



Government
of South Australia

Housing Safety Authority

Fact Sheet



Effective drainage

Regulation 15(k) of the *Housing Improvement Regulations 2017*

The grounds of the residential premises must be effectively drained.

Grounds included

The grounds of residential premises consist of the dwelling, other structures and the land surrounding the structures.

Drainage

Effective drainage involves directing water away from structures and the land, including residential premises, using correctly installed and working gutters, downpipes, drains and site grading.

Drainage should fall away from residential premises and other structures to avoid ingress of water to the structure, including its footings.

Grounds should be graded so ground water and stormwater is diverted away from residential premises or other structures to correctly installed and functioning storm water infrastructure.

Examples of effective drainage

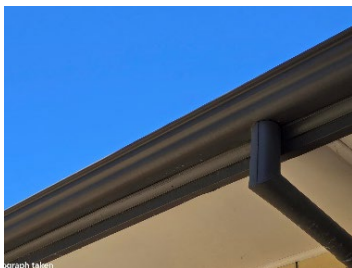
Effective drainage



Clear and functioning downpipe elbow.



Functioning downpipe.



Clear and working gutter and downpipe.

Ineffective drainage



Broken downpipe.



Rusted and damaged gutter.



Dislodged and rusted gutter.

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



General Standards

For information about general standards that relate to fixtures, fittings and other facilities within the prescribed minimum housing standards, refer to the *Fact sheet – General Standards*.

Further information

For further information about the minimum housing standards, scan the QR code or visit www.housingsafetyauthority.sa.gov.au.

