

Centacare Evolve Housing Fact Sheet

Can You Renovate or make Alterations?

Everyone likes to make their house a home. But if you are renting a Centacare Evolve Housing property, you need to ask us before you make any changes. This includes:

- building or renovating
- painting or wallpapering
- changing the floor coverings
- putting up a shed, pergola or carport
- anything else referred to in the Residential Tenancy Act 1997.



What are the rules?

Your lease agreement says that you can't make changes to the home without our written permission. You can't do building or renovation work. And you can't replace or remove any of the fittings, such as lights or appliances.

What if you want to make changes?

Before you make changes, there is a form you need to fill in to ask our permission. It is called a Tenant Alteration Request Form. If you don't ask us first, we will ask you to put the home back to the way it was. This could be costly, so it's much better to ask us before you go ahead and renovate. Once we receive this form, we will make a decision about whether or not you can renovate. We may need to visit the home to help us make a decision.

We will let you know in writing if you can make the changes. If we say the changes are ok for you to make, all the work must be done in a professional way. It must be safe. Once the work has been done, we will visit the home to check that the work has been done well and is safe.

If the work is not professional, you may be charged with the cost of either:

- putting the home back the way it was before, or
- fixing up the work.

What happens if you don't ask?

If you make changes to your home without our permission, you are breaking your lease agreement. This means that you may be putting your tenancy at risk and be asked to move out. And you will have to pay the cost of returning the home to its original state as well.

What happens if you move out?

Whether we gave you written permission or not to make the changes, you will need to return your house to the way it was when you moved in as per the conditions of your lease agreement. If you don't do this, we will ask you to pay for returning the home to its original state. It will be more expensive than if you do it yourself and you could end up with a large debt.

What if you need maintenance or repairs?

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

More information

If you would like further information about your responsibilities as a Centacare Evolve Housing tenant please refer to your Lease or contact us.