



HOME MODIFICATIONS & THE NDIS

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1. WHAT ARE HOME MODIFICATIONS?

Home modifications are changes to your home that help you safely access it and move around comfortably in the areas you frequently use. Home Modifications may occur when the layout or condition of your home has negative impact on your daily living and / or your ability to remain as independent as possible. They may include changes to the structure, layout or fittings of your home.

2. FBM AND THE NATIONAL DISABILITY INSURANCE SCHEME (NDIS)

Fusion Home Modification Service (FBM) is a registered provider under the National Disability Insurance Scheme (NDIS). We value our customers and are happy to work with you to improve your safety and independence.

3. NDIS HOME MODIFICATIONS

- Home modifications can only take place once an Occupational Therapist (OT) has performed an assessment and recommended home modifications for you. The cost for the OT assessment can be included in your Plan (under Capacity Building). This assessment must be done prior to the NDIS approving any home modifications.
- The NDIS will only consider covering the cost of home modifications to the place you normally live.
- As with any building work, there are laws and regulations that need to be followed when making modifications of your home modifications. Our experienced staff will assist you with this information as part of the design and quoting process.



4. WHAT WE OFFER

Fusion Building and Maintenance offers both minor and complex home modifications through the NDIS.

Home modifications are part of the 'Assistive Technology' category.

Depending on the extent and how involved the proposed home modifications might be, you may end up following one of the different processes set out below:

a. Simple and low-cost Home Modifications - Assistive Technology (AT) up to \$1,500

Simple, low cost home modifications do not require significant assessment and can come out of your Core Supports budget or Capacity Building Supports – Improved Daily Living – Assistive Technology. Your OT can advise you on this type of home modification and we provide a quote prior to providing you with the service.

b. Mid-Cost Home Modifications - Assistive Technology Home Modifications Access - \$1,500 - \$5,000

These home modifications can be directly purchased from FBM once your OT assessment process is complete and the funds are in your plan. The modifications will be provided on the basis of the recommendations of your OT and we work with both you and your OT to make sure your needs are met in a quality and cost-effective way.

Some mid-cost assistive technology supports are relatively standard, and the evidence required to include them in a plan is straight forward. Home Modifications in this category will be itemised within your plan in the Capital Supports – AT budget.

Some Mid-cost Home Modifications may need a detailed assessment showing how it is the most appropriate support to include in your plan. Your Occupational Therapist (OT) can assist you with this.

c. Complex Home Modifications

The NDIS provides a template to provide correct information to the NDIA to determine the home modification supports you need. The document is the Complex Home Modifications Assessment Template and is available on the NDIS website. To achieve an accurate quote and help determine the best outcome for your needs, FBM works closely with your Occupational Therapist to provide all you need.

FBM follows the NDIS Complex Home Modifications Guide for Builders and Assessors in supporting your assessment for Home Modifications. This guide explains what information the NDIA needs to approve assessments and quotes for complex home modifications works.

5. REGIONS WE DELIVER HOME MODIFICATIONS

Minor home modifications (under \$5,000) are delivered in the Blacktown, Nepean, Lower Hawkesbury and Lower Blue Mountains.

Major Home Modifications are delivered in wider area. Please contact our Office for confirmation.

6. YOUR JOURNEY WITH COMPLEX HOME MODIFICATIONS

There are a few steps to have complex home modifications done in your home. They include:

I. Ensuring funds are in your plan

We will discuss your needs and goals with you and your Occupational Therapist and decide together how FBM can help you.

We will provide further support once funding for home modification assessment/ quoting is included in your plan. This funding supports us to work closely with your Occupational therapist to make sure we have the very best solutions for you. The OT checks on this both during design and on completion of the work we do.

II. Engaging with us

We will meet with you and your Occupational Therapist and work out the best home modifications to meet your needs and goals. We will then provide a quote for work which will be sent by your OT to the NDIS for approval.

III. Moving into action

Once the home modifications have been approved and the funds are in your Capital Supports, we will project manage the home modifications by liaising with you. The process includes:

- Getting approval from owner or landlord to make the modifications.
- A clear agreement which includes materials to be used and costs billed to your plan.
- Completion of the modifications.

IV. Reviewing and payment

- OT checks the modifications are as agreed and are suitable for your needs
- Self-managed participants pay FBM directly upon invoice for the work.
- NDIA-managed or plan-managed funding pays FBM upon invoice for the work.



7. REPLACING HOME MODIFICATIONS - ASSISTIVE TECHNOLOGY (AT)

The NDIS provides guidance on what information you need to give when you are replacing AT already in use. This process generally applies to replacement Home Modifications that cost between \$1,500 and \$15,000.

Lower cost items can be replaced using funding from your Daily Adaptive Equipment funding. Items greater than \$15,000 normally become more complex and may require you to have a new assessment by an Occupational Therapist.



COMMUNICATING WITH YOU

We strive to make sure you know about the service we provide and the process of providing home modifications for you. We will endeavour to provide you with 24 hours' notice if your appointments need to be changed. However, in unforeseen circumstances this may not be possible. You will not be charged for any appointments that we have changed.

DO YOU NEED AN INTERPRETER?

Telephone Calls

We are a leading not-for-profit organisation, working with individuals and If you need an interpreter, call Translating and Interpreting Services (TIS National) on 131 450 and ask them to call Fusion Building and Maintenance on 02 8805 5960. Our business hours are 9am–4:30pm.

Visit www.tisnational.gov.au for translated information about TIS National services.

Hearing or Speech Impaired?

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.

Visit www.relayservice.gov.au for more information. The NRS has a Helpdesk to assist people in using the service.

Phone 1800 555 677

TTY 1800 555 630

24 hour relay call numbers

TTY/voice calls 133 677

Speak and listen 1300 555 727

SMS relay 0423 677 767



ENDING YOUR SERVICE

There are some circumstances under which you may choose to end your services. In this situation, we ask that you provide us with clear notification as soon as possible. There may be some fees or charges, depending on the progress of the work we have completed for you.

MORE ABOUT US

You can find out about our work, future plans and other legal information at www.fusionbuilding.com.au and www.fusion.org.au

This includes our:

- Privacy Policy
- Safe Organisation / Child Safety Policy
- Complaints Policy

Our website also information has about other services we provide.

Visit www.fusionbuilding.com.au or call our Richmond Office on 8805 5960.

