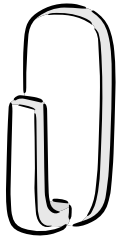
Property Modifications Factsheet

BHC understands that some tenants may request modifications to their home to better support their needs.
In accordance with tenancy law, tenants must submit a Property Modification Form to BHC and receive written approval before making any changes.
In most cases, modification requests are undertaken at the tenant's cost unless otherwise agreed.

Our Asset Team will assess requests on a case-by-case basis taking into consideration need, property impacts and technical requirements.
As a guide, some common requests, their typical approval likelihood and associated conditions are provided below.



Adhesive wall hooks & hangers

Approved products only (e.g. Command™ products or equivalent)

No approval required if conditions below are met

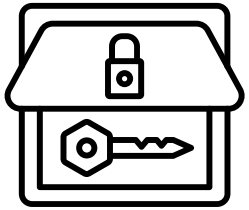
- Must not damage paint or wall surface or leave residue
- Excludes unit entry door/jamb, ceilings, glass/mirror surfaces and balconies for compliance and safety reasons

Disability modifications

Safety or accessibility supports - e.g. grab rails, hand held showers, ramps

Generally approved when design, safety and structural requirements are met

- Must be structurally sound and not damage the building
- Must be installed by suitably qualified tradesperson
- Body corporate approval may be required

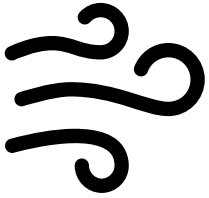


Security modifications

Security or safety features - e.g. key safes, balcony security screens

Generally approved when design, safety and structural requirements are met

- Must not damage the building
- Must not affect emergency access or fire safety
- Must be installed by a qualified tradesperson
- Body corporate approval may be required



Environmental modifications

Comfort and amenity features - e.g. air conditioners, ceiling fans, blinds

Generally approved when design, safety and structural requirements are met

- Must meet building, safety and service standards
- Must not damage the building
- Must meet energy efficient standards
- Must be installed by a qualified tradesperson
- Body corporate approval may be required

Structural upgrades

Changes that affect the fixed structure of the property

Generally not supported

- Altering internal floor plan
- Door/shower screen installation/removal
- Permanent shelving
- External awnings/screens
- Dishwasher installation
- Bidet/douche installation
- Plumbed water filter
- EV charger installation

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