

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

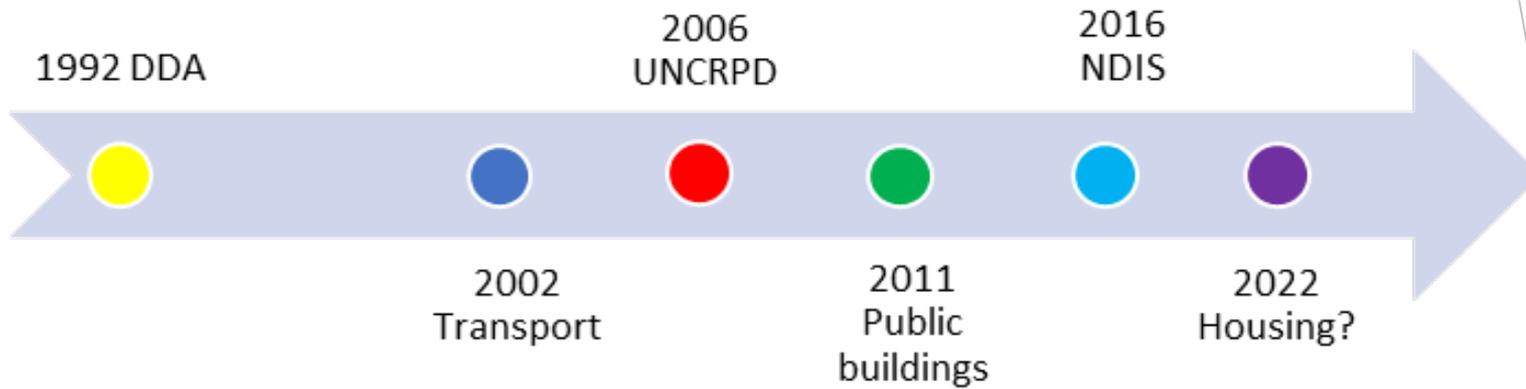


Policy perspective

Reassurance



Policy lag



Affordable housing

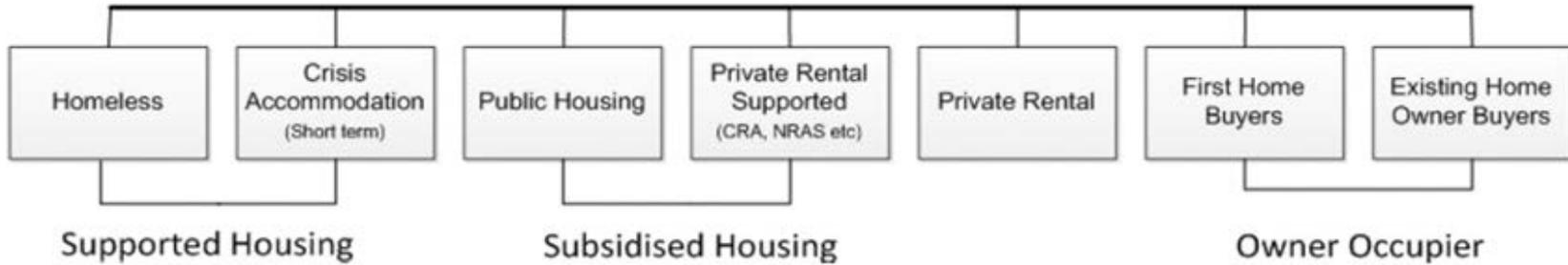
What constitutes 'affordable'?

