

South Australia

Housing Improvement (Standards) Regulations 1992

under the *Housing Improvement Act 1940*

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Legislative history

Part 1—Preliminary

1—Short title

These regulations may be cited as the *Housing Improvement (Standards) Regulations 1992*.

2—Commencement

These regulations will come into operation on the day on which they are made.

3—Revocation

The *Housing (Standards of Habitation) Regulations 1969* (see *Gazette* 26.2.1970 p866), as varied, are revoked.

4—Interpretation

In these regulations, unless the contrary intention appears—
the Act means the *Housing Improvement Act 1940*;

approved drainage system means a sewer or septic system or other means of disposal of sewage and sullage approved by the authority having jurisdiction over such a system;

grounds means the land on which the house is situated or usually enjoyed with the house;

habitable room means a room used, or intended to be used, as a bedroom, kitchen, dining room or living area.

5—Operation of regulations

These regulations apply to houses situated in a municipality or district as defined under the *Local Government Act 1934*.

6—Purpose of regulations

These regulations prescribe standards on non-compliance with which a house may be declared under the Act to be undesirable for human habitation or unfit for human habitation.

Part 2—Housing standards

7—Site

The grounds of a house must be effectively drained.

8—Sanitation

- (1) A house must be provided with a closet pan, bath or shower, handbasin and wash trough that must be connected to—
 - (a) an adequate supply of cold running water;
 - (b) in the case of a bath, shower, handbasin and wash trough, an adequate supply of hot running water,and must drain into an approved drainage system.
- (2) A room containing a closet pan, bath, shower, handbasin or wash trough must—
 - (a) be of adequate size; and
 - (b) have an impervious floor capable of draining away all spillage water; and
 - (c) have a wall surface that is impervious to the height required under the *Building Act 1971*; and
 - (d) be adequately lighted and ventilated; and
 - (e) in the case of a room containing a closet pan, bath, shower or handbasin, afford adequate privacy to the user.
- (3) A water closet must not open directly into a room used or intended to be used for the storage, preparation, cooking or consumption of food.
- (4) A house must be provided with—
 - (a) an efficient cooking stove; and

- (b) a sink and drainer connected to an adequate supply of hot and cold running water and draining into an approved drainage system.

9—Water supply

A house must be provided with an adequate supply of potable water for domestic requirements.

10—Lighting and ventilation

A habitable room in a house must have—

- (a) means of admitting adequate natural light; and
- (b) means of providing adequate ventilation; and
- (c) means of limiting ventilation to avoid undue heat loss from the room.

11—Internal surfaces

A habitable room must have—

- (a) a floor that is in good repair; and
- (b) a ceiling, constructed of rigid sheet material, forming an even and durable surface; and
- (c) internal surfaces of walls and partitions, constructed of plaster, render or rigid sheet linings, forming an even and durable surface,

and, if the room is provided with floor coverings, such coverings must be clean and in good repair.

12—Room heights

A room must be of at least the height required under the *Building Act 1971*.

13—Maintenance and amenity

A house must be maintained in a good state of repair and in particular—

- (a) must have footings adequate to prevent movement in the walls of the house; and
- (b) must be weatherproof; and
- (c) must be free of damp; and
- (d) must be provided with adequate electrical outlets; and
- (e) a gas or electrical installation contained in the house must be approved by the authority having jurisdiction over such an installation; and
- (f) must, along with its grounds, be maintained to prevent—
 - (i) accumulation of rubbish; and
 - (ii) fire hazard; and
 - (iii) infestation by vermin.

Legislative history

Notes

- For further information relating to the Act and subordinate legislation made under the Act see the Index of South Australian Statutes or www.legislation.sa.gov.au.

Revocation of regulations

The *Housing Improvement (Standards) Regulations 1992* were revoked by Sch 1 cl 1 of the *Housing Improvement (Standards) Regulations 2007* on 1.9.2007.

Principal regulations

Year	No	Reference	Commencement
1992	183	<i>Gazette</i> 27.8.1992 p966	27.8.1992: r 2