



Government
of South Australia

Housing Safety Authority

Fact Sheet



Lighting

Regulation 12(b) of the *Housing Improvement Regulations 2017*

Each habitable room in the residential premises and each room containing toilet, bathroom or laundry facilities must have at least one (1) electric light fixture and a sufficient number of electrical power points as reasonably required for domestic purposes.

Regulation 15(d)(ii) of the *Housing Improvement Regulations 2017*

Each habitable room in the residential premises and each room containing toilet, bathroom or laundry facilities must be able to be adequately lit.

Regulation 15(g)(ii) of the *Housing Improvement Regulations 2017*

In order for occupants of the residential premises to safely screen visitors, the residential premises must be provided with an external light fitting at the main point of entry to the residential premises.

Habitable rooms

Habitable rooms are bedrooms, kitchen, dining and living areas. Habitable rooms include rooms that are intended to be, or reasonably capable of being, used as these types of rooms or areas.

Natural light vs electric light fixture

Electric light fixtures may be powered by mains electricity or battery and must provide reasonable duration of light for when the room or area is in use.

Natural lighting into a room or area is not a requirement under regulations 12(b) and 15(d)(ii).

Provided that each room or area must be fitted with at least one electric light fixture to comply with regulations 12(b) and 15(d)(ii), there must be sufficient electrical lighting fixtures correctly installed and operational so not to adversely affect the health, safety and security of occupants and visitors.

External light fitting

The external light fitting located at the main entry point to the premises must be capable of being turned on and off from inside the premises to comply with regulation 15(g)(ii). The main point of entry refers to the place where visitors enter the premises. The main point of entry is likely to be at the front of the premises and have a device where visitors that can notify occupants of their presence, e.g., a doorbell.

Access via a laundry room door that is not the main access to the premises does not require a light fitting to comply with regulation 15(g)(ii).

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*.

Scenario examples

- A. *Window roller shutters are closed and do not allow natural outdoor light into the living room. The living room is fitted with an operational ceiling light. This is considered compliant with regulation 15(d)(ii) as there is a working electric light fixture in the room.*
- B. *A bathroom window allows natural light into the room. The ceiling light in the bathroom is the only electric light fixture in the room and it does not work. Although there is an electric light fixture in the bathroom, it does not work. It is considered as not compliant with the general standards within the prescribed minimum housing standards as the fixture is not in a good working order.*
- C. *A bedroom does not have a window, however there is fixed electric light that illuminates the room. This is considered compliant with regulation 15(d)(ii) as there is a working electric light fixture in the room.*
- D. *There is no external light fitting at the front door, which is the main entry point for occupants and visitors to enter the premises. This is considered as not compliant with regulation 15(g)(ii) as an external light fitting is required in these circumstances.*

