



SCAADA

SPECIALISED SUSTAINABLE SOLUTIONS

**NDIS HOME MODIFICATIONS**

# **SPECIALISED SUSTAINABLE SOLUTIONS**



# THE SCAADA DIFFERENCE

With over 15 years in the environmental and property industry, SCAADA Group has morphed organically into the organisation it is today.

Our experience in environmental management provides the **foundation** when determining physical, economical, social, cultural, political, and technological aspects for each project.

Our in depth understanding of construction management provides the **materials** when determining processes, project methodology, codes and standards for each project.

Our team, the most important part, are the **people** that bring it all together. Strong communication, empathy, passion, and professionalism.

SCAADA is committed to developing strong and lasting relationships with clients and their wider support network of therapists and carers.

Together, our experience in environmental management, understanding of construction methods, and our team provides an end-to-end service for our clients.

**SCAADA has a clear intent as a service provider to:**

- Move the project forward and keep it moving;
- Maintain quality;
- Manage environmental impact; and
- Control project expenditure.

**If we achieve these things, our job is complete.**



**Every problem presented to us requires a specialised solution that not only solves the immediate problem, but immediately prevents longterm complications.**

Dale Smith, Managing Director

# NDIS HOME MODIFICATIONS



Scaada Group approach

PHASE  
**01**

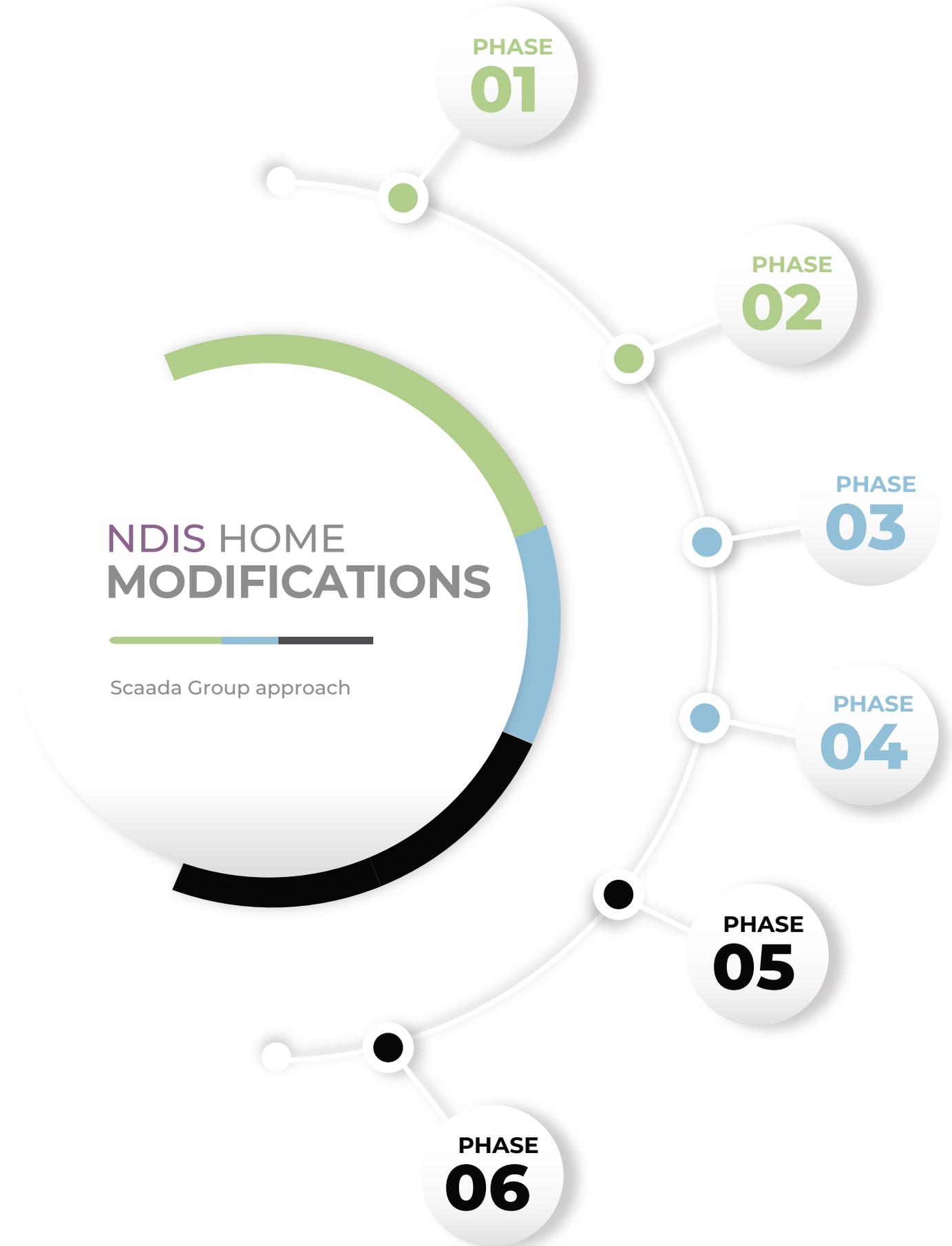
PHASE  
**02**

PHASE  
**03**

PHASE  
**04**

PHASE  
**05**

PHASE  
**06**



## NEED IDENTIFIED

Occupational Therapist (OT) has performed various assessments with the participant and has identified a need for home modifications.



