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Home modifications explained

Home modifications are custom-built changes to your home to help you access and use areas of your home.

Home modifications can be minor changes or they can be complex.

Minor home modifications are home modifications that don't change the structural parts of the home or cost more than \$20,000.

They have 2 categories:

- Category A minor home modifications cost under \$10,000.
- Category B minor home modifications cost between \$10,000 and \$20,000, or they involve minor modifications to a bathroom floor. These are funded using a set NDIS budget based on current market costs in MMM1 locations using the Modified Monash Model (MMM).

For example, widening an internal doorway that isn't holding up other parts of the home is likely to be a category A minor home modification.

[Transcript for 'NDIS Minor Home Mods'](#)

Complex home modifications are changes involving a few areas in your home. For example, you might need to combine your bathroom and toilet to give you more room to use a hoist or shower chair.

You may need home modifications if you:

- have safety concerns or difficulty moving around your home
- have trouble with personal care, like using your shower
- can't use the rooms you need to use in your home
- have difficulty pursuing your goals in your home because of your disability

- need changes to your home so your carers can support you safely.

As with any building work, there are laws and regulations that need to be adhered to when undertaking home modifications under the Scheme.

View [Our Guidelines - Home modifications](#) to find out more.

Complex home modifications (CHM)

A [suitably qualified occupational therapist](#) is required to certify the effectiveness of the modification to meet your goals and likely future needs during design and on completion of the works.

The NDIA will usually provide funding for a building construction practitioner to work with the participant and [home modification assessor](#) to help with planning the recommended scope of works.

They can assist participants with the review and appointment of builders, or other suppliers in consultation with the participant.

Where a complex home modification involves a high risk or cost, the NDIA will provide funding for participants to engage a building works project manager.

This manager must be independent of any builders who quote for the job. The NDIA may also fund an independent building certifier, if required.

View [Our Guideline - Home modifications](#) to find out more.

The NDIA has published a [Home modifications guide for builders and designers](#) to provide technical information and guidance about the scope of works the NDIA will typically approve with assessments and quotes for home modifications.

Related or incidental funding

In some circumstances, the NDIA may fund reasonable and necessary supports that are related or incidental to home modifications.

For example short term rent if you need to move out of your home during building works.

The NDIA will generally fund standard modifications and fittings.

You may opt to use your own money to contribute to a more expensive finish or fixture that achieves the same or equivalent outcome as the supports in your NDIS plan.

For example, a participant funded for a standard vanity unit may prefer a more expensive finish.

In this example the participant pays any additional cost to have the vanity upgraded to their preferred finish.

More home modifications information and resources

- [Our Guideline - Home modifications](#)
- [Would we fund it - Home automation](#)
- [Would we fund it - Moving house](#)
- [Would we fund it - Modifications to a new house build](#)
- [Factsheet - Understand what you need for home modification \(DOCX 69KB\)](#)
- [Assistive technology, home modifications and consumables code guide 2022-23 effective 27 September 2022](#)

You can also visit the [Providing home modifications](#) page for more information about:

- Providing home modification assessments
- Minor home modifications assessment template
- Complex home modifications assessment template
- Providing home modifications quotes

Contact your local NDIS office

Do you have a question, request or urgent issue relating to home modifications? You can now email your local NDIA office directly. [Find your local office.](#)

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