Home Coming?

A story of reassurance, opportunity and hope

Penny Galbraith
Housing or home?
Home Coming?

- Introduction
- Policy perspective
- Statistics
- Compliance gap analysis
- Conclusion
Introduction

Minimum standard accessibility in housing
- Research to provide knowledge and
- Evidence base

Broader context
- Economic importance
- Role of housing in society
- Costs and benefits
Policy perspective, including

- International and domestic Government commitments
- Tax reform
- Intergenerational report
- Productivity Commission reports
- Affordable housing
- Smart Cities
- National Energy productivity
- etc
Policy perspective

Industry position papers:
- Master Builders Australia
- Housing Industry Association
- Australian Institute of Architects
Policy perspective

Reassurance
Policy lag
Affordable housing

What constitutes ‘affordable’?

- Household’s financial situation
- Housing market
- Tenure

Households experience affordability differently.
Affordable housing

The Housing Continuum

- Homeless
- Crisis Accommodation (Short term)
- Public Housing
- Private Rental Supported (CRA, NRAS etc)
- Private Rental
- First Home Buyers
- Existing Home Owner Buyers

Supported Housing

Subsidised Housing

Owner Occupier

Source: HIA
Affordable housing

HIA Policy, Housing Affordability states:

“Every Australian should have access to a home. Access to shelter is a basic human need and is critical to allow all Australians to participate in society to their full economic and social potential.”
Affordable housing

Cost of new home

Tax, 30%

Other, 70%

Source: HIA
Population, Participation, Productivity

2015 - 2054

Population increase 23.9m to 39.7m

Number Australians aged >65 will more than double

Funding Resi aged care increase 0.9% GDP to 1.7% GDP

Source: Intergenerational Report 2015
The IGR states that:

“ongoing improvements in Australian living standards will remain primarily contingent upon continually improving our productivity and require us to take every opportunity to increase participation rates.”
Sustainability

“many of the homes we build today will still be in use in 50 or even 100 years’ time when climate change, population growth and resource depletion will have created a very different environment.

Your Home
Sustainability

“... the flexibility or adaptability of a building can be a critical determinant of its ultimate life span.”

Government of South Australia
Sustainability

A UD home contributes to resilient communities

- Flexible
- Adaptable
- Unlikely to become functionally obsolete
Design solutions

Design and problem-solving skills can address:

“crucial issues such as sustainable design, universal access, and user amenity, to deliver housing that is as affordable in its upfront cost as it is for the lifetime of its occupancy.” AIA
Households
Dwelling types
Tenure
Demographics
Occupancy
Disability
Carers
Household composition

- 1- and 2-person households make up 57% of all households.
- The average household size is 2.6 people.
Lone households and age range

![Pie chart showing age distribution of lone person households]

- 65-100+, 39%
- 15-44, 28%
- 45-64, 33%
Dwelling structure type as a percentage of all dwellings

- Separate house: 71%
- Semi-d, terrace, townhouse 1 storey: 7%
- Semi-d, terrace, townhouse - 2 or more storeys: 5%
- Flat/apartment 1-2 storey block: 5%
- Flat/apartment - 3 storey block: 4%
- Flat/apartment - 4 or more storey block: 5%
- Flat/apartment attached to a house: 0%
### Dwelling Structure and Tenure

<table>
<thead>
<tr>
<th></th>
<th>Owned outright or with mortgage</th>
<th>Rented</th>
</tr>
</thead>
<tbody>
<tr>
<td>Separate house</td>
<td>90%</td>
<td>10%</td>
</tr>
<tr>
<td>Semi - 1st</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Semi - 2+ st</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Apt 1-2 st</td>
<td>20%</td>
<td>80%</td>
</tr>
<tr>
<td>Apt 3 st</td>
<td>40%</td>
<td>60%</td>
</tr>
<tr>
<td>Apt 4+ st</td>
<td>40%</td>
<td>60%</td>
</tr>
</tbody>
</table>
Individuals vs Households

**Individuals with and without disability**
- With a disability: 18.3%
- Without disability: 81.7%

**Households with and without disability**
- With a disability: 35.9%
- Without disability: 64.1%
Households by disability and carers

