

Boarding house building

Identifying and definitional attributes

Metadata item type: Glossary Item

METEOR identifier: 327408

Registration status:

- [Community Services \(retired\)](#), Standard 19/09/2013
- [Housing assistance](#), Standard 01/03/2005

Definition: A separate building (also referred to as a rooming or lodging house) containing multiple boarding/rooming/lodging house [bedrooms](#) and/or boarding house [units](#).

Context: The identification of boarding house buildings from individual [boarding house rooms](#) or [units](#) is important in calculating the operational costs for this type of dwelling.

Collection and usage attributes

Guide for use:

In Victoria, the term 'rooming house' is used and the term 'boarding house' is used to distinguish cases where meals are also provided. Section 5A of the Social Security Act 1991 states that:

5A(5A) A person's accommodation is exempt accommodation (i.e. they are eligible for Commonwealth Rent Assistance (CRA) at the full single rate) if it is in premises that are, in the Secretary's opinion, a boarding house, guest house, hostel, private hotel, rooming house, lodging house or similar premises.

5A(5B) In forming an opinion about a person's accommodation for the purpose of subsection (5A), the Secretary is to have regard to the characteristics of the accommodation including, in particular, whether or not the following are characteristics of the accommodation:

(a) the premises are known as a boarding house, guest house, hostel, hotel, private hotel, rooming house, lodging house or similar premises;

(b) a manager or administrator (other than a real estate agent) is retained to manage the premises or administer the accommodation on a daily or other frequent regular basis;

(c) staff are retained by the proprietor or manager of the premises to work in the premises on a daily or other frequent regular basis;

(d) the residents lack control over the day-to-day management of the premises;

(e) there are house rules, imposed by the proprietor or manager, that result in residents having rights that are more limited than those normally enjoyed by a lessee of private residential accommodation (for example, rules limiting the hours of residents' access to their accommodation or limiting residents' access to cooking facilities in the premises);

(f) the person does not have obligations to pay for his or her costs of gas, water or electricity separately from the cost of the accommodation;

(g) the accommodation is not private residential accommodation, having regard to:

- the number and nature of bedrooms in the premises; or
- the number of people who are not related to one another living at the premises; or
- the number and nature of bathrooms in the premises;

(h) the person's accommodation has not been offered to the person on a leasehold basis;

(i) there is no requirement that the person pay a bond as security for either the payment of rent or the cost of any damage caused by the person, or for both;

(j) the person's accommodation is available on a daily or other short-term basis.

5A(5C) Each of the characteristics set out in subsection 5(B) points towards the accommodation in question being exempt accommodation (i.e. the person is eligible for CRA at the full single rate)

Source and reference attributes

Submitting organisation: New South Wales Department of Housing

Australian Institute of Health and Welfare

Origin: *CSHA Community housing data collection manual 2001-02.*

Relational attributes

Related metadata references: Supersedes  [Boarding house building, version 1, DEC, NHADD, NHDAMG, Superseded 01/03/2005.pdf](#) (16.3 KB) *No registration status*

Metadata items which use this glossary item: [Boarding house accommodation type](#)

- [Housing assistance](#), Standard 30/08/2017

[Boarding house room](#)

- [Community Services \(retired\)](#), Standard 19/09/2013
- [Housing assistance](#), Standard 01/03/2005

[Boarding house room](#)

- [Community Services \(retired\)](#), Standard 19/09/2013
- [Housing assistance](#), Standard 01/03/2005

[Boarding house unit](#)

- [Community Services \(retired\)](#), Standard 19/09/2013
- [Housing assistance](#), Standard 01/03/2005

[Boarding house unit](#)

- [Community Services \(retired\)](#), Standard 19/09/2013
- [Housing assistance](#), Standard 01/03/2005

[Boarding house unit indicator](#)

- [Housing assistance](#), Superseded 30/08/2017

[Community Housing DSS 2018-](#)

- [Housing assistance](#), Standard 10/05/2019

[Dwelling](#)

- [Community Services \(retired\)](#), Standard 01/03/2005
- [Housing assistance](#), Superseded 30/08/2017

[Dwelling](#)

- [Housing assistance](#), Standard 30/08/2017

[Dwelling—boarding house accommodation type](#)

- [Housing assistance](#), Standard 30/08/2017

[Dwelling—boarding house accommodation type, code N](#)

- [Housing assistance](#), Standard 30/08/2017

[Dwelling—boarding house unit indicator](#)

- [Housing assistance](#), Standard 01/05/2013

[Dwelling—boarding house unit indicator, yes/no code N](#)

- [Housing assistance](#), Superseded 01/05/2013

[Dwelling—boarding house unit indicator, yes/no code N](#)

- [Housing assistance](#), Standard 01/05/2013

[Dwelling—number of bedrooms, total N\[NN\]](#)

- [Housing assistance](#), Superseded 10/02/2006

[Dwelling—number of bedrooms, total N\[NN\]](#)

- [Housing assistance](#), Standard 30/08/2017

[Dwelling—number of bedrooms, total N\[NN\]](#)

- [Community Services \(retired\)](#), Standard 19/09/2013
- [Housing assistance](#), Superseded 30/08/2017

[Dwelling—number of bedrooms, total N\[NN\]](#)

- [Housing assistance](#), Superseded 01/05/2013

[Indigenous community housing DSS 2013-18](#)

- [Housing assistance](#), Standard 30/08/2017

[Indigenous Community Housing DSS 2018-](#)

- [Housing assistance](#), Standard 10/05/2019

[Mainstream community housing DSS 2013-18](#)

- [Housing assistance](#), Superseded 10/05/2019

[Public Housing and State Owned and Managed Indigenous housing \(PH & SOMIH\) DSS 2018-](#)

- [Housing assistance](#), Standard 10/05/2019

[Service provider organisation—number of boarding house buildings, total number N\[NNN\]](#)

- [Housing assistance](#), Superseded 01/05/2013

[Service provider organisation—number of boarding house buildings, total number N\[NNN\]](#)

- [Housing assistance](#), Standard 01/05/2013

[State owned and managed Indigenous housing \(SOMIH\) DSS 2013-14](#)

- [Housing assistance](#), Superseded 30/08/2017

[State owned and managed Indigenous housing \(SOMIH\) DSS 2014-17](#)

- [Housing assistance](#), Standard 30/08/2017

[State owned and managed Indigenous housing \(SOMIH\) DSS 2017-18](#)

- [Housing assistance](#), Superseded 05/05/2019