

The Western Australian National Disability Insurance Scheme (NDIS) model and the housing challenge

History of disability services in Western Australia

- Limited exposure to institutional care in decades gone by
- Group home living – but the demand appears to have peaked!
- Local Area Coordination – focus on a good, normal, ordinary life – which includes typical housing (cultural analogue)
- The impact of community living
- Increasing demand for flats, units, duplexes, houses (typical housing)
- Increasing demand for housing in “convenient” locations (proximity to amenities, employment, informal supports)

Current situation

- WA population – 2.6million
- People currently accessing disability services (all ages) - 25,000
- Estimate of people eligible for NDIS - 40,000
- Number of specialist houses for people with disability = currently less than 850
- Recent investment in housing for people with disability = 201 houses
- Number of people on waitlist for specialist disability housing = 170
- People with disability also continue to access housing via social housing

\$95.7 million Combined Capital Bid (2011-15)

201 dwellings were spot purchased or built **328** people were accommodated.

Size of property (by number of bedrooms)	Total properties	Total individuals	Ratio of clients to property
One	2	2	1.00
Two	32	34	1.06
Three	111	122	1.10
Four	23	50	2.17
Five	15	41	2.73
Six	13	65	5.00
Eight	5	14	2.80
	201	328	1.63



WA NDIS Trial:

Lower South West

(target: 1404 current: 850)

people waiting for housing = 12

Cockburn Kwinana

(target: 2944 current: 1012)

people waiting for housing = 12

WA NDIS Model

- The potency of the WA NDIS model (based on 20 years development)
- Role of Local Area Coordinators
- Integrated holistic planning – critically important!
- Partnership approach
- Innovation and creativity



The WA NDIS model and the housing challenge

Dr Ron Chalmers
Director General
Disability Services Commission
ron.chalmers@dsc.wa.gov.au