



ACCESS HOMES REPORT

Home modification and recommendations

Report generated: 21/08/2025

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1/69-71 Melbourne Street

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EXECUTIVE SUMMARY

This report provides personalized recommendations for modifications and products to enhance the accessibility of your home, tailored to your specific disability needs, such as mobility or vision impairments. Utilizing a video scan of your house uploaded to our service, we have generated a detailed 2D floor plan and analyzed each room to identify accessibility barriers. The report is organized by room, offering a comprehensive breakdown of recommended products, such as shower chairs, long-handled taps, or grab rails for bathrooms, with detailed justifications for each suggestion. Each recommendation includes precise specifications, dimensions, installation instructions, purchasing information, and accompanying images to facilitate informed decision-making and implementation.

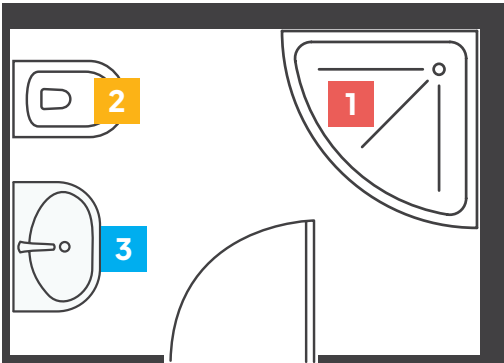
KEY FINDINGS

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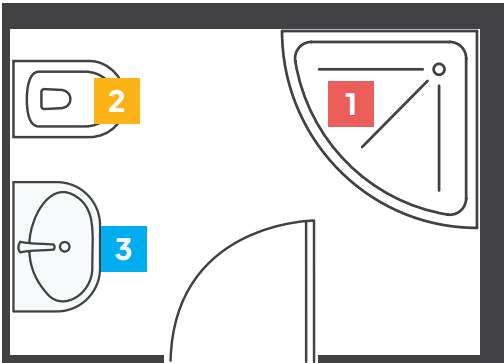
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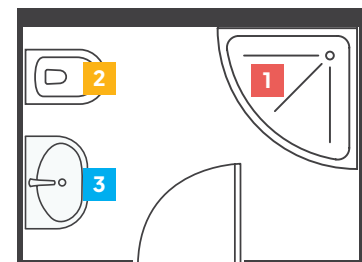
	Current Home Assessment	Product/Recommendation	Functional Benefits
1	Shower lacks seating, which risks falls. Needs an adjustable, non-slip chair as a temporary solution during rehabilitation.	Altus Adjustable Shower Chair Features: aluminum frame with secure backrest/armrests; adjustable seat height; non-slip rubber feet; durable PE seat for hygiene; compact design.	The Altus Adjustable Shower Chair features an aluminum frame with secure backrest and armrests, adjustable seat height, non-slip rubber feet, and a durable PE seat for hygiene, with a compact design for small bathrooms. Features like non-slip flooring and shower seats enhance safety and comfort, reducing fall risks in wet environments, supporting independent personal care, cutting fall rates, and contributing to 20–35% safety improvements and 15–30% mobility enhancements.
2	The resident with dexterity impairments struggles with traditional doorknobs due to limited hand strength and grip. Current door handles are round knobs that require twisting, leading to frustration and potential slips when hands slide off during operation. For individuals with weakened grip or balance issues, these supports facilitate independent movement, significantly lowering the fall risk reported in multifactorial intervention studies.	The Sabre R53 Series H01 Lever on 53mm Round Rose Privacy Set is particularly beneficial for elderly individuals at home due to its ergonomic and user-friendly design. The lever handle requires minimal effort to operate, making it ideal for those with limited hand strength or arthritis. The lever action door handle has a return, which will stop a person's hand from slipping off the handle whilst in operation. The lever handle has a round profile allowing easy use and more surface area to be grabbed.	The lever handle requires minimal effort to operate, making it ideal for those with limited hand strength or arthritis. Its lever action with a return prevents hand slippage, enhancing safety, while the round profile provides more surface area for easy gripping. Lever-style handles on doors and faucets are easier to operate for individuals with arthritis or reduced grip strength, requiring less dexterity than knobs. This facilitates independent access to rooms and water controls, reducing strain and fall risks during operation. As part of accessibility tweaks, these handles contribute to 15–25% safety improvements and 10–20% mobility enhancements for those with hand mobility issues.

