

Medium term accommodation

Background on home and living supports

There are several different types of NDIS supports we might include in your plan when you need home and living support. These include:

- [supported independent living](#)
- [individualised living options](#)
- [specialist disability accommodation](#)
- [home modifications](#)
- [personal care supports](#)

Different types of home and living supports will suit different people. Medium term accommodation is only one of many support options. There may be other [home and living options](#) that better suit your needs and preferences.

We want to provide the best option for support in your home, now and in the longer term. We can help explain the different home and living supports and work with you to find the best mix of NDIS supports that will help you live as independently as possible. [Contact us](#) for more information on the different kinds of home and living supports that might suit you.

If you have a goal about home and living in your plan, we may be able to fund home and living supports. We'll need to get information about your current and future needs. This helps us work out what home and living supports we can fund.

Remember there are [principles we must follow when we create your plan](#). Each support must meet the [NDIS funding criteria](#), as well as your total package of supports.

Find out more about [home and living supports](#).

Quick summary: we generally fund medium term accommodation so you have somewhere to live if you can't move into your long-term home because your disability supports aren't ready. To be eligible, you must have a home you'll move into and you need somewhere else to live in the medium term. We usually fund medium term accommodation for up to 90 days. We'll consider whether you're engaged with other mainstream systems, such as health or justice.

What's in this guideline?

This guideline covers:

- [What is medium term accommodation?](#)
- [Are you eligible for medium term accommodation?](#)
- [When can you move into your long-term home?](#)
- [Does medium term accommodation meet the NDIS funding criteria?](#)
- [How much do we fund for medium term accommodation?](#)
- [How do you get medium term accommodation in your plan?](#)

You might also be interested in:

- [Younger people in residential aged care](#)

What is medium term accommodation?

Medium term accommodation is one of the [home and living supports](#) we may fund. It's funding for somewhere to live if you can't move into your long-term home because your disability supports aren't ready.

Medium term accommodation isn't a standalone NDIS support. We only include it in your plan as part of your other home and living support needs. We generally fund medium term accommodation for up to 90 days. But this can be extended in limited situations. Talk to us if your longer-term housing will take more than 90 days to be ready.

Funding for medium term accommodation only covers the cost of the accommodation for the time you stay there. It's a temporary and extra cost you have due to your disability support needs.¹ For example, you might need medium term accommodation while you wait for your home modifications to be completed.²

Funding for medium term accommodation doesn't include day-to-day living costs like food, internet or electricity.³ It also doesn't include any [personal care supports](#), or other supports you get in your home. We fund other NDIS supports for your disability needs separately if you need them while you stay in medium term accommodation.

We usually fund medium term accommodation as a once-off support. This is because you may not need medium term accommodation once you move to your long-term home. It isn't [short term respite](#) or emergency housing. There are other [mainstream and community supports](#) that can provide general housing and accommodation support.

If you think you need medium term accommodation, talk to your my NDIS contact or support coordinator.

We'll look at your information and support needs and work out which home and living supports meet the [NDIS funding criteria](#) for you.

Are you eligible for medium term accommodation?

To be eligible for medium term accommodation, you must meet all 3 criteria.

1. [You have a long-term home you'll move into](#) after medium term accommodation.
2. [You can't move into your long-term home yet](#) because your disability supports aren't ready.
3. [You can't stay in your current accommodation](#) while you wait for your long-term home.

We won't fund medium term accommodation if it doesn't meet our [NDIS funding criteria](#).

If you aren't eligible for medium term accommodation, there may be other [home and living supports](#) or other [mainstream and community supports](#) that could work for you. Talk to your support coordinator or my NDIS contact if you want more information.

Our eligibility criteria for medium term accommodation is different if you're being discharged from hospital or from a justice setting.

To find out more about hospital discharge, go to [What if I'm being discharged from the hospital system?](#)

To find out more about leaving the justice system, go to [What if I'm leaving the justice system?](#)

Do you have a long-term home you'll move into?

A long-term home is the home you expect to live in for the future, and it's been confirmed you can live there.

For example, you might move to:

- your own home, after your home modifications are finished
- another home, such as a private rental property or social or community housing and you're waiting on your disability related supports. These could be your home modifications or assistive technology, like a ceiling hoist
- a home where you'll start receiving [supported independent living](#) or [individualised living options](#).

We don't fund long-term rent⁴ or provide affordable housing.⁵

If you need affordable housing or need help looking for a new home, there are housing services available for you in your state or territory. You can also talk to your local area coordinator or support coordinator for help to find housing in your area.