- ▶ Household's financial situation
- ▶ Housing market
- ▶ Tenure

Households experience affordability differently.⁹

Affordable housing

The Housing Continuum



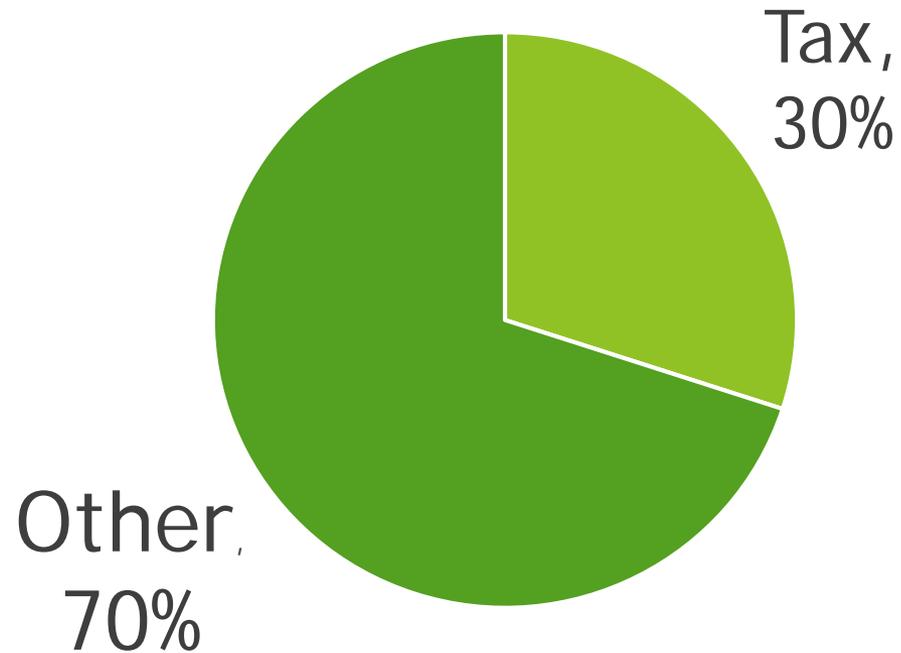
Affordable housing

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.”