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	Current Home Assessment	Product/Recommendation	Functional Benefits
3	Standard toilet height hinders sitting/standing, increasing fall risks. Lacks support arms, needing an adjustable, hygienic lifter.	The Pressalit Select TL1 Toilet Lifter , along with its pan, seat, and support arms, is an excellent choice for individuals at home. Features: electrically adjustable height for easy sitting/standing; ergonomic design for comfort; integrated support arms for stability; user-friendly wired hand control; durable, hygienic materials.	The Pressalit Select TL1 Toilet Lifter provides electrically adjustable height to facilitate easy sitting and standing, reducing fall risks. Its ergonomic design with integrated support arms enhances comfort and stability, while user-friendly wired hand controls and durable, hygienic materials promote ease and cleanliness. Raised toilet seats or safety frames make sitting and standing easier, reducing strain on knees and hips for those with limited strength. This supports independent toileting, a critical daily task, and minimizes fall risks during transfers. Bathroom-focused modifications like this reduce falls significantly, improving safety and comfort for elderly or recovering patients, contributing to 20–35% safety improvements and 15–30% mobility enhancements.



TECHNICAL DETAILS

	Item / Product	Technical data	Installation requirements incl plans and elevations	Supplier/ Brand	Image	Supply Cost
1	Shower chair	Ergonomic design – easy to operate, ideal for elderly users or those with arthritis/limited strength. Lever with return – prevents hand from slipping during use. Rounded profile – provides greater surface area for a secure, comfortable grip. Simple push-button privacy lock – secure and easy to use, no complex keys required. Durable material – made from 304-grade stainless steel for strength and low maintenance. Safe & practical – reliable long term solution that enhances accessibility and home safety.	Height: Must be positioned 900–1100mm above finished floor level. Clearance: Handle to be located 35–45mm away from the door face to allow finger clearance for ease of grip. Functionality: Designed to be operated with one hand, enabling both unlocking and opening in a single action. Diagram:	Access Hardware (Official Website): www.accesshardware.com.au Supplier Link: Access Hardware Access Hardware Online Catalogue: View here		\$85.00
	Product Code					
	Sabre 123–A					
	Quantity					
	1x					

FURTHER RECOMMENDATIONS

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	Current Home Assessment	Product/Recommendation	Functional Benefits
1	Toilet pan in bathroom does not have a grabrail as the pan is too far from the adjacent wall. There is no support to be able to sit down and stand up from pan, which heightens falls risk.	Pressalit Plus Support Rail Height Adjustable - this support rail can be connected to the rear wall, adjacent the toilet pan. It can be easily adjusted in height, allowing it to be set at the optimal level for individual users, which is crucial for those with varying mobility needs. The height adjustment is smooth and effortless, ensuring that both seated and standing users can benefit from the support it provides. The rail offers sturdy assistance for sitting, standing, and transferring, significantly reducing the risk of falls and enhancing overall safety in the bathroom.	The Pressalit Plus Support Rail provides smooth height adjustment for seated and standing users, offering sturdy assistance for transfers with its durable, easy-to-clean construction and sleek, user-friendly design. Handrails provide critical support for balance and stability during transfers, such as standing from a toilet reducing the risk of falls by offering a secure grip. This enables the resident to move confidently with less reliance on caregivers, facilitating independent movement. These supports significantly lower the fall risk, contributing to 25–35% safety improvements and 15–30% mobility enhancements.
2	Kitchen counters are fixed, inaccessible for wheelchair users. The counter needs to be lowered and there needs to be space underneath the counter top for knee and toe clearances.	Pressalit Kitchen Benchtop Electric Height Adjustable (3 metres long, 300mm range, 100kg capacity). It is particularly beneficial because it offers a high level of flexibility and accessibility, which are crucial for maintaining independence in the kitchen. This benchtop can be adjusted to various heights at the touch of a button, making it easy for users to find a comfortable working position whether they are standing or seated.	The Pressalit Kitchen Benchtop offers electric height adjustment with a 300mm range and 100kg capacity, providing a smooth, stable mechanism for safety and customizable positioning for seated or standing users, with flexible switch placement. Lowering countertops and installing shallow sinks enables seated tasks, benefiting wheelchair users or those with limited reach, reducing strain from bending or stretching. This makes kitchen and bathroom activities like meal prep or grooming more manageable, improving ergonomics and supporting better daily function. It enhances independence and reduces injury risks from overexertion, contributing to 20–35% safety improvements and 10–20% mobility enhancements.

