



Government
of South Australia

Housing Safety Authority

Fact Sheet



Rooming Houses (Bedrooms)

Regulation 13(1)(b) of the *Housing Improvement Regulations 2017*

In the case of residential premises comprising a Class 1 or Class 2 building, the premises must be fitted with smoke alarms in accordance with regulation 76B of the Development Regulations 2008.

Regulation 16(1)(a)(i) of the *Housing Improvement Regulations 2017*

Each bedroom in a residential premises occupied under a rooming house agreement, within the meaning of the Residential Tenancies Act 1995, must have a minimum floor space of 7.5m².

Regulation 16(1)(a)(ii) of the *Housing Improvement Regulations 2017*

Each bedroom 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 that is able to be operated from the outside with a key and unlocked from the inside without a key.

Regulation 16(1)(a)(iii) of the *Housing Improvement Regulations 2017*

Each bedroom in a residential premises occupied under a rooming house agreement, within the meaning of the Residential Tenancies Act 1995, must have at least two (2) electrical power points.

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

Each bedroom window in a residential premises occupied under a rooming house agreement, within the meaning of the Residential Tenancies Act 1995, must have a curtain or blind that can be opened and closed by the resident for privacy.

Smoke alarms

Smoke alarms are required to be fitted in locations that provide reasonable warning to occupants of bedrooms. In rooming houses, occupants in bedrooms may have their doors closed and may not be aware of fire emergencies. Smoke alarms in rooming houses are required in each bedroom, including rooms and areas being used as bedrooms, under regulation 13(1)(b). It is recommended that smoke alarms in rooming houses are connected so once one alarm detects danger, all smoke alarms sound at the same time.

Bedroom sizes

If the room minimum floor space is less than 7.5m², the room cannot be used as a bedroom under regulation 16(1)(a)(i). Balconies that are directly accessed from bedrooms are not included in calculating bedroom sizes. Minimum floor space includes any area occupied by a wardrobe or other in-built furniture, fixture or fitting.

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



Bedroom door locks

Each bedroom in a rooming house must have its own door that allows direct access into, and egress out of, the room.

At least one lock on each bedroom door must have both of the following operational functions:

1. Lock and unlock with a key from the outside; *and*
2. Unlock without a key from the inside.

A key can include a device such as an electronic key fob and information used to operate a lock such as a personal identification number (PIN) code.

If a door lock is unable to operate either of these two functions, it is not compliant with regulation 16(1)(a)(ii) and the prescribed minimum housing standards.

Bedroom power points

Electrical power points must be either mounted or recessed into a wall. They are also known as general power outlets (GPO). Extension power boards, outlets, leads, cables or cords are not considered as electrical power points under regulation 16(1)(a)(iii).

Bedroom windows

The curtain or blind must provide sufficient privacy for the occupant. The curtain or blind must be capable of being opened and closed by the occupant of the bedroom.

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 (Facilities)

Scenario examples

- A bedroom in a rooming house has a floor space that is less than 7.5m². This is considered as non-compliant as the floor space is less than the required size.*
- A bedroom has one electrical power point, however there is a four-outlet extension power board that the occupant can use. This is considered as non-compliant as there is only one electrical power point. The minimum requirement is two electrical power points. Extension power boards are not considered as electrical power points in the minimum housing standards.*
- A bedroom door in a rooming house has a lock that requires a key to unlock from the outside the room and is capable of being unlocked from the inside the room without a key. This is considered as compliant.*
- A bedroom window in a rooming house has a blind that the occupant can open and close. This is considered as compliant.*

