in your home and in the community.

Once agreed by the NDIA, you will be provided with a Supported Independent Living (SIL) package. This will include funding to find the right housing for you.

A small number of people with SIL in their plan also have SDA.

I have SDA in my plan. What does it mean for me?

This means you need housing that is specially built or modified for people living with disability or is suitable for people with very high support needs.

In Tasmania, Homes Tasmania is the biggest provider of SDA. Homes Tasmania leases homes to SIL providers who can then rent homes to people with SDA in their NDIS support plan.

The SIL provider is your landlord. You will be asked to sign a tenancy agreement with them. The tenancy agreement makes clear your responsibilities and the landlord's.

Homes Tasmania is exploring options about its SDA properties and how these are managed in the future.

How do I find an SDA home?

There is no single waitlist in Tasmania for SDA. Vacancies are managed by each SDA housing provider.

People who can help you find SDA in your area are local area coordinators, who work for the NDIA, and support coordinators, who have been registered by the NDIA to help.

You will need to have a detailed conversation with your local area coordinator and your support coordinator about your housing needs so they can help you find the house that is best for you.

You can contact local area coordinators or support coordinators at:

NDIA local area coordinators

North: Baptcare – info@baptcare.org.au

South-West: Baptcare – info@baptcare.org.au

South-East: Mission Australia – NDISLACsoutheast@missionaustralia.com.au

North-West: Mission Australia – NDISLACnorthwest@missionaustralia.com.au

Support coordinators

Go to <https://www.ndis.gov.au/participants/working-providers/find-registered-provider/provider-finder>, select Tasmania, and under the Registration Group select Support Coordination for latest list of support coordinators.

What if I have SIL in my plan but not SDA?

You should apply for housing assistance at Housing Connect, Tasmania's front door for all types of housing assistance, including social housing. They can be contacted on 1800 800 588 or by [visiting one of their offices](#).

Housing Connect will have a conversation with you about your housing needs. They can help you apply for housing that best meets your needs.

Housing Connect needs to know if you need a house with certain features, such as no stairs, close to services, or an accessible bathroom because you have difficulty moving around.

With your consent they will make your details and housing needs available to housing providers so they can offer you housing that meets your needs.