

Minimum Housing Standards in Queensland



Minimum housing standards are due to commence in Queensland on 1 September 2023.

The apply to residential premises under residential tenancy agreements, movable dwelling agreements and rooming accommodation agreements.

The prescribed minimum housing standards are prescribed by a regulation and will apply to premises where agreements start on or after 1 September 2023. This includes agreements which are renewed for a new fixed term.

For all other premises the prescribed minimum housing standards will apply from 1 September 2024.

What are the prescribed minimum housing standards?

Section 17A of the *Residential Tenancies and Rooming Accommodation Act 2008* sets out the inclusions or facilities which may be included by regulation as a minimum housing standards. A regulation may also provide how compliance with minimum housing standards will be monitored or enforced.

Schedule 5A of the *Residential Tenancies and Rooming Accommodation Regulation 2009* specifies that minimum housing standards covers the safety and security and reasonable functionality of the premises.

Safety and Security	Standard required
Weatherproof and structurally sound Keywords: roof – windows – weather – rain – floor – wall – ceiling – rot – defect – damp – property damage	<ul style="list-style-type: none">● The premises must be weatherproof, structurally sound, and in good repair.● Roofing and windows must prevent water entering the premises when it rains.● Floors, walls, ceilings, deck, stairs or other supporting structures must not be likely to collapse because of rot or defect; or affected by significant dampness.● The premises are not structurally sound if they are likely to cause damage to the personal property of the occupants.
Fixtures and Fittings Keywords: fixture – fittings - injury	<ul style="list-style-type: none">● Fixtures and fittings including electrical appliances must be in good repair, and not likely to cause an injury to a person during ordinary use.
Locks on windows and doors Keywords: lock – latch – window – door - security	<ul style="list-style-type: none">● Residential premises must have a functioning lock or latch fitted to all external windows and doors, to secure the premises against unauthorised entry (without using a ladder)● Rooming accommodation premises must have a functioning lock or latch fitted to all windows and doors of the resident's room, to secure the room against unauthorised entry (without using a ladder).



What's inside

- What are the prescribed minimum housing standards?
- What are the remedies when minimum housing standards are not met?

Who's who?

A **lessor** is the person who gives a tenant the 'right to occupy' a residential premises. Lessors often employ real estate agents to manage premises on their behalf.

A **provider** is a person who provides rooming accommodation to residents.

Tenants Queensland (TQ) is a specialist community and legal service which has been providing services to and representing the interests of residential renters in Queensland since 1986.

QSTARS is a program providing specialist advice and support to renters, funded by the Qld Government, delivered by TQ.

The **RTA** is the government authority that manages rental bonds, provides forms and information, conducts dispute resolution and investigates complaints of unlawful conduct under tenancy laws.

The Tribunal or **QCAT**, hears and makes binding decisions about residential tenancy disputes.

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<p>Vermin, damp, and mould Keywords: vermin – damp – mould</p>	<ul style="list-style-type: none"> ● The premises must be free of vermin, damp and mould. ● This standard does not apply if a tenant caused the vermin, damp, or mould.
<p>Privacy Keywords: privacy – windows – blinds – curtains – tinting – glass frosting</p>	<ul style="list-style-type: none"> ● The premises must have privacy coverings for windows in all rooms, where there is a reasonable expectation of privacy. ● Privacy coverings include blinds, curtains, tinting, glass frosting. ● This standard does not apply to windows if the external view into the room is obstructed by a fence, hedge, tree or other similar feature
Reasonable Functionality	
Standard required	
<p>Plumbing and drainage Keywords: water supply – hot water – cold water – plumbing - drainage</p>	<ul style="list-style-type: none"> ● The premises must have adequate plumbing and drainage, for the number of occupants of the premises. ● The premises must be connected to a water supply service or other infrastructure (such as a water tank), that supplies hot and cold water suitable for drinking.
<p>Bathrooms and toilets Keywords: bathroom – toilet - privacy</p>	<ul style="list-style-type: none"> ● The bathroom and toilet facilities at premises must provide the user with privacy. ● Each toilet must function as designed, including flushing and refilling, and must be connected to a sewer, septic or other waste disposal system.
<p>Kitchen Keywords: kitchen - cooktop</p>	<ul style="list-style-type: none"> ● If a kitchen is included in the premises, it must include a functioning cook top.
<p>Laundry Keywords: laundry - fixtures</p>	<ul style="list-style-type: none"> ● If a laundry is included in the premises, it must include the fixtures required to provide a functional laundry, other than whitegoods.

What are the remedies when minimum housing standards are not met?

Tenants and residents have a range of options to consider depending if they are at the commencement of the tenancy, or have been in the tenancy for a period of time, and depending on their individual circumstances.

It is recommended that a tenant or resident call for advice about the options available on 1300 744 263.

Further help

For free tenancy advice call:

1300 744 263

Open Mon – Friday 9am – 5pm
(extended hours to 7pm on Tuesdays and Wednesdays)

Tenants Queensland

Tenants Queensland (TQ) is a specialist community and legal service which has been providing services to and representing the interests of residential renters in Queensland since 1986. Queensland Statewide Tenant Advice and Referral Services (QSTARS) is managed by TQ to provide specialist tenancy advice, advocacy support and referral for Queensland renters and delivered in collaboration with partner organisations.

For more information and to access tenancy factsheets and videos visit www.tenantsqld.org.au or www.qstars.org.au.

For administration issues contact TQ on 07 3832 9447.

Residential Tenancies Authority (RTA)

The RTA is the government authority. RTA tenancy forms are available online at www.rta.qld.gov.au or call 1300 366 311

The Queensland Civil and Administrative Tribunal (QCAT or the Tribunal)

To find your local Tribunal (except for Brisbane QCAT sits in the local Magistrates Court) or get QCAT forms visit www.qcat.qld.gov.au or call QCAT on 1300 753 228

Translating and Interpreting Service (TIS National)

If you need an interpreter let us know when you call, or call the TIS National translating and interpreting service on 131 450 so they can help you contact our service.

Disclaimer: This brochure provides information only and is not intended to provide legal advice.