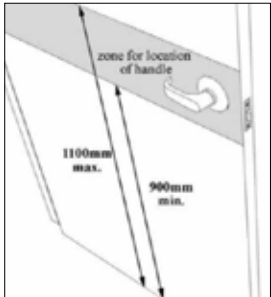

FURTHER RECOMMENDATIONS

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	Current Home Assessment	Product/Recommendation	Functional Benefits
3	Oven has a standard front opening door that restricts and impedes the circulation area for people with mobility aids. Needs an oven with a side opening door.	Westinghouse 60cm multi-function 5 stainless steel oven Side opening door 2 hour auto-off oven timer Easy guide side racks Operates on a standard 10A power supply Cooler to Touch Doors Knob controls 80L gross capacity	The oven has a side opening door which allows better access around the door so people with mobility aids can access the shelving within the oven. The oven features simple, intuitive controls with large, easy-to-read buttons, ideal for seniors with cognitive impairments. The oven enhances function in daily tasks, contributing to 15–30% safety improvements and 10–20% mobility enhancements.

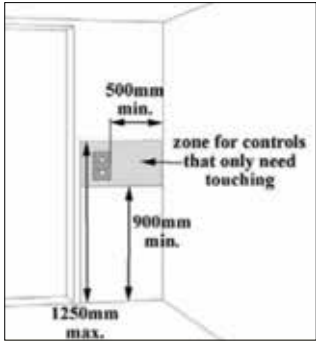

FURTHER RECOMMENDATIONS

TECHNICAL DETAILS

	Item / Product	Technical data	Installation requirements incl plans and elevations	Supplier/ Brand	Image	Supply Cost
1	The Sabre R53 Series H01 Lever	<p>The Sabre R53 Series H01 Lever on 53mm Round Rose Privacy Set</p> <p>Technical:</p> <ul style="list-style-type: none"> Rose Diameter: 53mm (round) Lever Length: Approximately 125mm. Projection from Door: Around 60mm. Door Thickness Compatibility: 34mm to 50mm. 	<p>The door handle is to be located in a range of 900–1100mm above finished floor level. The handle is located between 35–45mm away from face of door to allow a person to fit their fingers between handle and door to allow a better functionaility to use the handle. This door handle allows the door to be unlocked and opened with one hand.</p> <p>Diagram:</p> 	<p>Access Hardware (Official Website): www.accesshardware.com.au</p> <p>Supplier Link:</p> <p>https://www.accesshardware.com.au/sabre-r53-series-h01-lever-on-53mm-round-rose-black</p> <p>Access Hardware Online Catalogue: View here</p>		\$65.00
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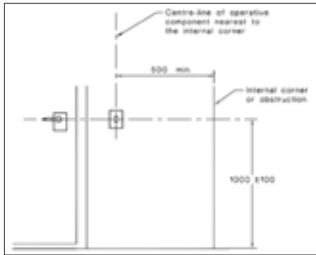
FURTHER RECOMMENDATIONS

