



Government  
of South Australia

Housing Safety Authority



## Minimum housing standards checklist

This checklist is intended as a guide for assessing the condition of residential properties. Residential properties must meet minimum housing standards to be considered safe and suitable for human habitation.

For more information about substandard properties and the minimum housing standards, visit [www.housingsafetyauthority.sa.gov.au](http://www.housingsafetyauthority.sa.gov.au) or by scanning the QR code.



### The whole property must...

- |   |   |
|---|---|
| <input type="checkbox"/> have fixtures, fittings or other facilities provided that do not present as a health or safety hazard.                   | <input type="checkbox"/> be maintained to prevent a fire hazard, rubbish build-up and vermin infestation.   |
| <input type="checkbox"/> have fixtures and fittings properly installed, fit for purpose, and in good working order.                               | <input type="checkbox"/> be free from hazardous materials that cause a serious risk of harm to the health of occupants.   |
| <input type="checkbox"/> have continuous electrical supply.   | <input type="checkbox"/> have unimpeded emergency access and egress.  |
| <input type="checkbox"/> have compliant and safe electrical and gas installations and services.   | <input type="checkbox"/> have all external doors fitted with a lock capable of being operated with a key on the outside and unlocked from the inside without a key. |
| <input type="checkbox"/> have fitted and working smoke alarms in accordance with the building's classification in the National Construction Code. | <input type="checkbox"/> have all opening external windows fitted with a working latch.   |
| <input type="checkbox"/> be structurally sound, draught proofed, weatherproofed and effectively drained.  | <input type="checkbox"/> be able to safely screen visitors, e.g., a lockable screen door, a peephole or security chain.   |
| <input type="checkbox"/> be reasonably free from mould and other irritants caused by moisture and damp.   | <input type="checkbox"/> be fitted with external lighting at the main point of entry.   |
|   | <input type="checkbox"/> have compliant swimming pool safety features.  |

### Living and dining areas must have...

- |  |  |
|--|--|
| <input type="checkbox"/> adequate lighting, including at least one electric light fixture. | <input type="checkbox"/> sufficient electrical power points. |
|  | <input type="checkbox"/> adequate ventilation.               |

### Bedrooms must have...

- |  |  |
|--|--|
| <input type="checkbox"/> adequate lighting, including at least one electric light fixture. | <input type="checkbox"/> sufficient electrical power points. |
|  | <input type="checkbox"/> adequate ventilation.               |



## Kitchens must have...

- a sink, oven and cooktop.
- a cupboard or pantry for food storage, and adequate bench space for food preparation.
- adequate waterproofing in walls and floor.
- adequate lighting, including at least one electric light fixture.
- sufficient electrical power points.
- adequate ventilation.
- plumbed hot and cold running water.
- suitable drinking water from the sink.
- a plumbed drainage system to dispose of all sewerage and wastewater.

## Bathroom, toilet and laundry facilities must have:

- a toilet, bath or shower, and hand basin.
- adequate privacy to someone using the bathroom and toilet facilities.
- adequate waterproofing in the walls and floor.
- plumbed hot and cold water to each bath, shower, hand basin or through.
- cold water plumbed water to each toilet and washing machine water supply outlet.
- a plumbed drainage system to dispose of all sewerage and wastewater.
- toilet doors that do not open directly into a room used for food storage, preparation, cooking or consumption, unless ventilated by an exhaust fan or similar.
- adequate lighting, including at least one electric light fixture.
- sufficient electrical power points.
- adequate ventilation.

## Rooming houses must have (in addition to everything else):

*Rooming houses are residential properties where two or more rooms are available for rent through separate lease agreements.*

- at least two electrical power points in each bedroom.
- a minimum floor space of 7.5m<sup>2</sup> in each bedroom.
- bedroom doors fitted with a lock that can be operated with a key on the outside and unlocked from the inside without a key.
- bedroom windows with a curtain or blind capable of being opened and closed by the resident.
- have fitted and working smoke alarms in accordance with the building's classification in the National Construction Code.
- locks fitted to each toilet and bathroom door that can only be locked and unlocked from the inside without a key.
- kitchen facilities with a ratio of 1:10 residents.
- bathroom, toilet and laundry facilities with a ratio of 1:10 residents.

## More information

For information about minimum housing standards and the Housing Safety Authority, visit [www.housingsafetyauthority.sa.gov.au](http://www.housingsafetyauthority.sa.gov.au) or by scanning the QR code.