How do you show us your long-term home is confirmed?

You need to give us evidence your long-term home is confirmed. To do this, you can give us:

- a letter from a service provider confirming an offer of accommodation and support
- evidence that a request for home modifications is in progress. For example, a tradesperson is doing a report or negotiations over prices are happening
- a tenancy agreement offer from a rental agency or landlord, or a copy of your mortgage.

These are just some examples. If you've been offered a tenancy, but the property isn't available yet, you'll need to let us know the likely date you'll move in.

When can you move into your long-term home?

We only fund medium term accommodation if you can't move into your long-term home now because your disability supports aren't ready.⁶

For example, you might need medium term accommodation if you can't move into your long-term home until:

- your assistive technology is delivered and installed in your new home, like a ceiling hoist
- you've been offered a place in a home where you'll get [supported independent living](#) or [individualised living options](#). For example, if you're waiting for someone to move out of the home before you can move in.

You need to give us evidence of the date when you can move into your long-term home, generally within 90 days.

If you need support because of your disability to help you move home, let us know. Talk to your my NDIS contact or support coordinator to find out what NDIS supports we could fund to help you move.

Can you stay in your current accommodation while you wait for your long-term home?

We only fund medium term accommodation if you can't stay in your current accommodation while waiting for your long-term home.⁷

For example, you could give us evidence that:

- you need to move out of your home while your home modifications are being completed
- there's been a breakdown in your supports, so you can't live in your current home
- you need to leave a residential facility, hospital, or custodial setting.

If you have a stable home now, we'd usually expect you can keep living there until you can move to your new home. For example, if you're living in your family home, it might be reasonable for you to keep living there until your new home is ready.⁸

Examples

Example 1

Lee is 55 and wants to move from residential aged care into a home where he'll be more independent.

Lee is eligible for specialist disability accommodation. He has a tenancy offer for a home he wants to move into, but it won't be ready for him for another 2 months.

Lee gives us his tenancy offer as evidence of his confirmed long-term home.

Lee can't stay in his current accommodation because it doesn't meet his disability support needs.

Because Lee has a long-term home to move into, but he can't move in yet and can't stay in his current accommodation, he's eligible for medium term accommodation.

Example 2

Nhung is living at home with her family. Her parents are happy to provide her support at the moment, but Nhung is excited to move out and live in her own home. She's eligible for specialist disability accommodation and will move into her new home in 2 months.

Nhung has a long-term home confirmed she can move into in 2 months. However, since she can stay in her current accommodation in the meantime, she isn't eligible for medium term accommodation.

What if I am being discharged from hospital?

Medium term accommodation can help you move out of hospital sooner while you find your long-term home. If you're being discharged from hospital and you're eligible for [specialist disability accommodation](#), [supported independent living](#), [individualised living options](#), or [home modifications](#), you can have funding for medium term accommodation added to your NDIS plan. You don't need to have a confirmed long-term home.

If you need home and living supports added to your plan, NDIS health liaison officers and a hospital discharge team will work with you and your health treatment team to understand your disability support needs. They'll identify the best home and living supports for you. They'll also help you collect the evidence we need to make a decision about which home and living supports to include in your plan.

For more information about NDIS support for hospital discharge, go to [Our Guideline – Mainstream and community supports](#).

What if I am being discharged from the justice system?

If you're in a justice setting and your expected release is coming up soon, or you're eligible for parole or on remand awaiting appropriate support in the community, we'll meet with you to change your plan. This is so you have the NDIS supports you need when you're released. Your support coordinator will work with the NDIS justice liaison officer to help you find the home and living supports that are right for you.

If you're eligible for specialist disability accommodation and you're being discharged from a justice setting, you can access medium term accommodation if you need to. You don't need evidence of your long-term home. For example, we don't need a tenancy agreement for specialist disability accommodation before you can access medium term accommodation.

Your support coordinator and justice liaison officer will also help you get the evidence we need to decide what home and living supports to include in your plan.

For more information about NDIS support for participants engaged with the Justice system see [Our Guideline – Justice system](#).

Does medium term accommodation meet the NDIS funding criteria?

Like all supports, we need to know medium term accommodation meets all our [NDIS funding criteria](#).

For example, we need to know that medium term accommodation:

- is [related to your disability support needs](#)
- doesn't replace the role of your [informal supports, like friends and family](#)
- is [an NDIS support](#) for you.

We won't fund medium term accommodation if it doesn't meet our [NDIS funding criteria](#).

Is medium term accommodation related to your disability support needs?