Conceptual Framework: All households, by disability and carer status, 2015

- All households: 8,931,100 (100%)
  - With disability: 3,206,900 (35.9%)
    - With a carer: 1,473,000 (16.5%)
      - With a primary carer: 721,900 (8.1%)
    - Without a carer: 1,733,900 (19.4%)
  - Without disability: 5,724,200 (64.1%)
    - With a carer: 452,200 (5.1%)
      - With a primary carer: 96,100 (1.1%)
    - Without a carer: 5,272,000 (59.0%)
Long term health condition
How Many?

<table>
<thead>
<tr>
<th>Individuals</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>People with Disability</td>
<td>18.3%</td>
</tr>
<tr>
<td>Long Term Health Condition</td>
<td>22.1%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>40.4%</td>
</tr>
</tbody>
</table>

4 in 10
<table>
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<th>Individuals</th>
<th>Households</th>
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<td>18.3%</td>
<td>35.9%</td>
</tr>
<tr>
<td>Long Term Health Condition</td>
<td>22.1%</td>
<td>43.4% Estimated</td>
</tr>
<tr>
<td>TOTAL</td>
<td>40.4%</td>
<td>79.25% Estimated</td>
</tr>
</tbody>
</table>

8 in 10
How Many?
Compliance

Livable Housing Australia

How do LHA design guidelines compare?
## Compliance

### Livable Housing Australia

<table>
<thead>
<tr>
<th>Silver</th>
<th>Gold</th>
<th>Platinum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling access</td>
<td>As Silver plus</td>
<td>As Gold plus</td>
</tr>
<tr>
<td>Dwelling entrance</td>
<td>Kitchen space</td>
<td>Living space</td>
</tr>
<tr>
<td>Internal doors/corridors</td>
<td>Laundry space</td>
<td>Window sills</td>
</tr>
<tr>
<td>Toilet</td>
<td>Bedroom space</td>
<td>Flooring</td>
</tr>
<tr>
<td>Shower</td>
<td>Switches/power</td>
<td></td>
</tr>
<tr>
<td>Wall reinforcement</td>
<td>Door/tap hardware</td>
<td></td>
</tr>
<tr>
<td>Stairs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Excellently designed with an eye for your needs.
Compliance

Comparison of LHA design guidelines

AND

- State Planning
  - AS4299 Adaptable Housing
- Local planning
- NCC (public buildings)
  - AS 1428.1
Complex compliance

YOU ARE HERE
Gold has wider corridors!
Compliance context

For different (ABS) dwelling structures:

Assess of LHA Silver, Gold and Platinum design guidelines

- Cost neutral / current NCC requirement
- Maybe extra
- Additional cost
## Complex compliance

