

## Specialist Disability Accommodation Fund

# Lending our voice to advance the SDA sector

As an early-mover in the SDA sector, I was pleased to represent Australian Unity at a recent Specialist Disability Accommodation (SDA) Roundtable hosted by Minister for the National Disability Insurance Scheme (NDIS), Linda Reynolds, and National Disability Insurance Agency (NDIA) representatives on 20 August 2021.

The purpose of the Roundtable was to engage with the NDIA and Minister Reynolds on how processes can be improved to sustainably grow the SDA market and ultimately better serve participants.

It is pleasing to see the Government collaborating with well-governed, large-scale institutional investors to support a flourishing SDA sector that serves to improve participant wellbeing.

During the session, I spoke to the importance of a participant-led scheme that promotes transparency, consistency and timeliness of SDA decisions. This is critical to ensuring sector growth does not compromise participant wellbeing and safety.

In considering the growth of the sector, and continued commitment from Government, it is important to reaffirm the role private capital can play in meeting Australia's accessible housing needs.

When the Australian Unity Specialist Disability Accommodation Fund opened to investors, an initial \$39 million was raised, some \$9 million more than the initial target, then relaunched in early 2020 with a \$30m target. The success of the initial capital raise demonstrates how private capital has cemented its place as an important source of funding for critical community assets.

### It is a sector with a strong future.

With **4.4 million Australians living with a disability** – and this number increasing each year – the demand for supported services and accommodation continues to outpace supply. As a result, as recent coverage suggests, the SDA market has quickly become a competitive marketplace since its inception in 2016 and is poised to continue its significant growth – predicted to reach more than \$10 billion.



As a mutual company with over 180-years of providing services to the community and, recently, a 20+-year history in social infrastructure, Australian Unity has a long track-record of deploying private capital to support the wellbeing of all Australians.

As we grow our footprint in the SDA sector, we draw on Australian Unity's expertise in building and maintaining strong operating partnerships to deliver best-in-breed services, while securing high-quality assets to enable the delivery of those services. Put simply, we have the right team to secure the best outcomes for participants.

This is why it is important to maintain dialogue with government, participants, providers, and investors to shape an industry that is thriving and providing a vital community service to Australians living with a disability.

## Invest in SDA

Australian Unity's [Specialist Disability Accommodation Fund](#) invests in high-quality Specialist Disability Accommodation in attractive locations to support Australians living with a disability.

## Visit us at

[australianunity.com.au/wealth/property-investment](https://australianunity.com.au/wealth/property-investment)

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