We only fund medium term accommodation if you need it because of your disability support needs.⁹

We may fund medium term accommodation if you need it because your home and living supports aren't ready yet.¹⁰ Medium term accommodation is a temporary and extra cost you have because of your disability support needs.¹¹

We won't fund medium term accommodation if it's not related to your disability. We also don't fund day-to-day living costs.¹²

For example, we won't fund medium term accommodation as long-term rent. And we won't fund medium term accommodation if you're getting general repairs and renovations to your home that aren't related to your disability support needs.

Example 1

Naveen is ready to be discharged from hospital. He'll be moving back to his own home.

Naveen now uses a wheelchair. He needs some home modifications and extra NDIS supports organised before he can move home. It will take about 3 months to get this done.

We decide medium term accommodation is related to his disability. Naveen needs medium term accommodation because he's waiting for his home and living supports and his home modifications aren't ready yet.

Example 2

Rose lives in her own home. Rose needs to complete some general repairs and maintenance to her home. She needs to fix her roof, which is leaking, and replace the hot water system. She can't live in her home while this is being fixed.

These are general repairs and maintenance that anyone who owns a home would need to do, whether or not they have a disability. We decide medium term accommodation isn't related to Rose's disability, and we won't fund it in her plan.

What is the role of families, carers, informal supports and the community?

When we think about funding medium term accommodation, we think about how much support is reasonable for you to get from other people. This might be your family, carers, informal and community supports.¹³

We may talk to you about other options you have, such as staying with family or friends until your long-term home is ready.

If it's reasonable for you to stay with your informal supports like family or friends in the meantime, we won't fund medium term accommodation. We also don't generally fund informal supports to provide care. Learn more about [informal supports](#).

Is medium term accommodation an NDIS support?

We can only fund medium term accommodation if it's an NDIS support for you.¹⁴

We can't fund supports that are appropriately funded by another service or organisation.¹⁵

For some [home and living supports](#), it might be more appropriate for another service to fund them. For example, your state or territory may fund some short-term or medium-term housing options, depending on why you need this support.

Other government and community services are responsible for:

- accommodation for children in a foster care or out-of-home care arrangement¹⁶
- providing housing and accommodation for people who need it – this includes making sure all Australians, including people with disability, have access to accessible, affordable and appropriate housing¹⁷
- emergency housing if you're homeless or at risk of becoming homeless.¹⁸

Learn more about the services available on the [Homelessness Australia website](#).

If you need help connecting to other government and community services for housing, speak to your my NDIS contact or support coordinator. We may also fund disability supports you need while you're in housing supplied by other services.

Learn more about housing and community infrastructure in [Our Guideline – Mainstream and community supports](#).

How much do we fund for medium term accommodation?

We'll fund medium term accommodation for the number of days that meet the [NDIS funding criteria](#). We generally only fund medium term accommodation for up to 90 days.

Check out the [NDIS Pricing Arrangements and Price Limits](#) for the maximum daily amount we'll include in your plan for medium term accommodation.

Once you know the daily rate for the accommodation, and the funding is in your plan, you can choose where you want to stay that fits with your budget. You or your provider can only claim up to the amount listed in the [NDIS Pricing Arrangements and Price Limits](#) for your medium term accommodation.

For example, if you stay in medium term accommodation that costs less than the maximum daily amount, you can only claim the amount you actually pay. If you choose to stay in

accommodation that's more than the maximum daily amount, you can only claim the maximum daily amount. You'll need to pay the extra costs yourself.

Medium term accommodation funding only covers the rental cost of that accommodation for up to 90 days. You'll still need to pay for other things like your food, internet, electricity and other usual living costs and bills.¹⁹

When do we fund medium term accommodation for more than 90 days?

We may fund medium term accommodation for more than 90 days if there's evidence you may need it longer because of your disability support needs.

For example, you might need home modifications before you can move back home. If your builder says the modifications will take 100 days, we could fund 100 days of medium term accommodation.

Or you might have a confirmed tenancy offer for [specialist disability accommodation](#), but there won't be a vacancy for 120 days.

You'll need to give us evidence you'll need medium term accommodation for more than 90 days before we can decide if we'll fund it.

How do you get medium term accommodation in your plan?

Because medium term accommodation is not a standalone NDIS support, we'll include it in your plan as part of your [home and living support](#) needs. For example, you might need medium term accommodation to help you move into [specialist disability accommodation](#).

If you're waiting for your long-term home to be ready, medium term accommodation might be right for you. Or there might be other NDIS supports that better meet your needs.