TECHNICAL DETAILS

	Item / Product	Technical data	Installation requirements incl plans and elevations	Supplier/ Brand	Image	Supply Cost
2	<p>The SmarterHome Security Camera Doorbell 3 Pro</p> <p>Product Code</p> <p>SKU SAB-LS-R53-H01-BK</p> <p>Quantity</p> <p>1x</p>	<p>Real-time video footage</p> <p>Smart technology with the SmarterHome™ app,</p> <p>Seamless Google Home and Amazon Alexa integration</p> <p>Pair with Philips Hue or LIFX bulbs (available at JB Hi-Fi or Amazon Australia) to create flashing alerts via the Ring app or Alexa for people with hearing impairments.</p> <p>Technical:</p>	<p>no accessibility install requirements</p> <p>Diagram:</p> 	<p>Access Hardware (Official Website): www.kogan.com/au</p> <p>Supplier Link: https://www.kogan.com/au/buy/kogan-smarterhometm-security-camera-doorbell-3-pro-space-grey-kogan/</p> <p>Access Hardware Online Catalogue: View here</p>		\$90.00

FURTHER RECOMMENDATIONS

TECHNICAL DETAILS

	Item / Product	Technical data	Installation requirements incl plans and elevations	Supplier/ Brand	Image	Supply Cost
3	HPM COMO 1 Gang Vertical Wall Switch	Available in 1-switch and 2-switch configurations. COMO horizontal 2 Gang switch. Flexible and modular, COMO makes everyday actions easier, enabling increased independence and comfort. COMO's styling is contemporary and distinctive, with wiring accessories that are easy to see and use. Featuring a generous switch with large surface area and smooth switching action, COMO is ideal for people with dexterity impairments.	Light switches should be positioned in a consistent location between 900–1100 above floor level and no less than 500mm from wall corner. The switches should be aligned with door handle at the entrance to a room.	Access Hardware (Official Website): bunnings.com.au		1 switch \$26.00
	Product Code			Supplier Link: https://www.bunnings.com.au/hpm-como-1-gang-vertical-wall-switch		2 switch \$34.00
	Quantity	Technical: Width 117mm Height 73mm Length 9mm	Power points should be installed not lower than 300mm.	Access Hardware Online Catalogue: View here		
	1x		Light and powerpoint switches should be rocker action or push pad with a recommended width of 35mm for people with dexterity impairment.			
			Diagram: 			

DISCLAIMER

This report provides personalized recommendations for modifications and products to enhance the accessibility of your home, tailored to your specific disability needs, such as mobility or vision impairments. Utilizing a video scan of your house uploaded to our service, we have generated a detailed 2D floor plan and analyzed each room to identify accessibility barriers. The report is organized by room, offering a comprehensive breakdown of recommended products, such as shower chairs, long-handled taps, or grab rails for bathrooms, with detailed justifications for each suggestion. Each recommendation includes precise specifications, dimensions, installation instructions, purchasing information, and accompanying images to facilitate informed decision-making and implementation.

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HANDYMAN NETWORK

We understand that it can be daunting to find a qualified professional who is experienced in home modifications. The listed home handymen are vetted through NDIS and My Aged Care. Each handyman is qualified, insured, and experienced in the specific modifications recommended in your report, providing you with peace of mind.

Your report is not just a list of recommendations—it's a comprehensive blueprint that makes the handyman's job easier. It includes all the precise measurements, diagrams, and product specifications from our advanced home scan. When you share this report with a handyman, they will have all the information they need to provide an accurate quote and complete the job efficiently, without the need for multiple on-site visits to measure and plan.

For your convenience we have a comprehensive list combining NDIS-registered providers (from the previous response) with My Aged Care-registered providers offering home modification and maintenance services. Each provider is verified as registered or likely registered with My Aged Care or NDIS, with details on services, contact information, and licensing where available. Note that individual handyman names are rarely listed; instead, organizations employ licensed tradespeople or handymen.

CLICK HERE

to find qualified handymen
in your area.



SCAN HERE

to find qualified handymen
in your area.

THE FUNDING PATHWAY

The funding ecosystem for home modifications in Australia is multifaceted, combining government programs, equity release schemes to help individuals—especially those with disabilities or aging needs—make their homes safer and more accessible. Funding requests need to align with the objectives of the funder.

Funders in general require an Occupational Therapist home assessment and report. Therefore, it is possible that this report will need to be signed off by an OT for submission to the funder.

