**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](https://www.health.gov.au/health-topics/rural-health-workforce/classifications/mmm) (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](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fourguidelines.ndis.gov.au%2Fsupports-you-can-access-menu%2Fhome-and-living-supports%2Fhome-modifications&data=05%7C01%7CPeta.Omachen2%40ndis.gov.au%7C0df8fb96347b4ceba25108da83e01c1d%7Ccd778b65752d454a87cfb9990fe58993%7C0%7C0%7C637967295811903457%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=V4g7Vr4jquGLAC2TvLobrMGqWCU6p%2Fs%2FDIzN90LDjhA%3D&reserved=0).

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| --- | --- | --- | --- | --- | --- | --- |
| **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 |
| 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 |

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| --- | --- | --- | --- | --- | --- | --- |
| **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 |

**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](https://www.ato.gov.au/businesses-and-organisations/gst-excise-and-indirect-taxes/gst/in-detail/your-industry/gst-and-health/national-disability-insurance-scheme)
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](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fourguidelines.ndis.gov.au%2Fsupports-you-can-access-menu%2Fhome-and-living-supports%2Fhome-modifications&data=05%7C01%7CPeta.Omachen2%40ndis.gov.au%7C0df8fb96347b4ceba25108da83e01c1d%7Ccd778b65752d454a87cfb9990fe58993%7C0%7C0%7C637967295811903457%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=V4g7Vr4jquGLAC2TvLobrMGqWCU6p%2Fs%2FDIzN90LDjhA%3D&reserved=0)
* [Home modifications explained](https://www.ndis.gov.au/participants/home-and-living/home-modifications-explained)
* [Providing home modifications](https://www.ndis.gov.au/providers/housing-and-living-supports-and-services/providing-home-modifications)