

Minor home modification budget levels (MMM1- 5)

This table shows the budget levels we use to calculate funding for minor home modifications in each [Modified Monash Model](#) (MMM) location category. MMM6-7 (remote or very remote) costs are not included because we always need a quote for these minor home modifications.

These budget levels are based on current market costs. We use building industry data to regularly update these costs.

Learn more about minor home modifications at [Our Guideline – Home Modifications](#).

ID	Item name	Item description	Units	MMM1 (\$)	MMM2 (\$)	MMM3-5 (\$)
06_1818301_0111_2_2	MHM - Ramp (per metre)	Construct agreed ramp in a participant's home. Structural ramps requiring local authority building permission are excluded (refer to Complex Home Modification process).	per metre	2,198	2,528	3,297
06_183090301_0111_2_2	MHM - Pathway (per metre)	Construct agreed external pathway as per the Guidance for Builders and Designers.	per metre	208	239	312
06_182495351_0111_2_2	MHM - Laundry 1	Agreed laundry modification including changes to fittings, fixtures and cabinetry.	each	3,800	4,370	5,700
06_182495352_0111_2_2	MHM - Laundry 2	Agreed laundry modification including changes to fittings, fixtures, cabinetry along with plumbing, electrical and flooring. Wet seal certification (where affected by works) must be submitted prior to final claim.	each	7,600	8,740	11,400
06_182495321_0111_2_2	MHM - Kitchen 1	Agreed kitchen modification, including changes to fittings, fixtures and cabinetry.	each	3,800	4,370	5,700
06_182495322_0111_2_2	MHM - Kitchen 2	As per Kitchen Level 1, plus plumbing, electrical and/or flooring. Reuse of out of scope appliances is expected.	each	7,600	8,740	11,400
06_182495323_0111_2_2	MHM - Kitchen 3	As per Kitchen Level 2 plus mobile bench.	each	15,200	17,480	22,800
06_182409302_0111_2_2	MHM - Internal Door (per door)	Adjust/alter/add an interior door (non-load bearing frame).	per door	1,925	2,214	2,888
06_182415301_0111_2_2	MHM - Flooring (per	Change or add floor covering.	per square metre	208	239	312

ID	Item name	Item description	Units	MMM1 (\$)	MMM2 (\$)	MMM3-5 (\$)
	square metre)					
06_182409301_0111_2_2	MHM - External Door (per door)	Adjust/alter/add an exterior door. Where building approval is required (for example in NSW), this must be obtained and submitted with payment claim.	per door	4,529	5,208	6,794
06_182495311_0111_2_2	MHM - Bathroom 1	Agreed bathroom modification for adding or altering cabinetry/vanity, tapware, power points, light switches, grab/towel rails, and/or mirrors.	each	2,500	2,875	3,750
06_182495312_0111_2_2	MHM - Bathroom 2	Bathroom 1 plus: move/remove a non-load bearing wall and/or bath; move/alter/add toilet and/or shower. Modification scope must not require any local authority (building) permission. Wet seal certification (where affected by works) must be submitted prior to final claim.	each	10,000	11,500	15,000
06_182100301_0111_2_2	MHM - Electrical (per item)	Provide or move a power point, light switch or power/wiring to simple automation features (for example window control). Specific assistive products (for example a motorised window opener with a remote control for participant) are funded as an assistive technology item.	per item	360	414	540
06_182103301_0111_2_2	MHM - Door Automation (per door)	Install door automation (controllable by participant).	per door	3,600	4,140	5,400
06_270303301_0111_2_2	MHM - Airconditioning (per unit installed)	Add or move approved air conditioning unit/s in a participant's home (includes certified electrical costs).	per item	3,800	4,370	5,700
06_182495307_0111_2_2	MHM - Other works including bedroom	Other modifications as specified, in bedrooms and other locations in home. May include changes to windows, fittings, fixtures, and cabinetry along with electrical. Floor coverings and internal door are separate, if needed.	per unit	3,800	4,370	5,700

The following clauses apply to all minor home modification items:

1. All costs include all works and costs to achieve practical completion: the supply, installation, any preliminaries (preparation works and/or demolition), making good, builders margin and labour involved for an approved minor home modification item, plus any certification costs if needed.
2. All minor home modification items are considered non-structural, and no structural changes should be made to the floor substructure.
3. All home modification budgets assume supply is GST free (in line with [Australian Taxation Office determination on NDIS funded supports](#)).
4. A non-load bearing wall or frame means it does not carry any weight above it – it doesn't hold up a roof structure or an upper level.
5. A load bearing wall holds the weight of a structure above it. To move a load bearing wall requires permits and engineering solutions which is out of scope for a minor home modification.

Further information

Learn more about home modifications at:

- [Our Guideline – Home modifications](#)
- [Home modifications explained](#)
- [Providing home modifications](#)