



Government
of South Australia

Housing Safety Authority

Fact Sheet



General Standards

Regulation 9(a) of the *Housing Improvement Regulations 2017*

The residential premises and any fixtures, fittings or other facilities provided with the residential premises must not present a health or safety hazard.

Regulation 9(b) of the *Housing Improvement Regulations 2017*

The fixtures, fittings and facilities prescribed as minimum housing standards must be:

- (i) properly installed.*
- (ii) must be fit for the purpose for which those fixtures, fittings or facilities are intended or ordinarily used.*
- (iii) in good working order.*

Fixtures, fittings and other facilities

- **Fixtures** are permanently attached to a premises. They can include built-in cabinets, electric power points, hot water systems and flooring.
- **Fittings** are items that can be moved or replaced. They can include fridges, freezers, washing machine, curtains and blinds.
- **Facilities** are the essential features and equipment that meet the basic needs of occupants. They include plumbing, electrical systems, and rooms such as kitchens and bathrooms.

Health and safety hazards

Health and safety hazards are situations with the potential to harm or injure occupants and visitors. Refer to the *Substandard Property Self-Assessment* for more information about how to score a risk rating. The Self-Assessment can be downloaded at www.housingsafetyauthority.sa.gov.au.

Installed, fit for purpose and good working order

- **Properly installed** includes installed to the manufacturer's guidelines or specifications.
- **Fit for purpose** means suitable for its intended purpose or how it is ordinarily used.
- **Good working order** means functioning properly and without defects.

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