## BUILDING CONSULT

SCAADA as the Building Construction Professional (BCP) will work with the client and OT to develop concept drawings, project scope of works, cost ranges and building advice.



## QUOTING

SCAADA as the BCP will work with the OT to source builder's quotes and answer building related and/or design queries.



## CHM REPORTING

SCAADA as the BCP will provide a review of the completed Complex Home Modifications Assessment.



## BUILDER ENGAGEMENT

SCAADA as the Building Works Project Manager (BWPM) will engage the builder on behalf of the client, administer the building contract, set program, budget and client expectations.



## CONSTRUCTION

SCAADA as the BWPM will manage the project on behalf of the client, Occupational Therapist and NDIS. Management of compliance, safety, time, cost, quality, and handover.



# NDIS HOME MODIFICATIONS

## PHASE 1 - Need Identified

A need for home modifications may be identified if:

- A suitably qualified Occupational Therapist (OT) has performed an assessment and recommends home modification are needed, considering other alternatives (i.e. equipment prescription); and
- A person's disability impacts their or their carer's ability to reasonably access and use frequently used rooms and/or spaces within their primary residence; and
- The current condition of a person's primary residence impacts the sustainability of current living and care arrangements.

Once determined there is a need for home modifications it is recommended that the OT engage a Building Construction Professional (BCP) who can assist them with the next phase of the home modifications process.



# NDIS HOME MODIFICATIONS

## PHASE 2: Building Consult

As the BCP, SCAADA can meet with the client and OT at the start of the design process to discuss building elements, construction methodology, high-level costs and program.

SCAADA can assist with:

- Selection of materials, fittings and fixtures, as well as providing advice on what may or may not be approved for funding by the NDIS;
- Australian Standards;
- National Construction Codes;
- Whether a building permit will be required;
- Building cost estimate; and
- Construction program sequencing.

Once all parties are satisfied with the proposed design solution, concept drawings and a scope of works relating to the proposed home modifications will be required for builders to quote. SCAADA have an in-house design team that can provide:

- Concept drawings;
- Existing property condition report;
- Basic or in-depth property information; and
- Scope of works.

The next phase in the NDIS Home Modifications process is going out to the market with the concept documentation.



# NDIS HOME MODIFICATIONS

## PHASE 3: Quoting

For home modifications exceeding \$15,000, two quotes will generally be required. The quote, along with the specification that the builder provides, needs to be formatted in a certain way and requires inclusions and exclusions to be clearly expressed. SCAADA can assist in communicating these requirements as well as provide a list of builders that may have the capability to complete the works.

It is important the builders quoting have received as much information as possible to assist them in the quoting process. The better the information is, the less assumptions will have to be made. Less assumptions means a lower cost overall and increased cost certainty.

Once quotes have been received from the preferred builders, it is integral to review the inclusions and exclusions prior to submitting a Complex Home Modification assessment report. SCAADA can interrogate the builders' quotes to ensure there are no hidden conditions and that everything listed in the scope of works has been accounted for.



# NDIS HOME MODIFICATIONS

## PHASE 4: Complex Home Modifications (CHM) Reporting

A Complex Home Modifications (CHM) assessment is to be completed by an approved assessor. The characteristics of an approved assessor can be found on the NDIS website. Generally, an assessor will be an OT that holds the required qualifications and experience in relation to home modifications and accessibility.

Where SCAADA has been engaged as the project's BCP, they can review and support the CHM assessment to provide additional weight to the assessor's application.

The CHM report is submitted to the NDIS for approval. There may be some back and forth between the NDIS and the assessor. This process can take some time. If all parties are satisfied with the case that the client, assessor and/or OT, and BCP have put forward together, the builder engagement process may commence.



# NDIS HOME MODIFICATIONS

## PHASE 5: Builder Engagement

Under the NDIS, any home modifications valued over \$30,000 will require an NDIS Registered Building Works Project Manager (BWPM).

As a BWPM, SCAADA will:

- Conduct pre tender negotiations with the preferred builder/s;
- Engage the preferred builder;
- Engage suitable design consultants and engineers (where required);
- Manage building permit applications (where required);
- Administer building contracts; and
- Establish a project budget and program.

Once a builder has been appointed, permits are approved and a Building Works Contract has been administered, on-site works may begin.



# NDIS HOME MODIFICATIONS

## PHASE 6: Construction

As the BWPM, SCAADA will oversee the construction works on behalf of the client, OT and the NDIS. SCAADA will ensure that the building works move forward according to relevant National Construction Codes and Australian Standards, are completed within the required time-frames, and adhere to the proposed quality level and cost budgets.

SCAADA have a clear intent as a service provider:

- To get the project moving and keep it moving
- Maintain quality
- Manage environmental impact
- And control project expenditure

If we achieve these things, our job is complete.



# SCAADA WON'T LET YOU DOWN

SCAADA is well positioned to provide construction management services throughout South-West Victoria. We are a secret weapon, here to assist you in becoming the envy of the competition.

Regardless of your problem, our team has the solution.



**Marketing research provides insight that customer experience with any company needs to be optimal. In times of stress we will ensure transitions through turbulence is smooth and considered, reaching the outcomes you expect, and we have planned for.**

Dale Smith, Managing Director

## ACCREDITATIONS



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NDIS Registered Provider

Indoor Air quality association

Engineering Network Geelong

Australian Institute of  
Occupational Hygienists

Civil Contractors Federation

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