

Medium term accommodation

Background on home and living supports

There are several different types of 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](#)
- [short term accommodation or respite](#)
- [home modifications](#)

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 supports that will help you live as independently as possible. [Contact us](#) if you want 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 will 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 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 no longer must have a home you'll move into to live in the medium-term accommodation. We usually fund medium term accommodation for up to 90 days.

What's on this page?

This page covers:

- [What is medium term accommodation?](#)
- [Are you eligible for medium term accommodation?](#)
- [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 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.

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. Or you've already secured a long term home, such as specialist disability accommodation, but you're waiting for another person to move out before you can move in.

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

We usually fund medium term accommodation as a one-off support. This is because you probably won't need medium term accommodation again once you move to your long term home. It isn't [short term accommodation](#) 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](#) and your support needs.

Are you eligible for medium term accommodation?

To be eligible for medium term accommodation, you must meet all 3 of these criteria:

1. [You have a long term home you will 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 My NDIS Contact or support coordinator if you want more information.

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

Do you have a long term home you will 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
- a home where you'll start receiving [supported independent living](#) or [individualised living options](#)
- a home where you've been offered a tenancy for [specialist disability accommodation](#), but it's not ready yet.

We won't fund medium term accommodation if we don't have evidence you have a long term home to move into. We don't fund long term rent, or provide affordable housing.²

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 My NDIS Contact 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 tenancy agreement offer from a specialist disability accommodation provider and you have enough funding in your plan to pay for it
- a letter from a service provider confirming an offer of accommodation and support
- evidence of approved modifications to your home or rental property, including the likely completion date
- a tenancy agreement offer from a rental agency or landlord, or 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. Learn more about the [evidence we need before we create your plan](#).

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.

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

- your assistive technology, like a ceiling hoist, is delivered and installed in your new home
- your home modifications are completed
- your confirmed [specialist disability accommodation](#) home is ready to move into – for example if you're waiting for a vacancy you have been offered
- 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 can move in straight away or in the next 2-4 weeks, you probably don't need medium term accommodation.

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 supports we could fund to help you move. For example, we may fund [short term accommodation](#) instead.

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.

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.³

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 of residential aged care as it doesn't meet his disability support needs.

Because Lee meets all 3 requirements, he is 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 is eligible for specialist disability accommodation, and will move into her new home in 2 months.

Nhung has a long term home confirmed that 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 are being discharged from hospital and you are eligible for SDA, SIL, ILO or Home Modifications, you can have funding for Medium Term Accommodation added to your NDIS plan. You do not 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 in partnership with you and your health treatment team to understand your disability support needs. They will identify the best home and living supports for you. They will also help you to 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 see [Our Guidelines Mainstream and community supports interfaces](#).

What if I am being discharged from the justice system?

If you are in a justice setting with your expected release date coming up soon, we will meet with you to adjust your plan so that you have the reasonable and necessary supports you need when you're released. We will also meet with you if you are eligible for parole, or on remand awaiting reasonable and necessary supports in the community. Your support coordinator will work with the justice liaison officer to support you to find the home and living supports that are right for you.

If you are 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 to 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 Guidelines 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](#)
- doesn't replace the role of your [informal supports, like friends and family](#)
- is [most appropriately funded by us](#).

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

Is medium term accommodation related to your disability?

We only fund medium term accommodation if you need it because of your disability.⁴

We may fund medium term accommodation if you need it because your home and living supports aren't ready yet. Medium term accommodation is a temporary and extra cost you have because of your disability support needs.⁵

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.⁶

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 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.⁷

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.

Is medium term accommodation most appropriately funded by us?

We can't fund supports that are more appropriately funded by another government or community service.⁸

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 and 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 arrangement⁹
- 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 housing¹⁰
- emergency housing if you're homeless or at risk of becoming homeless¹¹ – 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 [mainstream and community supports for housing and community infrastructure](#).

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.

Once 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's 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.¹²

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 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 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.

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 supports work together to meet your needs.

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

- 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 how [your plan can change](#).

What other 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 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 support](#).

If you need extra 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](#)
- extra support while you're in medium term accommodation, for example if you need more personal care support than you usually need at home
- support to help you move into medium term accommodation.

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.

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

There are lots of ways we might be able to help though, so talk to us if you're in this situation. For example, we may include other home and living supports that meet your needs.

We'll give you written reasons on 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 the decision we've made, you can ask for an internal review of our decision.¹³ You'll need to ask for an internal review within 3 months of getting your plan.¹⁴ Learn more about [reviewing our decisions](#).

Reference List

- ¹ NDIS (Supports for Participants) Rules r 5.2.
- ² NDIS Act s 34(1)(f); NDIS (Supports for Participants) Rules rr 5.1(d), 7.20(a).
- ³ NDIS Act s34(1)(e).
- ⁴ NDIS (Supports for Participants) Rules r 5.1(b).
- ⁵ NDIS (Supports for Participants) Rules r 5.2.
- ⁶ NDIS (Supports for Participants) Rules r 5.1(d).
- ⁷ NDIS Act s 34(1)(e).
- ⁸ NDIS Act s 34(1)(f); NDIS (Supports for Participants) Rules rr 7.19-7.20.
- ⁹ NDIS (Supports for Participants) Rules rr 7.12(a), (c).
- ¹⁰ NDIS (Supports for Participants) Rules r 7.20(a).
- ¹¹ NDIS (Supports for Participants) Rules r 7.20(c).
- ¹² NDIS (Supports for Participants) Rules r 5.1(d).
- ¹³ NDIS Act s 100.
- ¹⁴ NDIS Act s 100(2).