14 April 2013

COMMENT ON
DRAFT BOARDING HOUSE REGULATION 2013

We are not against the general principles of the Boarding Houses Draft Regulation 2013 however a certain section is too onerous being Schedule 1 Clause 6 Maximum number of residents “…….must not exceed 30 persons…….”.

We are the owner of Rosnel situated at 164-172 Erith Street Bundanoon. Rosnel is leased to JKPD Catering Pty Ltd.

Rosnel was known as Rosnel Guest House and as a Guest House had a capacity of over 120 beds and is situated on over 10,000 square metres including grassed open areas and gardens.

Rosnel is licensed as a Hostel for 60 residents under NSW Ageing, Disability and Home Care to the lessee and is inspected every month by NSW Ageing, Disability and Home Care.

The Boarding Houses Act 2012 and Draft Regulation 2013 is a step in right direction for those premises which are unlicensed and hence currently have little to no legislation governing adequate living conditions. To quote Andrew Constance, Minister for Ageing and Minister for Disability Services there are currently 526 beds in 23 licensed boarding houses and 7000 beds in unlicensed boarding houses.

The Boarding Houses Act 2012 and Draft Regulation 2013 will ensure those residents in currently unlicensed have adequate living standards which will hopefully give similar living standards for those residents currently in licensed boarding houses.

We are unsure how the maximum number of residents was determined however if all the living standards are met why is the number only 30. We can only assume the maximum number of residents is mostly applicable for those boarding houses in major towns and cities and has not allowed for large expansive properties in and around country towns. Such a property, Rosnel is on over 10,000 square metres with gardens and open grassed areas within easy walking distance to the Town Centre.

Motels and Hotels are not limited other than by the EPA Act and Local Government Act. These establishments can have hundreds of beds. Nursing homes and the like have far more beds than just 30 beds as it would be not viable.

There should be no limit on the maximum number of residents at an authorised boarding house as living standards must be met.
Logically, the maximum number of residents, if a limit is to be placed, should be at least 60 at an authorised boarding house.

If there is concern at a general boarding house for adequate living conditions then more frequent inspections could occur or limiting the maximum number of residents to 30. At an assisted boarding house the living conditions are highly scrutinised and frequently inspected to ensure adequate living conditions hence at these premises the maximum number of residents should be at least 60.

If you require any further information please contact.

Yours faithfully

Greg Boom
Director/Secretary