

Home Modifications

Home modifications; supporting you to be safe and independent at home.

What are home modifications?

Home modifications are changes to the structure, layout or fittings of your home so you can safely access it and move around comfortably

Modifications can range from small (minor) to big (major/complex).

Minor modifications

Minor modifications may include things like grab rails, a handheld shower hose or a magnetic door catch.



Major modifications

Major modifications may include structural changes, such as changing the layout of a bathroom to make it accessible, or widening a doorway.



Do I need home modifications?

Home modifications can support you to access your home and live as independently and safely as possible. If you need home modifications as a result of your motor vehicle injuries, the Lifetime Support Authority (LSA) can arrange a suitably qualified Occupational Therapist to meet with you to discuss how you might benefit from home modifications and whether it would be feasible to do these.

Modifications may assist you to access the doors, the bathroom, your bedroom or kitchen and to keep you doing things you have always done.

What will the LSA fund?

As per the Lifetime Support Scheme (LSS) Rules (part 10), the LSA will fund necessary and reasonable modifications to your home that are required as a result of your motor vehicle injuries.

Home modifications can be a complicated area and the LSA will consider such things as;

- Your short-term and long-term needs as well as reasonable alternatives for independence and access.
- Who owns the property. Anything about the property that would make it difficult to modify.
- The scale and estimated cost of modifications.
- Permission from the owner or body corporate.
- Planning regulations and building permits.
- Australian Standards and any other building regulations.
- Length of a lease of a rental property.
- Length of time you expect to live in the property.
- The LSA can also approve temporary or staged modifications, depending on your individual circumstances.

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How long do home modifications take?

Minor modifications tend to be completed much quicker than complex modifications and will often be undertaken prior to your discharge home. Major modifications will take longer to complete and the time it takes will be dependent on the type and extent of the modifications:

- how quickly plans are agreed upon by all involved parties, including the local council
- how quickly a builder is engaged and contracts are signed
- the availability of all involved parties, including the builder
- other requirements (such as town planning and building permits).

What the LSA will not fund

The LSA will not fund modifications:

- that are not approved
- required as the result of a condition that existed before the motor vehicle injury or which isn't a result of the motor vehicle accident
- that haven't been approved by the owner or other authority
- where the house isn't suitable to be modified and you buy or rent it regardless.

The LSA will also not fund:

- the cost of more than one report, for example a building inspection
- the cost of repairs or maintenance described in a report. For example strata, building or pest reports
- fees for strata/ bodies corporate, council or water rates

- building or constructing any pools, spas or aquatherapy facilities
- home insurance
- loss of value to your home as a result of the modifications
- removal of modifications
- normal household items, for example furniture or white goods, that aren't related to your needs as a result of the motor vehicle injury, unless these require removal for completion of works. In this case, the LSA will fund the replacement of like for like items.

If you chose to fund additional works outside of the agreed plans, or higher cost finishes for aesthetic reasons, these can be quoted separately for you to self-fund.

What if my home cannot be modified?

In some instances it may not be possible to modify your home due to the type of injuries sustained in the motor vehicle accident. The design or condition of your home may also have an effect on the ability to modify your home as your long term needs may not be met.

If this is the case, we may fund the necessary and reasonable cost for you to relocate to another property. This includes:

- advertising costs
- agents' fees
- legal and conveyancing fees
- stamp duty
- removal costs.

The LSA will not fund these costs if you decide to move house for reasons unrelated to your motor vehicle injuries.

What if my needs change?

When meeting with an Occupational Therapist, they will anticipate your short and long term needs for a safe and accessible home. However we understand things can change. Contact your Service Planner or Occupational Therapist to discuss any concerns or questions you may have at the time of planning the modifications or in the future.

For more information about home modifications refer to part 10 of the LSS rules on the website or email: LSAHomeModifications@sa.gov.au