

05

MINIMUM HOUSING STANDARDS

Housing Improvement Act 2016 (SA)

SA — SACAT

Your rights when the property doesn't meet minimum structural, weatherproofing, or safety standards

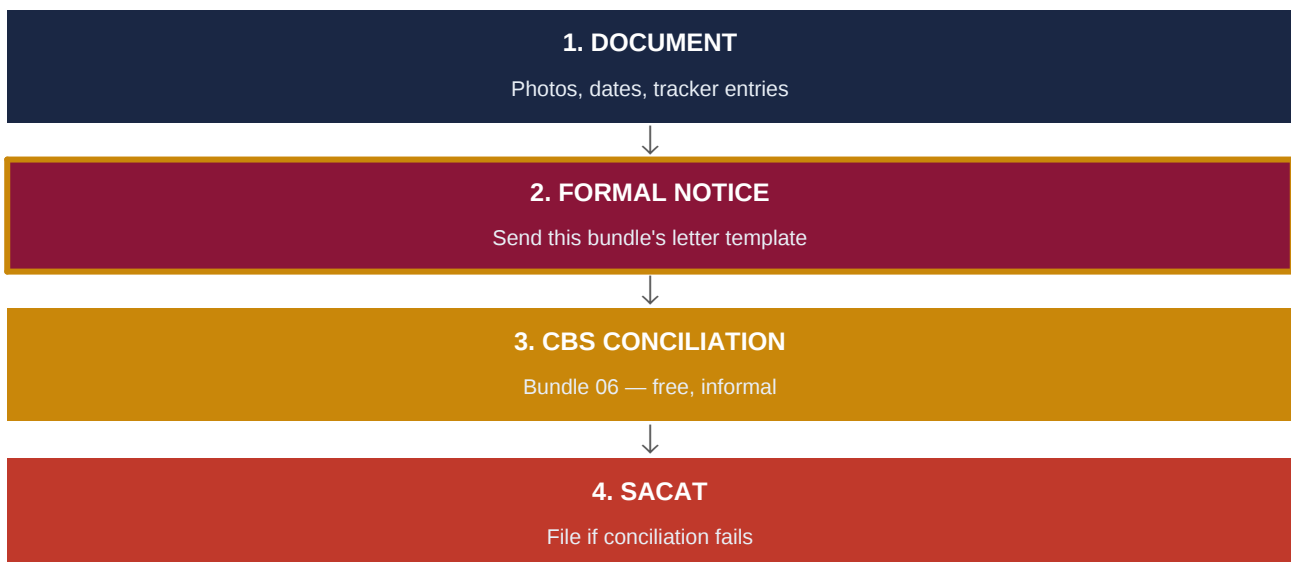
WHEN TO USE THIS BUNDLE

Use this bundle when the property has a deeper structural, weatherproofing, ventilation, light, plumbing, or electrical safety issue — not routine wear and tear, but a failure to meet minimum housing standards.

KNOW THE LAW — MINIMUM HOUSING STANDARDS (HOUSING IMPROVEMENT ACT 2016)

Separate from the general repair duty in s.68 of the RTA, the landlord must ensure the premises comply with minimum housing standards under the Housing Improvement Act 2016 (SA), on or before you enter occupation. This covers structural soundness, weatherproofing, ventilation, natural light, plumbing, and electrical safety — deeper issues than routine wear and tear.

HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



The highlighted box shows where this bundle fits in the journey.

05

STEPS TO SUCCESS

Housing Improvement Act 2016 (SA)

- 01 Identify the specific standard not met**
Be precise: structural, weatherproofing, ventilation, light, plumbing, electrical, or security.
- 02 Document with photos and video**
Take dated photographs showing the deficiency clearly.
- 03 Notify the landlord in writing**
Cite the Housing Improvement Act 2016 (SA) and describe the deficiency specifically.
- 04 Report to your council or CBS if ignored**
Local councils and Consumer and Business Services can both investigate housing standards complaints.
- 05 Escalate to SACAT if unresolved**
A serious standards failure can be raised at SACAT alongside a general repair claim under s.68.

IF YOU NEED TO ESCALATE — WHAT SACAT CAN ORDER

SACAT can order the landlord to bring the premises up to minimum standards, and award compensation for the period the premises did not comply.

★ GOOD TO KNOW — THIS IS BROADER THAN ROUTINE REPAIRS

Minimum housing standards go beyond the general 'reasonable state of repair' duty — they cover baseline structural and safety standards a property must meet regardless of its age or how long you've lived there.

■ CRITICAL — THIS IS SEPARATE FROM THE GENERAL REPAIR DUTY

Minimum housing standards under the Housing Improvement Act 2016 (SA) cover baseline structural and safety requirements — distinct from, and broader than, the day-to-day repair duty in s.68 of the RTA.

1. COPY

Copy the letter below into a new email

2. FILLReplace every **[bracketed]** field with your details**3. SEND**

Email it — request a read receipt, save a copy

*Fill in every **[bracketed]** field, then send via email — request a read receipt.***SUBJECT:****FORMAL NOTICE — MINIMUM HOUSING STANDARDS: [Insert Property Address]**

I am writing to formally notify you that the above-referenced property does not meet minimum housing standards under the Housing Improvement Act 2016 (SA).

1. STANDARD NOT MET

- Issue: **[Describe the specific standards deficiency — e.g., persistent structural damp, inadequate ventilation, non-compliant electrical wiring.]**
- Date First Identified: **[Insert Date]**

2. EVIDENCE

- Dated photographic and video evidence is attached to this notice.

3. FORMAL REQUEST

- I request that this deficiency be remedied within **[Insert Timeframe — e.g., 14 days]**.
- If unresolved, I will report this matter to my local council and/or Consumer and Business Services, and reserve the right to apply to SACAT.

Yours sincerely,

[Your Full Name]

[Property Address]

[Date]

[Contact Number / Email]