

Schedule 17 Operation of shared facility accommodation

Section 11

1 Prescribed activity

Operation of shared facility accommodation.

2 Activities that do not require approval under the authorising local law

An approval under the authorising local law is not required for –

- (a) houses where accommodation is provided in accordance with a General Tenancy Agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* (Qld); or
- (b) accommodation for family members in exchange for board payment; or
Examples for paragraph (b) – Teenage or young children paying board to parents or aged parents living with and paying board to their adult children.
- (c) accommodation at premises where professional health or welfare services are provided.
Example for paragraph (c) – Hospitals, nursing homes, convalescent homes, retirement homes and other institutions providing treatment for persons with a disability.

3 Documents and materials that must accompany applications for approval

An application for approval must be accompanied by –

- (a) the prescribed fee; and
- (b) evidence of compliance with the standard public liability insurance condition; and
- (c) A site plan of the premises; and
- (d) details of the facilities that are to be shared by persons for whom the accommodation is provided; and
- (e) details of any public consultation held in the division to which the shared facility accommodation is to be operated; and
- (f) where applicable, the most recent building work carried out in respect of the premises for which approval was obtained under the *Building Act 1975* (Qld); and

- (g) a recent Certificate of Classification issued under the *Building Act 1975* (Qld); and
- (h) a statement as to the number of sleeping rooms in the premises, information to identify which rooms are the sleeping rooms and the number of beds in each sleeping room; and
- (i) a statement that, to the best of the applicant's knowledge after having undertaken reasonable inquiries and investigations, the premises are structurally sound and in a state of good repair; and
- (j) details of when the premise were last treated for vermin and insect pests; and
- (k) if the applicant is not the owner of the premises for which the approval is sought—the written consent of the owner to the application; and
- (l) if applicable, Native Title consent and land-owner consent; and
- (m) any other documentation or materials requested by the local government in writing.

4 Additional criteria for the granting of approval

Intentionally left blank.

5 Conditions that must be imposed on approvals

A condition that must be imposed on an approval is that the approval holder must comply with the standard public liability insurance condition.

6 Conditions that will ordinarily be imposed on approvals

The conditions that will ordinarily be imposed on an approval are that the approval holder must –

- (a) maintain Native Title consent and land-owner consent; and
- (b) ensure the operator does not to permit a person to sleep in a part of the premises to which the approval relates unless the relevant part of the premises is approved by the local government as a dormitory or a bedroom; and
- (c) limit the number of persons for whom accommodation may be provided in the premises, or a specified part, of the premises; and
- (d) ensure that specified modifications, or other specified building work related to the premises, be carried out within a specified period; and
- (e) ensure the regular maintenance of the premises (including internal and external paintwork); and
- (f) ensure that every room commonly accessible to all patrons in the premises is

situated so that any occupant can obtain access to it without passing through any sleeping room or other room which is not a common use room; and

- (g) ensure that the premises are either –
 - (i) connected to the local government’s reticulated water supply system; or
 - (ii) provided with an adequate water supply which complied with all relevant legislation relating to the minimum standards for drinking water; and
- (h) ensure an adequate and continuous supply of potable hot and cold water reticulated to shows, baths, hand basins and kitchen sinks; and
- (i) treat the premises for the control of vermin and insect pests on a yearly basis, or more often if required to do so by an authorised person; and
- (j) ensure the provision and maintenance of specified facilities; and
- (k) ensure the provision and maintenance of specified furniture and equipment; and
- (l) ensure the regular cleaning of the premises; and
- (m) if relevant to the type of accommodation provided—ensure the regular provision of clean linen and towels; and
- (n) ensure the provision of services of specified kinds for the persons using the accommodation; and
- (o) ensure that the operator or a representative of the operator approved by the local government resides on the premises; and
- (p) ensure the operator keeps specified records.

7 Term of approval

The term of an approval shall be a period of 12 months, or part thereof.

8 Term of renewal of approval

The term of a renewal shall be a period of 12 months, or part thereof.