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You can choose to use your own money to pay for extra home modifications or features that you want but that don't meet the [NDIS funding criteria](#). You can arrange these separately with your builder and pay the costs with your own money.

You can choose to add features not related to your disability on top of the funding we provide. For example, you could choose to buy more expensive finishes for a new vanity, tiles or tapware.

Your occupational therapist or [home modification assessor](#) needs to approve any changes to your recommended supports. They need to check the modifications will still meet your needs.

If you think additional home modifications features will be NDIS supports that meet the NDIS funding criteria, you can ask us to fund them. If we don't agree to fund them, you can request a review of our decision.

Learn more about [reviewing our decisions](#).

For any building works you are funding yourself, you need to enter into a contract with your builder separate to the NDIS-funded home modifications. The contract with your builder will detail any works you'll pay for and works we're funding. You are responsible for extra costs if you ask the builder to make variations to the contract after it's signed.

We're not responsible for fixing your private building works or your NDIS-funded building works if things go wrong or if they don't meet your expectations.

Learn more about [providers and their roles](#) and [what happens if things don't go how you want](#).

What happens if your home modification costs change?

If you already have home modification funding in your plan and the costs of your modifications change, you can request more funding to buy that support. We can do a plan variation to change the funding in your plan if:

- the NDIS support is no longer available with the amount of funding in your current plan. For example, the cost of materials to complete your home modification have changed since you received your quote
- the way your home modification was going to be provided isn't available so it will cost more. For example, you live in a remote area and the local builder who was going to complete your home modifications has shut down. A new builder will now have to travel to your home which has increased the cost
- there is extra unexpected information, services or materials needed to complete your home modifications. For example, unexpected repairs need to be done to your home before your home modifications can be completed.

Learn more about how to do this in [Our Guideline – Changing your plan](#).

What if your home needs repairs before it's modified?

We might be able to fund repairs directly related to the room or area in your home being modified, if you need these repairs before your home modifications can be installed. It's important you tell us if you need these repairs as early as possible, preferably when you request your home modifications.

The types of repairs or additions we may fund include:

- painting walls, ceilings and doors in the room or area where your modifications are installed. Your builder needs to make sure they don't disturb other parts of the house. They are responsible for fixing any areas they damage
- structural repairs needed to install your home modifications. We don't provide funding to fix existing problems like major structural or water damage, unless these directly affect the modifications
- electrical work needed to set up your home modifications. For example, new lights or light switches, or extending wiring to the main switchboard. We wouldn't fund a complete upgrade of your electrical system or wiring
- costs to find and remove any dangerous materials from the area being modified. For example, we may fund the removal of asbestos from the area being modified. But we wouldn't fund the removal of asbestos from other areas of your home.

We don't fund general home maintenance or repairs to your home that aren't related to your disability. This is because anyone who owns a home is responsible for their own maintenance and repairs, whether or not they have a disability.