

Renovations

This fact sheet explains what you must do if you want to renovate or make changes to your Homes Tasmania rental property.

What are the rules?

Your lease agreement says you cannot make changes to your Home Tasmania rental property. You also cannot replace or remove any of the fittings, such as lights or appliances. You cannot do building or renovation work including:

- building or renovating
- painting or wallpapering
- changing the floor coverings
- putting up a shed, pergola or carport.

What if you want to make changes?

If you want to do renovations, you must get permission before you start.

Please call us and ask for a form. Once we receive the completed form, we will decide if you can renovate. We may need to visit the property to help us decide.

We will let you know in writing if you can make the changes. We will also visit the property to check that the finished work has been done professionally and is safe.

If the work is not professional, you may be charged the cost of either putting the home back the way it was or fixing the work.

What happens if you don't ask?

If you make changes to the property without our permission, you are breaking your lease. This means you will have to pay the cost of returning the home to its original state.

What happens when you move out?

Whether you have permission or not, if you make changes to the property when you leave, you will need to return it to its original state.

If you do not do this, we will ask you to pay for returning the home to its original state.

What if you need maintenance or repairs?

Homes Tasmania is responsible for:

- providing a home that is clean and in good condition when you move in
- checking to make sure that the house is safe and well maintained
- fixing things quickly if there is an emergency or if you need urgent repairs
- fixing things within 28 days if the repairs are not urgent.

If you need maintenance at your home, you should contact us and ask.

We will also help you in an emergency. Examples of an emergency include part of your roof blowing off or if there is a fire or a flood.

Urgent maintenance is when something stops working, such as your hot water, electricity, sewerage, stove or cooktop, or your heating.

If you have made changes to your home, Homes Tasmania is not responsible for maintaining or repairing those parts of the home in the future. You need to make sure that your home is kept in good condition.

Andre's story

Andre lives with his Mum and Dad in their Homes Tasmania home. He has recently started working as an apprentice carpenter. As a favour to his Mum and Dad, and to gain some experience, he offered to build a shed and fence at the back of the house. His parents were really excited and they let him go ahead.

Unfortunately, they forgot to tell Homes Tasmania. Because Andre was just learning his trade, the work was not very good and part of the fence collapsed.

When their tenancy officer inspected the home, the family found out that they had to pay \$500 for a professional builder to remove the shed and fence.

More information

Call Housing Tasmania 1300 665 663

Email Homes Tasmania tenancyservices@homes.tas.gov.au