

These **minimum** requirements are needed to achieve properties' quality outcome objectives for specific occupant groups.

Table 1: Minimum floor-areas and sanitary fixtures

DWELLING-SIZE BY BEDROOM-NUMBER (AND OCCUPANTS)						
	1 (2)	2 (4)	3 (6)	4 (8)	5 (10)	6 (12)
Single-storey	50m <sup>2</sup>	70m <sup>2</sup>	95m <sup>2</sup>	118m <sup>2</sup>	143m <sup>2</sup>	160m <sup>2</sup>
Double-storey	N/A	82m <sup>2</sup>	107m <sup>2</sup>	130m <sup>2</sup>	155m <sup>2</sup>	175m <sup>2</sup>
Kitchen-Dining-Living	27m <sup>2</sup>	36m <sup>2</sup>	46m <sup>2</sup>	52m <sup>2</sup>	61m <sup>2</sup>	67m <sup>2</sup>
	Sink	Sink	Sink	Sink	Sink	Sink
Bedrooms <sup>1</sup>	x1 10m <sup>2</sup>	x1 10m <sup>2</sup> x1 9m <sup>2</sup>	x1 10m <sup>2</sup> x2 9m <sup>2</sup>	x1 10m <sup>2</sup> x3 9m <sup>2</sup>	x2 10m <sup>2</sup> x3 9m <sup>2</sup>	x2 10m <sup>2</sup> x4 9m <sup>2</sup>
Storage <sup>2</sup>	2m <sup>2</sup>		3m <sup>2</sup>	5m <sup>2</sup>	7m <sup>2</sup>	9m <sup>2</sup>
Laundries <sup>3</sup>	May be in the bathroom or a cupboard		May be separate or in a garage: 3m <sup>2</sup>		Separate: 5m <sup>2</sup>	
	Tub (350mm (W))		Tub (560mm (W))			
Bathrooms	x1 (Vanity <sup>4</sup> ; Shower; WC)		x1 (Vanity <sup>4</sup> ; Bath <sup>5</sup> ; Shower <sup>9</sup> ); x1-2 WCs <sup>6, 7</sup>	x1 (Vanity <sup>4</sup> ; Bath <sup>5</sup> ; Shower <sup>9</sup> ); x2 WCs <sup>6, 7</sup>	x2 Vanities <sup>4</sup> ; Bath <sup>5</sup> ; x2 Showers <sup>9</sup> ; x2 WCs <sup>6</sup>	

**Notes**

1. Minimum floor-area excludes wardrobes.
2. Minimum wardrobe width of 1.2m; all cupboards are 600-800mm deep.
3. Laundries are **not** permitted on upper levels. Minimum floor-area includes space for clothes dryer, tub, and washing machine (minimum space: 850 (W) x 700mm (D)).
4. Bathroom vanities have a minimum width of 900mm; showers are at least 900 x 900mm.
5. Baths are at least 1.65m long and should be located on the upper level (where provided).
6. WCs may be located in a bathroom; separate WCs must include a 500mm (W) vanity; 3-5 bedroom homes have x1 WC per floor-level.
7. Single-storey 3-bedroom homes only require x1 WC that must be provided in a separate room; two-storey 3-bedroom homes require x2 WCs, the second may be included in a bathroom.
8. One bathroom should include a bath and the second should include the shower.
9. Showers should be provided on the same level as the majority of bedrooms; homes with 3+ bedrooms should have a shower on each floor that has bedrooms.