



Government  
of South Australia

Housing Safety Authority

# Fact Sheet



## Rooming Houses (Facilities)

### Regulation 16(1)(c) of the *Housing Improvement Regulations 2017*

*The door to each shared toilet or bathroom in a residential premises occupied under a rooming house agreement, within the meaning of the Residential Tenancies Act 1995, must be fitted with a locking device enabling the door to be locked and unlocked from the inside only without a key.*

### Regulation 16(1)(d) of the *Housing Improvement Regulations 2017*

*Each of the following must be provided for use in the premises per maximum of 10 residents:*

- (i) a toilet
- (ii) a hand basin
- (iii) a bath or shower
- (iv) kitchen facilities (in accordance with the requirements of regulation 10)
- (v) laundry facilities (in accordance with the requirements of regulation 10)

### Toilet and bathroom door locks

Each toilet and bathroom door in a rooming house must have its own lock that can be locked and unlocked from inside the toilet or bathroom without a key.

### Ratio of facilities

The ratio of facilities is calculated by the number of residents.

Residents must have reasonable access to the facilities. The facilities must be within the same building as the resident's bedroom. For example, the ratio of facilities in a main house will not be calculated with facilities located in a separate granny flat.

An ensuite that is only accessible through another resident's bedroom will not be considered in the ratio of facilities.

### Further information about Rooming Houses

For further information about rooming houses and the minimum housing standards, refer to the following fact sheets:

- Rooming Houses (Overview)
- Rooming Houses (Bedrooms)

*Disclaimer - Information contained in this factsheet has been prepared for general information only and does not constitute legal advice.*

