

# THURINGOWA CITY COUNCIL

## LOCAL LAW POLICY No. 6M

### (RENTAL ACCOMMODATION WITH SHARED FACILITIES)

The Local Law is to be read with Local Law No. 6M (Rental Accommodation with Shared Facilities)

Made by Council Resolution on 20<sup>th</sup> October 1999.

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#### **Citation**

1. This Local Law Policy may be cited as Local Law Policy No. 6M (Rental Accommodation with Shared Facilities).

#### **Objects**

2. The objects of this local law policy are to provide the detailed information called upon by Local Law No. 6M (Rental Accommodation with Shared Facilities) and to ensure that rental accommodation provided on a basis involving the sharing of facilities complies with adequate standards of public health, building practice, safety and amenity.

#### **Exemption from Local Law**

3. Pursuant to section 4(2)(g) of the local law the following premises are excluded from the application of the Local Law:-

- (a) Accommodation Building (Bed and Breakfast);
- (b) Relatives Apartments; and
- (c) Host Farms;

with each of these terms having the meaning given by the Council's Town Planning Scheme for Thuringowa City.

#### **Requirements for Applications**

4. Pursuant Section 7 (2) of the Local Law, an application for Permit must include or be accompanied by:-

- (a) a site plan (minimum scale 1:200) and floor plan (minimum scale 1:100) of the proposed or existing rental accommodation room(s)/unit(s)/building(s); and
- (b) payment of the prescribed fee(s).

### **Prescribed Requirements**

5. Pursuant to section 8(2)(a) of the local law, the following requirements are prescribed requirements with which the holder of a permit for rental accommodation to which the local law applies must comply:-

- (a) The premises shall be designed, constructed and maintained in accordance with the Building Act, Standard Building Regulations and Building Code of Australia;
- (b) The premises shall be inspected annually (or at another frequency determined by Council) by the Queensland Fire and Rescue Authority for compliance with the Fire Safety Regulations and a copy of the subsequent report/approval shall be lodged with Council within five working days of receipt of the report/approval;
- (c) Smoke alarms shall be provided in accordance with the Building Code of Australia;
- (d) The construction of the premises must include adequate privacy walls (constructed of properly fitted approved materials) for the occupants of each sleeping room;
- (e) Access to any sleeping room must not be through any sleeping room or other room which is not a shared facility;
- (f) All floor areas for habitable rooms must comply with the requirements of the Building Code of Australia;
- (g) The ceiling height of rooms and other spaces within a building must be adequate for their use and purpose;
- (h) Light and ventilation within a building must be adequate for the occupants, having regard to the use and purpose of each room;
- (i) Suitable drainage, damp and weatherproofing or chemical treatment must be provided where necessary to prevent or treat moisture or dampness within a building from creating any unhealthy condition;
- (j) An adequate and continuous supply of potable hot and cold water must be reticulated to all showers, baths, hand basins, kitchen sinks, and laundry facilities;
- (k) The premises must be provided with satisfactory numbers and types of waste receptacles which must be accessible for weekly collection; and
- (l) Any proposed alterations or additions must satisfy Council's requirements (if any) prior to any work commencing.

(2) In determining whether or not to grant registration or renewal of registration, consideration will also be given to:-

- (a) any previous convictions in respect of the premises under the local law; and
- (b) notices served under the local law; and

- (c) complaints; and
- (d) any breaches or offences under other legislation which applies to the premises and is relevant to the objects of the local law.

### **Term of permit**

6.1 Pursuant to section 9(3) of the local law, the term for which a permit is granted or renewed starts on the date of grant or renewal and ends on 30<sup>th</sup> June next following that date.

6.2 An application for renewal of permit is to be forwarded to Council not less than thirty (30) days prior to the expiration of the permit.

### **Prescribed conditions**

7. Pursuant to section 10(4) of the local law, the following conditions are prescribed as conditions which must be imposed in a permit:-

- (a) The premises must at all times continue to comply with the requirements of section 5 of this policy <sup>1</sup>;
- (b) All bedding and linen provided with the accommodation must be kept clean and have been washed prior to its use and reuse;
- (c) Every mattress and pillow provided with the accommodation must be kept clean and be free of vermin, lice and insects;
- (d) The premises must be maintained at all times in a clean, sanitary condition and in a reasonable state of repair including the drainage, plumbing and electrical fittings;
- (e) The premises must be kept free of vermin, insects, birds and lice and any other animal considered by an authorised officer to be either a nuisance or health risk to the occupants, visitors or neighbours;
- (f) The premises must be kept safe and free from refuse, waste, odours or any other matter which would directly or indirectly affect the health of occupants, visitors or neighbours;
- (g) All fire fighting equipment and fixtures must be supplied and maintained in accordance with their respective Australian Standard(s) and with any associated Fire Services report from the Queensland Fire and Rescue Authority;
- (h) Whenever requested by the Council, an inspection report from an approved contractor certifying the safety of the electrical wiring and other electrical fittings on the premises must be provided;

(i) An operator of a registered rental accommodation with shared facilities must ensure that it is operated under the personal management and supervision of an individual (the resident manager) who must reside at the premises at all times whenever accommodation is let; and

(j) An operator of a registered rental accommodation with shared facilities must ensure that a register is kept containing :-

- (1) the names and addresses of each person who hires accommodation;
- (2) an identifying number of the bed(s)/bedroom(s) hired; and
- (3) the date(s) when the hiring begins and ends.

The operator or the resident manager must, at the request of an authorised person, produce the register for inspection.

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FOOTNOTES:-

- (1) Compliance with the requirements of section 5 of this policy will be assessed when the application for a permit is considered. Any change to the premises which affects compliance with any of the requirements of section 5 of this policy will require the making of a fresh permit application.

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This and the preceding (3) pages bearing my initials is a certified copy of Local Law Policy No. 6M (Rental Accommodation with Shared Facilities) made in accordance with the provisions of the Local Government Act 1993, by the Thuringowa City Council by resolution dated 20<sup>th</sup> October, 1999.

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Chief Executive Officer