



Draft house rules

Some rooming house operators choose to have a set of house rules, which set out the rules all residents must follow. There is no legal obligation to have house rules, although having them has many benefits, such as:

- giving residents and operators clear guidance on how the rooming house operates
- use in VCAT hearings.

The house rules should be concise and easy to read, reasonable and developed with the needs of different residents and types of properties in mind (e.g. shift workers, students, residents with a disability). The house rules should be accepted by residents and owners, and may cover:

- a summary of residents' legal rights and duties
- rent payment
- room inspections
- property damage
- fire safety, e.g. no smoking in bed
- items that are not permitted for safety reasons, e.g. double adaptors, extension cords, hotplates
- health and wellbeing issues, e.g. abusive language, bullying, anti-social behaviour, alcohol, smoking, illegal drugs and illegal activities
- noise, e.g. no playing music at a high volume or shouting loudly
- respect for other residents' privacy
- use and cleanliness of shared facilities, e.g. bathroom, kitchen, appliances and utensils
- keeping running costs down, e.g. turning off lights and taps, washing small loads by hand instead of in a machine
- rubbish disposal
- internet usage policy and charges
- pets
- permitted visiting times
- contact details for emergencies.

Changes to the house rules must be in writing and residents given seven days' notice before they begin.