Understand what you need for home modifications

This guide helps you understand what you need to do to get home modifications funded in your plan.

For more information about minor and complex home modifications, check out Our Guideline – Home Modifications.

When we say home modification assessor we mean, an occupational therapist qualified to recommend more detailed home modification supports.

	Category A minor home modifications	Category B minor home modifications	Complex home modifications
What is the cost of the home modification?	Under $10,000	Between $10,000 and $20,000	Generally over $20,000
Do you need to give us written approval from the homeowner?	Yes	Yes	Yes
Do you need an assessment?	Yes, from an occupational therapist	Yes, from a home modification assessor	Yes, from a home modification assessor
Do you need to fill in any NDIS forms?	Complete the Assessment template – Minor home modifications with your occupational therapist	Complete the Assessment template – Minor home modifications with your home modification assessor	Complete the Assessment template - Complex home modifications with your home modification assessor
Do you need a quote?	No	No	Yes, two itemised quotes

Note: Costs in the table above are based on the Modified Monash Model MMM1 location costs in the set NDIS budget.

Some things you need to know are:

- If you want us to fund home modification supports, you shouldn't spend any money on them before we include funding in your plan. We first need to understand your support needs.
- All home modifications must be done by a licensed tradesperson with appropriate qualifications and insurance. You're responsible for checking that your provider has these.
- Keep any quotes or invoices for warranties and audits.
- We'll usually only fund home modifications at your primary residence where you'll stay long term.
- Once your home is modified, it's unlikely we'll fund more unless your needs have changed a lot.

How do I get home modifications in my plan?

Minor home modifications

Category A minor home modifications

For category A minor home modifications, you need to give us:

- ❑ an assessment from an occupational therapist
- ❑ written approval from the legal homeowner and relevant bodies for the modifications to be made.

You should keep any quotes or invoices for warranties and audits, but you don't need to give them to us.

Category B minor home modifications

For category B minor home modifications, you need to give us:

- ❑ an assessment from a home modification assessor, which is
- ❑ written approval from the legal homeowner and relevant bodies for the modifications to be made.

You should keep any quotes or invoices for warranties and audits, but you don't need to give them to us.

Complex home modifications

If you think you need complex home modifications, you should talk to your support coordinator, planner, or partner in the community.

- If you have a check-in:
    - ❑ talk to us about your home and living needs.
- If you need to change your plan outside of your check-in conversation:
    - ❑ complete and give us the Change of details or change of situation form.

Then to get complex home modifications in your plan, you need to give us:

- ❑ an assessment from a home modification assessor
- ❑ two itemised quotes which include the individual costs of each part of the modification
- ❑ written approval from the legal homeowner and relevant bodies for the modifications to be made.

What do I need to do before I use my home modifications funding?

- ❑ Make sure you have any building approvals or permissions that are needed for your home modification from your local council.
- ❑ Give us written confirmation that you have the appropriate building approvals.

How do I send information to the NDIS?

You should:

- ❑ bring your **new supporting evidence** to your next check in conversation
- ❑ send **assessments** and **quotes** to us at enquiries@ndis.gov.au.

Where to get help

You can find more information about home modifications:

- Our Guideline – Home modifications
- the Home modifications explained page on the NDIS website

If you would like to ask a question about home modifications:

- talk to your local area coordinator, early childhood partner, support coordinator or recovery coach
- email us at enquries@ndis.gov.au
- call us on 1800 800 110.