Funder	Summary	Commonly Funded Modifications
Own/ Home Equity Funding	<p>By leveraging your home equity through tailored solutions, our partners provide flexible financing options designed specifically for accessibility-focused upgrades.</p> <p>[Click this Link to Find More]</p>	
National Disability Insurance Scheme (NDIS)	<p>Covers home modifications for disability support. OT approval required</p> <p>Process</p> <ul style="list-style-type: none"> • Ensure home modifications are part of your NDIS plan under Capital Supports • Engage a qualified occupational therapist (OT) • Obtain quotes from NDIS-registered builders • Submit the OT sign off and quotes via the NDIS MyPlace portal • Await NDIA approval before commencing work <p>NDIS Claiming Guide</p>	<ul style="list-style-type: none"> – Ramps and threshold removal – Widened doorways and hallways – Roll-in showers and bathroom redesigns – Kitchen modifications (lowered benches, accessible storage) – Ceiling hoists and track systems – Stair lifts and platform lifts – Smart home controls (lighting, blinds, etc.) – Environmental controls (temperature, safety alarms)

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THE FUNDING PATHWAY (CONT.)

Funder	Summary	Commonly Funded Modifications
My Aged Care	<p>Supports older Australian (65+) with basic and complex needs</p> <p>Process</p> <ul style="list-style-type: none"> • Get assessed by the Aged Care Assessment Team (ACAT) or Regional Assessment Service (RAS) • If eligible, modifications may be funded under: <ul style="list-style-type: none"> – Commonwealth Home Support Program (CHSP) – for basic changes – Home Care Packages (HCP) – for more complex needs. – Work with your provider to arrange assessments and quotes – Modifications are coordinated and funded through your care plan <p>My Aged Care – Get Started</p>	<ul style="list-style-type: none"> – Grab rails in bathrooms and hallways – Handheld showers and non-slip flooring – Ramps and chair lifts – Widened doorways for mobility aids – Lowered kitchen benches and appliances – Improved lighting and safety switches – Basic home security upgrades
Department Veterans Affairs (DVA)	<p>For War Veterans. Covers structural and safety upgrades</p> <p>Process</p> <ul style="list-style-type: none"> • Engage a suitably qualified OT • OT submits required forms to a DVA-contracted supplier • Property owner must sign an Authority to Install/Modify form • DVA reviews and approves based on guidelines (only one complex mod per residence) <p>DVA Access Benefits & Claims</p>	<ul style="list-style-type: none"> – Level-entry showers and cut-down hobs – Fixed or demountable ramps – Stair chair lifts and vertical platform lifts – Ceiling hoists for transfers – Fold-down shower seats and grab rails – Stove isolation switches – Reinforced walls for equipment installation

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THE FUNDING PATHWAY (CONT.)

Funder	Summary	Commonly Funded Modifications
WorkCover	<p>For work related injuries. Requires quotes and CSA</p> <p>Process</p> <ul style="list-style-type: none"> • Injury must be work-related and impact home access or function • Submit a request to your WorkCover agent • Engage an OT for assessment and builder quotes • If costs exceed \$10,000, a Capital Service Agreement must be signed • For major mods (>\$50,000), a Building Project Manager is required <p>WorkCover QLD – Make a Claim</p>	<ul style="list-style-type: none"> – Ramps and widened access points – Accessible bathroom redesigns – Bedroom modifications for equipment use – External access upgrades (e.g., carports, paths) – Ceiling hoists and lifts – Smart home tech for independence – Relocation support if home cannot be modified
Motor Vehicle Third Party Claims (CTP)	<p>May fund home modifications when a person is injured in a motor accident</p> <p>Process</p> <ul style="list-style-type: none"> • Lodge a CTP claim with the insurer of the at-fault vehicle • Submit medical evidence and OT assessments for required modifications • Insurer must approve all reasonable and necessary rehabilitation services before they begin • Work with your treatment provider and insurer to arrange payment <p>QBE CTP Claims Portal</p>	<ul style="list-style-type: none"> – Ramps and grab rails – Accessible bathroom and kitchen modifications – Hoists and stair lifts – Smart home systems for safety and independence – Environmental controls and monitoring systems – Modifications must be “reasonable and necessary” for recovery