<table>
<thead>
<tr>
<th>Dwelling-Structure</th>
<th>Class-1-Separate-house-71%</th>
<th>Class-1-Semi-det.,row.,terrace.,townhouse-12%</th>
<th>Class-2-units-1,2,3-storey—no-lift—9%</th>
<th>Class-2-units-4-or-more-storey—with-lift—5%</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered-parking</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td></td>
</tr>
<tr>
<td></td>
<td>requirement-(if-provided)</td>
<td>requirement-(if-provided)</td>
<td>requirement-(if-provided)</td>
<td>requirement-(if-provided)</td>
<td></td>
</tr>
<tr>
<td>d) Step-ramp at</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Current-NCC</td>
<td>Current-NCC</td>
<td></td>
</tr>
<tr>
<td>entrance, if</td>
<td>requirement</td>
<td>requirement</td>
<td>requirements</td>
<td>requirements</td>
<td></td>
</tr>
<tr>
<td>required</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Ramp-landings</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Current-NCC</td>
<td>Current-NCC</td>
<td></td>
</tr>
<tr>
<td>min-1200mm-long</td>
<td>requirement</td>
<td>requirement</td>
<td>requirements</td>
<td>requirements</td>
<td></td>
</tr>
<tr>
<td>d) requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Dwelling-entrance</td>
<td>There is-at-least-one-level-(step-free)-entrance-into-the-dwelling-to-enable-home-occupants-to-easily-enter-and-exit-the-dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) i) 850mm clear</td>
<td>Cost-neutral</td>
<td>Cost-neutral</td>
<td>Cost-neutral</td>
<td>Cost-neutral</td>
<td></td>
</tr>
<tr>
<td>entrance-doors</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii) Reasonable-shelter</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Provided-in-apartment-block</td>
<td>Provided-in-apartment-block</td>
<td></td>
</tr>
<tr>
<td></td>
<td>requirement</td>
<td>requirement</td>
<td>block</td>
<td>block</td>
<td></td>
</tr>
<tr>
<td>b) Level-landing-1350</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Usually-satisfied-due-to-NCC-required-corridor</td>
<td>Usually-satisfied-due-to-NCC-required-corridor</td>
<td></td>
</tr>
<tr>
<td>x-1350mm-at-arrival</td>
<td>requirement</td>
<td>requirement</td>
<td>corridor</td>
<td>corridor</td>
<td></td>
</tr>
<tr>
<td>side</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Ramped-threshold</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Not-normally-needed-as-floor-levels</td>
<td>Not-normally-needed-as-floor-levels</td>
<td></td>
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<tr>
<td>(step-ramp 5----56mm)</td>
<td>requirement</td>
<td>requirement</td>
<td>levels</td>
<td>levels</td>
<td></td>
</tr>
<tr>
<td>d) Entrance-</td>
<td>Maybe-additional</td>
<td>Maybe-additional</td>
<td>Current-NCC</td>
<td>Current-NCC</td>
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<tr>
<td>connected-to-1)</td>
<td>requirement</td>
<td>requirement</td>
<td>requirements</td>
<td>requirements</td>
<td></td>
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<tr>
<td>above-(dwelling</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>access)</td>
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Industry practice to provide wider doors for dwellings. Additional material cost for door offset by reduced wall construction.
## Complex compliance

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<td>Reinforcement-</td>
<td>Additional-costs</td>
<td>Additional-costs</td>
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<tr>
<td>requirements-</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>adjacent-toilet,</td>
<td></td>
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<td></td>
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<tr>
<td>shower-and-bath</td>
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### 7) Internal stairs

- **a)** Continuous handrail one-side:
  - Single-storey NA
  - Current NCC requirements NA

- **b)** Min-clear-1000mm-wide:
  - Single-storey NA
  - >1-storey Potential additional costs

- **c)** Be-straight:
  - Single-storey NA
  - Current NCC requirements NA

- **d)** Adjacent-load-bearing-wall:
  - Single-storey NA
  - Cost-neutral

### 8) Kitchen

- **a)** 1200mm-clear-in-front:
  - Cost-neutral

- **b)** Slip-resistant-floor:
  - Cost-neutral

- **c)** Floor-finish-under-cabinetry:
  - Potential additional costs

- **d)** Good-practice-to-extend-tiles-under-
Compliance cost verdict

For Silver, Gold and Platinum

➤ Single item that will definitely cost more is:
Compliance cost verdict

Courtesy of Peter Taylor
Compliance cost verdict

Cost neutral items are:
- Light switches (G, P)
- Taps (G, P)
- Door hardware (G, P)
- Slip resistant flooring (P)
Compliance cost verdict

Common design features in many, but not all new homes:

Level entrance (S, G, P)
Hobless shower (S, G, P)
1000mm wide corridor (S)
820mm wide doors (S)
Compliance cost verdict

Potential cost items that can be designed out:

- Circulation in front of WC
- Level entry
- Corridor widths
- Door widths
What is the cost of inaction?

- Economic
- Social
- Human rights
- Poor infrastructure
- Unsustainable
- Unresilient communities
Good news

Current State planning and NCC requirements in broad alignment with Gold and Platinum standards

Many features already incorporated

Features incorporated to varying degrees

For consistent outcomes, mandating standards is required.
Conclusion

Reassurance

Opportunity

Hope
Thank you
Housing or home?