



Prescribed Accommodation Premises Fact Sheet

The following is a summary of requirements for prescribed accommodation premises as outlined in the *Public Health & Wellbeing Act 2008* and the *Public Health and Wellbeing Regulations 2009*.

Under the *Health and Wellbeing Act 2008* the proprietor of prescribed accommodation must register that accommodation with their local council. This includes compliance with the following requirements and inspections by the council's environmental health officer.

An application for registration will be supplied upon inspection and registration will not be granted until all of the following conditions are complied with.

The Regulations aim to:

- prevent overcrowding in prescribed accommodation
- ensure a reasonable standard of hygiene, sanitation and safety in prescribed accommodation
- minimise the risk of airborne and other communicable diseases among people living in prescribed accommodation.

What is a prescribed accommodation premise?

- residential accommodation;
- hotels and motels;
- hostels;
- student dormitories;
- holiday camps;
- rooming houses

Specific Requirements

Maintenance

A proprietor must maintain the prescribed accommodation which includes all bedrooms, toilets, bathrooms, laundries, kitchens, living rooms and any common areas that are provided in the accommodation:

- in good working order;
- in a clean, sanitary and hygienic condition; and
- in a good state of repair.

Overcrowding

A room with a floor area of less than 7.5 square meters cannot be permitted for use as a bedroom.

Rooms

The maximum number of persons permitted to occupy a bedroom

- Long term Accommodation (more than 31 days):

- bedroom with a floor area of less than 12 square metres - one person;
- bedroom with a floor area of 12 square metres or more - 2 persons (additional four square metres for each additional person is needed)

- Short term Accommodation (less than 31 days)

- bedroom with a floor area of less than 10 square metres - 2 persons
- bedroom with a floor area of 10 square metres or more - 3 persons (additional two square metres for each additional person is needed)

Please note:

- (a) one child under the age of 3 years is not counted as a person;
- (b) two children under the age of 3 years are counted as one person;



Cleanliness

A proprietor must ensure that all rooms are thoroughly cleaned once vacated and before re-use.

All bed linen provided with the accommodation is to be changed with clean linen;

- At least weekly; and
- After room is vacated and before it's re-use of another occupier.

Water supply

A proprietor must provide a continuous and adequate supply of:

- water to all toilet, bathing, kitchen, laundry and drinking water facilities.
- hot water to all bathing, laundry and kitchen facilities.

The drinking water supplied to another person must be fit for human consumption if the drinking water was not supplied to the proprietor by a water supplier.

Discharge of sewage and waste water

A proprietor must ensure that all sewage and waste water is discharged into reticulated sewerage or into an approved wastewater treatment system which is permitted under the *Environment Protection Act 1970*.

Refuse receptacles and Refuse disposal

A proprietor must provide sufficient vermin-proof receptacles for the collection and storage of all rubbish; and ensure that the receptacles are regularly emptied and cleaned. A proprietor must ensure that all refuse is regularly removed and disposed of in a sanitary manner.

Bathrooms

For every 10 persons or fraction of 10 occupying accommodation, there must be at least:

- One toilet;
- One shower/bath; and
- One wash basin.

Register of occupants

A proprietor must keep a register for following information:

- names
- address of persons occupying the accommodation
- dates of their arrival and departure.

The proprietor must retain the register for at least 12 months after the date of the last entry in the register.

Pool/spa

Please note if the premise has a pool/spa, it must be operated in accordance with the *Public Health & Wellbeing Act 2008*.

These regulations do not apply to:

- (a) A house under the exclusive occupation of the occupier;
- (b) A self-contained flat under the exclusive occupation of the occupier
- (c) Temporary crisis accommodation;
- (d) A health or residential services
- (e) A nursing home
- (f) Any retirement village
- (g) Any house, building or structure to which Part 4 of the *Residential Tenancies Act 1997* applies;
- (h) Any vessel, vehicle, tent or caravan;
- (i) Premises in which, other than the family of the proprietor, not more than 5 persons are accommodated.

Further Information:

This fact sheet has been prepared as a guide. For more information in relation to these requirements, please contact Council's Environmental Health Officer to discuss fit out and registration. It is also important to check with Council's Building and Planning Departments in relation to other regulations that may require additional consent in running or setting up a prescribed accommodation business.