

## Minor Home Modification (MHM) Budget Levels (MMM 1- 5)

This table shows the budget levels we use for funding minor home modifications in each [Modified Monash Model](#) (MMM) location category.

MMM 6-7 (remote or very remote locations) costs are not included in this table, because we always need a quote for minor home modifications in these locations.

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	MHM Item Name	Item Description	Units	MMM 1 (\$)	MMM 2 (\$)	MMM 3-5 (\$)
06_1818301_0111_2_2	MHM - Ramp	Construct agreed ramp in a participant's home. Structural ramps that require local authority building permission are excluded (refer to Complex Home Modification process)	per metre	2,344	2,695	3,516
06_183090301_0111_2_2	MHM - Pathway	Construct agreed external pathway as per the Guidance for Builders & Designers	per metre	220	253	330
06_182495351_0111_2_2	MHM - Laundry 1	Laundry 1 modification including changes to fittings, fixtures, and cabinetry	each	4,020	4,623	6,030
06_182495352_0111_2_2	MHM - Laundry 2	Laundry 1 modification PLUS plumbing, electrical and flooring. Wet seal certification (where affected by works) to be submitted prior to final claim	each	9,482	10,904	14,223
06_182495341_0111_2_2	MHM - Kitchen 1	Kitchen 1 modification including changes to fittings, fixtures, and cabinetry	each	3,996	4,595	5,994
06_182495342_0111_2_2	MHM - Kitchen 2	Kitchen 1 modification PLUS plumbing, electrical and/or flooring. Reuse of out-of-scope appliances is expected	each	9,425	10,838	14,137
06_182495343_0111_2_2	MHM - Kitchen 3	Kitchen 2 modification PLUS mobile bench	each	16,653	19,150	24,979
06_182409302_0111_2_2	MHM - Internal Door	Adjust/alter/add an interior door (non-load bearing frame)	per door	2,126	2,444	3,189
06_182415301_0111_2_2	MHM - Flooring	Changing or adding floor covering	per square metre	220	253	330
06_182409301_0111_2_2	MHM - External Door	Adjust/alter/add an exterior door. Building approval if required (e.g. in NSW) must be submitted with payment claim	per door	4,740	5,451	7,110

ID	MHM Item Name	Item Description	Units	MMM 1 (\$)	MMM 2 (\$)	MMM 3-5 (\$)
06_182495312_0111_2_2	MHM - Bathroom 2	Bathroom 1 modification PLUS move/remove non-load bearing wall and/or bath; move/alter/add toilet and/or shower. Works must not require any local authority (building) permission. Wet seal certification (where affected by works) must be submitted prior to final claim	each	12,437	14,302	18,655
06_182100301_0111_2_2	MHM - Electrical	Provide/relocate a power point, light switch, or power/wiring for automation feature (e.g., window control)	per item	449	516	673
06_182103301_0111_2_2	MHM – Door Automation	Install door automation (controllable by participant)	per door	3,913	4,499	5,869
06_270303301_0111_2_2	MHM - Airconditioning (installed)	Add/relocate approved air conditioning unit/s in a participant's home (certified electrical costs inclusive)	per unit	4,670	5,370	7,005
06_182495307_0111_2_2	MHM - Other works including bedroom	Other modifications as specified, may include changes to windows, fittings, or fixtures	per unit	4,219	4,851	6,328
06_182495313_0111_2_2	MHM – Toilet Replacement	Remove, replace existing toilet. Includes demolition, supply, labour, and any minor works to make good	per unit	3,178	3,654	4,767
06_182495314_0111_2_2	MHM – Cabinetry Alterations	Adjust existing cabinetry to make accessible for participant	per unit	2,167	2,492	3,250
06_182495311_0111_2_2	MHM - Bathroom 1	Bathroom 1 modification including add/alter cabinetry/vanity, tapware, power points, light switches, grab/towel rails, and/or mirror	each	2,792	3,210	4,188

**The following clauses apply to all approved Minor Home Modification (MHM) supports:**

1. Costs are inclusive of all works to achieve practical completion: including supply, installation, any preparation works and/or demolition, making good, builders margin and labour, plus certification costs, if required.
2. All MHM works are **non-structural**; this means no structural changes to a floor substructure, and no changes to load bearing walls. A load bearing wall holds the weight of a structure above it. To move a load bearing wall requires permits and engineering solutions - which are always out of scope for MHM.
3. All MHM budgets assume supply is GST free, in line with Australian Taxation Office (ATO) determination: [ATO - Determination on National Disability Insurance Scheme Supports](#)
4. Providers should use the appropriate MHM claiming code for the works undertaken, plus the MHM Practical Completion code (equivalent to 10% of the works budget) once works have been completed and the relevant compliance approval/certifications have been provided to the participant.

**Further information**

Learn more about home modifications at:

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