To work out if medium term accommodation is right for you, we'll also look at:

- any assessments of your support and accommodation needs
- your allied health professional reports
- your daily support needs reports.

This helps us understand your current situation, strengths, barriers, and daily support needs. Don't worry if you don't know all this straight away. We'll help you work it out.

We may also ask for other assessments if we need more information to make a decision. If we do need more information, we'll include funding for those assessments in your plan.²⁰

We want to fund the right home and living support options for you – ones that will work for you now, and in the long term. When we look at this information, we have to think about all your home and living supports. We want to make sure the NDIS supports work together to meet your needs.

When we assess your options, we think about whether the NDIS supports will help you:

- pursue your goals
- improve or maintain your ability so you can do things with less support
- reduce or maintain your need for person-to-person supports
- strengthen connections with your community, health services, education and work.

We'll assess all the information and decide if medium term accommodation is the right home and living support for you.

We'll only fund it if you meet the [eligibility criteria for medium term accommodation](#), and it meets our [NDIS funding criteria](#).

We'll try to let you know our decision within 10 days.

When we decide to fund medium term accommodation, we'll include it in your plan. Learn more about [changing your plan](#).

What other NDIS supports could we fund while you're in medium term accommodation?

Medium term accommodation funding only covers the cost of the accommodation. It doesn't include the disability supports you might need while you're there.

You can use the other NDIS supports in your plan while you stay in medium term accommodation. For example, you might already have funding for [personal care](#) or [social and recreation supports](#).

If you need extra NDIS supports that aren't in your current plan, let us know.

For example, if they meet the [NDIS funding criteria](#), we may fund:

- [assistive technology](#)²¹
- extra support while you're in medium term accommodation, for example if you need more [personal care supports](#) than you usually need at home²²
- support to help you move into medium term accommodation.²³

Can you use medium term accommodation funding to pay long term rent?

No, you can't use medium term accommodation funding to pay your rent or mortgage once you're in your long-term home. This is because long-term rent or a mortgage is a day-to-day living cost we all have to pay for, whether or not we have a disability.²⁴

You can only use funding for medium term accommodation while you stay in that accommodation, and while you're waiting for your confirmed long-term home.

What if you don't agree with our decision?

If we decide medium term accommodation doesn't meet our [NDIS funding criteria](#), we can't include it in your plan.

We'll give you written reasons why we made the decision. You can [contact us](#) if you'd like more detail about the reasons for our decision.

If you don't agree with a decision we make about medium term accommodation, you can ask for an internal review of our decision.²⁵

You'll need to ask for an internal review within 3 months of getting your plan.²⁶

Learn more about [reviewing our decisions](#).

Reference List

- ¹ NDIS (Supports for Participants) Rules r 5.2.
- ² NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 1(b).
- ³ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 2 item 1(f), 3.
- ⁴ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 2 item 1(a).
- ⁵ NDIS (Supports for Participants) Rules r 7.20(a).
- ⁶ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 1(b).
- ⁷ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 1(b).
- ⁸ NDIS Act s34(1)(e).
- ⁹ NDIS Act s 34(1)(aa); NDIS (Supports for Participants) Rules r 5.1(b).
- ¹⁰ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 1(b).
- ¹¹ NDIS (Supports for Participants) Rules r 5.2.
- ¹² NDIS (Supports for Participants) Rules r 5.1(d); NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules 2024 sch 2 item 1–8.
- ¹³ NDIS Act s 34(1)(e).
- ¹⁴ NDIS Act s34(1)(f).
- ¹⁵ NDIS Act s10(2)(a)(b); NDIS (Supports for Participants) Rules rr 7.19–7.20.
- ¹⁶ NDIS (Supports for Participants) Rules rr 7.12(a), (c).
- ¹⁷ NDIS (Supports for Participants) Rules r 7.20(a); NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules 2024 sch 2 item 19(b).
- ¹⁸ NDIS (Supports for Participants) Rules r 7.20(c); NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules 2024 sch 2 item 19(g).
- ¹⁹ NDIS (Supports for Participants) Rules r 5.1(d); NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules 2024 sch 2 item 1–8.
- ²⁰ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 34.
- ²¹ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 7–9.
- ²² NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 14.
- ²³ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 1 item 3(b).
- ²⁴ NDIS (Getting the NDIS Back on Track No. 1) (NDIS Supports) Transitional Rules sch 2 item 1(a).
- ²⁵ NDIS Act s 100.
- ²⁶ NDIS Act s 100(2).