

Home improvements

Information for Queensland public housing tenants

Can I make any improvements to my home?

We will consider written requests to make home improvements. You need to write a request and hand it in or send it to your nearest Housing Service Centre (www.qld.gov.au/housing/public-community-housing/housing-service-centre).

In the request you must include details about the improvements you want to do. The improvements must not affect the structural integrity or safety of the property. We will let you know if your request has been approved.

What kind of improvements can I make?

You can apply to improve things like:

- storage sheds
- garages and carports (except in multi-unit complexes)
- pergolas and shade houses
- aerials

Can I install a pool?

No. Swimming pools are not allowed to be installed. This policy has applied since 31 July 2013 and also includes inflatable pools that can be filled to a depth of 30 cm.

If you install a swimming pool without the department's approval, you will have to remove it and return the property to its original condition. If you have installed a swimming pool with the department's

approval, you must provide the department with a current pool safety certificate, or else you will also have to remove the pool and return the property to its original condition.

Can I install cable television in my home?

Yes—you must tell your cable television service provider (for example Foxtel, Austar) that your home is a government property. We have guidelines for them to follow.

You must pay the cost of installation, repair and removal. If we have to pay for the removal of these items when you move out, the cost will be charged as a maintenance debt to your rental account. (see: www.qld.gov.au/housing/public-community-housing/maintenance-debts)

Do I need plans and local council approval?

You must follow local council rules when making modifications to your home. Speak with your local council to check what rules apply to you.

If you do need approval from your local council for the modifications you are making, you must give us copies of any approved plans and all council approvals for each stage of the work you do.

Property hazards—Asbestos

Some building materials used in homes before 1990 may be hazardous when damaged. Materials used in wall and floor coverings, ceilings and roofing may contain asbestos.

Any drilling, sanding, nailing etc. may cause particles to become airborne, creating a potential health hazard. If the material is not damaged, there is no danger to health.

Asbestos also presents environmental risks, as unsafe removal can contaminate the ground around your home.

Asbestos products should only be disturbed/removed by qualified tradespeople.

If you wish to make improvements to your home and you believe it may contain asbestos products, contact your nearest Housing Service Centre for advice.

Can I paint the inside or outside of my home?

We don't allow tenants to paint the outside of homes, but will consider requests for painting inside. Please read information on lead-based paint before you apply for approval to paint. Some homes may contain lead paint or lead paint residue which can be bad for your health.

After you have read the information contact your nearest Housing Service Centre to get approval.

If you receive approval to paint your home, we will tell you what paints and colours are acceptable. If the painting is not done to a professional standard or acceptable colour, it will be repainted when you leave and the cost will be charged as a maintenance debt to your rental account.

We will not supply paint to you. If you think your property needs repainting, and you want us to do it, contact your nearest Housing Service Centre and they will tell you if the repainting will be done and when this may happen.

Do I have to remove the improvements if I move out?

You will need written permission from the department before leaving any approved improvements behind. We will not pay you for the cost of the improvements if you leave them, and may charge you for the cost of removing them.

If you leave the property and remove the improvement, you must ensure the property returns to its original condition.

More information

Please refer to the following pages in the public and community housing section of the Queensland Government website:

- [Asbestos](#)
- [Lead-based paint](#)
- [Property maintenance](#)
- [Maintenance debts](#)

(www.qld.gov.au/housing/public-community-housing/)