

| # | ORIG | REV |
|----|-------|-----|
| 18 | 07/08 | |

Fact Sheet For PROPERTY DISABILITY MODIFICATIONS

Under the Residential Tenancies Act the landlord – in this case the CERC - is not obliged to provide property disability modifications. However the CERC Program philosophy is to provide secure housing for its members if at all practicable. If the CERC household includes a physically disabled child or adult, then in some instances an agreement could be reached regarding the provision of disability modifications.

1. The tenant/member is responsible for obtaining an occupational therapist assessment of the property, but in the case of a minor modification e.g. not structural a written recommendation from a medical practitioner may be sufficient.
2. With the assistance of the occupational therapist the tenant/member should seek funding from appropriate authorities e.g. Veteran Affairs; the local council/shire; Vision Australia; home & community services or other agencies; child funding packages, Human Services; etc.
3. Before the next step is taken, agreement needs to be reached between the CEHL Property Officer, a CERC representative, the tenant/member, the occupational therapist, and the funding body/bodies in order to determine what needs to be done and who will be financially responsible.

NOTE: The CEHL Property Officer may recommend that the tenant/member could need to relocate to a more appropriate house/unit.

Minor modifications which CEHL may permit:

- grab rails; hand rails; hand held shower sets; fold-down shower sets;
- re-location/replacement of door handles and locks;
- lever or capstand handled taps;
- thermostatically controlled hot water system to bathroom only;
- slip-resistant vinyl in all wet areas;
- hard-surfaced, slip-resistant external pathways with unobstructed width of 1 metre;
- additional heating and/or air-conditioning;
- wheelchair re-charging facilities;
- strobe smoke alarms and doorbell;
- installation of temporary ramp (2 steps or less);

Major modifications which CEHL is unlikely to permit:

- bathroom/toilet modifications/alterations which may include:-
 - i. installation of bath or replacement of bath with stepless shower;
 - ii. lowering of hand basin, benches and shelves;
 - iii. replacement and relocation of toilet bowl and cistern;
 - iv. structural reinforcement in bathroom to allow for installation of hoist;
- kitchen modifications/alterations which may include:-
 - i. lowering of all benches, cupboards, shelves; sink;
 - ii. replacement and relocation of stove;
- laundry modifications/alterations which may include:-
 - i. lowering of trough, shelving and benches;
- door widening; refitting/replacement of doors and substantial ramping (3 or more steps)

No disability modifications can occur without the written approval of the CEHL Property Officer.

The CERC is under no obligation to contribute to the financing of property disability modifications.

If the CERC is in a secure financial position, it may choose to make a contribution towards the cost of the modifications, providing it does not unduly affect the CERC's maintenance budget.

The decision to contribute to the cost of any property disability modifications must be made by the CERC Board of Directors.