On this page:

What a home modification is
Different categories of home modifications
Home modification assessments
People who help with home modifications
When a quote or cost estimate is needed
How to get paid as a home modification provider

What a home modification is

Home modifications are changes to a participant's home that help them move more safely and easily around their home. This includes help with daily tasks in their home.

A participant may need home modifications if they:

- have safety concerns or difficulty moving around their home
- have trouble getting in or using a shower
- can't use or enter the rooms they need to use in their home
- have difficulty working towards their goals in their home
- need changes to their home to help carers.

Learn more about home modifications.

Different categories of home modifications

Simple home adaptations

Simple home adaptations cost less than $1,500 each and are easy to set up and use.

They're usually funded as a low-cost assistive technology.

Simple home adaptations include:

- grab rails
- accessible tapware
- hand-held showers
- lever door handles.

These supports can be bought from retailers, such as disability equipment and hardware shops. Often a tradesperson or handyperson can install the product.

Minor home modifications

Minor home modifications are changes to a participant's home that:

- are straightforward and non-structural
- have a relatively low risk
- cost less than $25,000 in total, generally.

Examples of minor home modifications include:

- door widening
- ramps
- stair lifts that don't need structural changes
- bidets that need plumbing or electrical works.

Complex home modifications

Complex home modifications are changes to a participant's home that:

- are often structural and custom-built
- have a higher risk
- often impact several areas of the home
- cost more than $25,000 in total, generally.

Some modifications that cost less than $25,000 may still be complex because of the nature of the modifications.

Complex home modifications usually involve highly complex or technical works that need:

- building approvals or permissions
- certification of work
- other building professionals to help plan or complete the modifications.

Examples of complex home modifications can include:

- permanent ramps
- stair lifts
- structural modifications to a bathroom, including changing the floor to create a stepless shower.

Home modifications for new home builds

We can consider funding costs to change standard features of a house design to specific features that meet the participant's disability support needs.

Examples when we may consider funding include the costs to:

- have a wider doorway instead of a standard doorway
- install a disability specific toilet instead of a standard toilet.

Examples we likely wouldn't fund include the costs:

- for extensive earthworks due to a participant choosing a sloping block
- to install a stair, platform or vertical lift due to a participant choosing a two-storey house design.

Home modification assessments

Home modification assessments give us information about what supports are recommended for a participant's home. This includes how they'll help with their disability supports and to work towards their goals.

The assessments need to be completed by a home modification assessor. Home modifications assessors are occupational therapists with suitable skills, qualifications and experience to assess and recommend home modification supports.

Participants work with their NDIA planner to talk about the need for home modifications. The assessment helps us decide what funding needs to be included in their plan.

Learn more about how to provide a home modification assessment.

People who help with home modifications

Building construction practitioners

Building construction practitioners have building knowledge and expertise to give advice on planning, cost and design. They work closely with the participant and home modification assessor for complex home modification assessments.

A building construction practitioner must be independent from the other providers involved in the home modification, such as the builder, architect or engineer.

Building works project managers

Building works project managers help you manage complex home modifications. They work independently of builders and make sure all works:

- meet the relevant building standards and legal requirements
- are completed as agreed in the building contract.

They'll also help you understand your building contract and help oversee the key stages of the modifications.

When a quote or cost estimate is needed

Minor home modifications

We don’t usually need a quote for minor home modifications, but there are some times where were do need a quote. This includes if the participant lives in a remote or very remote area.

Complex home modifications

We need 2 itemised quotes or a cost estimate for complex home modifications.

How to get paid as a home modification provider

Providers need to work closely with participants to understand their needs and how supports will be paid.

We recommend the participant has written agreements with you, such as a service agreement. The participant and their builder or tradesperson need to have a building contract if legally required by the rules in your state or territory. We still recommend a service agreement is made between the participant and their builder or tradesperson even if a building contract isn’t legally required.

Payment will depend on how the participant’s plan is managed.

Learn more about how to get paid.

> **Tip: Wait until works are completed before claiming.**
>
> We recommend the final practical completion payment isn’t claimed until building works are complete. This includes when approvals and certifications needed.

Related information

How to provide a home modification assessment

What are home modifications

Guide to getting paid

This page current as of
20 August 2026