

# Council Meeting

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27/Jan/2026

## Notice of Motion No. 192

### Rooming Houses

That Council, having heard from local residents in Ferntree Gully in December regarding their concerns about a Rooming House planning application and the management of existing Rooming Houses:

1. Notes that Rooming Houses play an important role in Victoria's housing system, often accommodating vulnerable residents; being provided by both government, not for profit and private operators; and primarily regulated under a complex state regulatory framework involving multiple agencies.
2. Acknowledges the increasing pressure on local governments to manage the impacts of Rooming Houses through registration, inspections, compliance and community response.
3. Advocates to the Victorian State Government for:
  - a) Strengthened minimum standards and resident protections, including:
    - i. Improved safety, amenity, and liveability standards;
    - ii. Stronger enforcement mechanisms and penalties for non-compliance by operators;
    - iii. Enhanced protections for residents relating to privacy, security of tenure, rent setting and eviction processes; and
    - iv. More proactive and regular compliance inspections, rather than reliance on complaints-based enforcement.
  - b) Review of registration triggers to more appropriately address community concerns and welfare of local residents;
  - c) Improved local government input into existing planning controls, including reforms to clause 52.23 of the Victorian Planning Provisions to require planning permits for all Rooming Houses; not just those above a defined scale or impact threshold, along with stronger community consultation (notice) and appeal rights in relation to new or expanded Rooming House developments.
  - d) Funding and/or increased funding and support for Rooming House regulation, including:

- i. State funded regional managers, employed by the State Government, to monitor privately owned rooming houses, and non-compliant rooming houses, across the state at no cost to tenants, to ensure improved management and tenant welfare;
- ii. Training and workforce support for local government compliance officers;
- iii. State-local coordination to address unregistered and/or unsafe rooming houses;
- iv. Funding for wrap-around support services for rooming house residents, and
- v. Work with well managed rooming houses to promote broader affordable housing and homelessness strategies.

4. Writes to the Minister for Housing, the Minister for Planning, the Minister for Consumer Affairs, and the Knox local State Members of Parliament outlining Council's advocacy position for Rooming Houses.

5. Receives a follow-up report to be presented to Council within six (6) months updating council on the actions taken by the local State Members and relevant Ministers in response to Council's advocacy; and any policy, funding or legislative developments relevant to Rooming Houses arising from this advocacy.

Cr Lisa Cooper  
Scott Ward