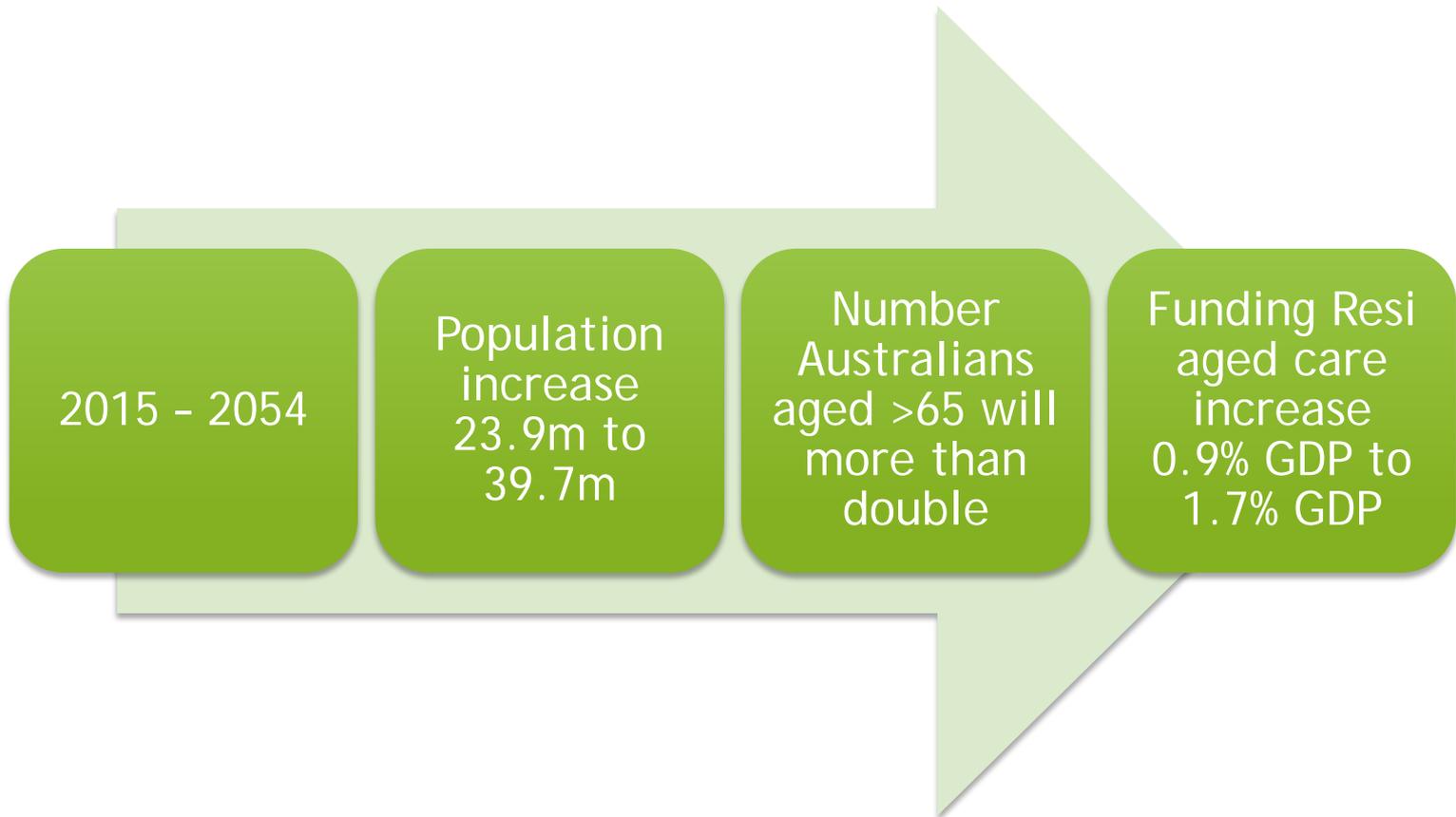
Affordable housing

Cost of new home

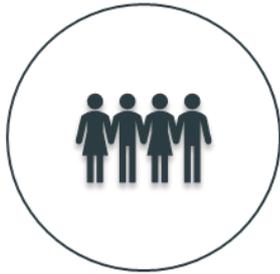


Source: HIA

Population, Participation, Productivity



Source: Intergenerational Report 2015



POPULATION,



PARTICIPATION,



PRODUCTIVITY

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

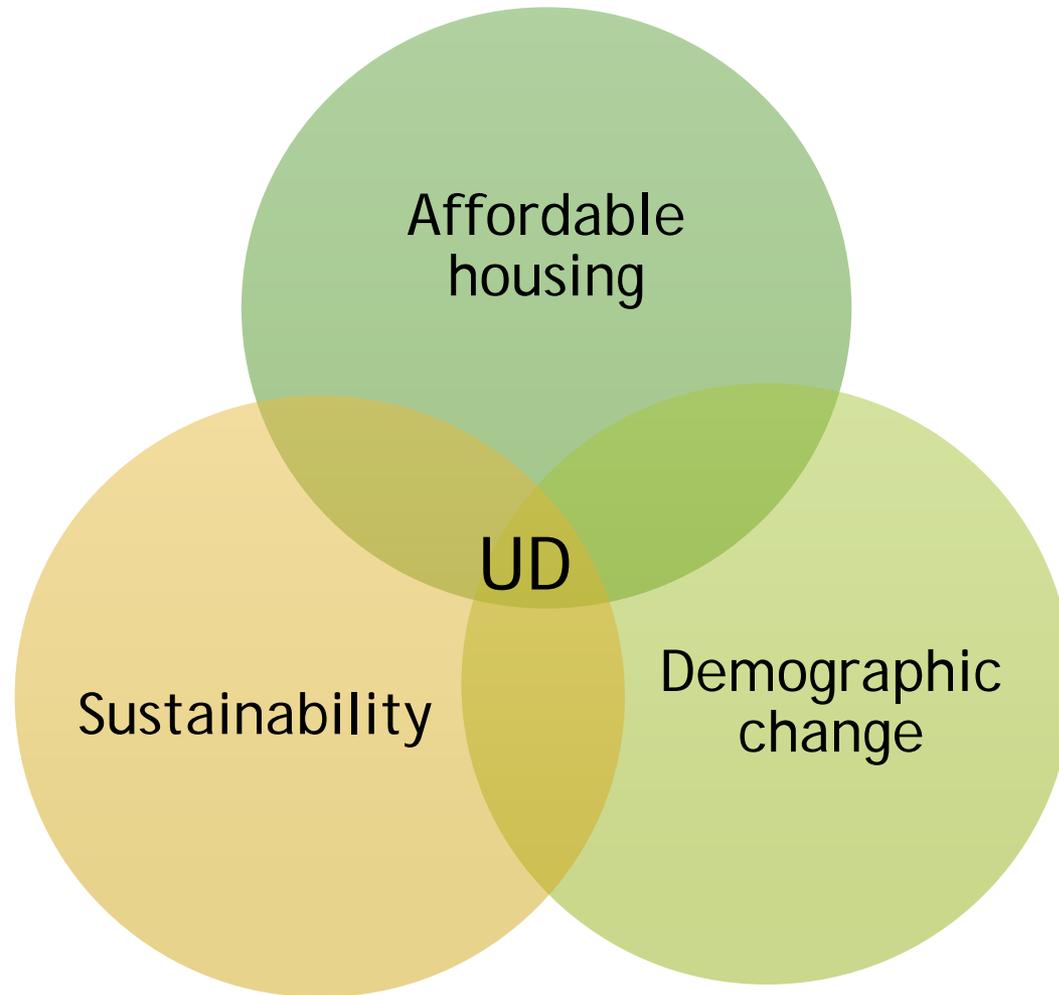
- ▶ Flexible
- ▶ Adaptable
- ▶ Unlikely to become functionally obsolete

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





Affordable
housing

UD

Sustainability

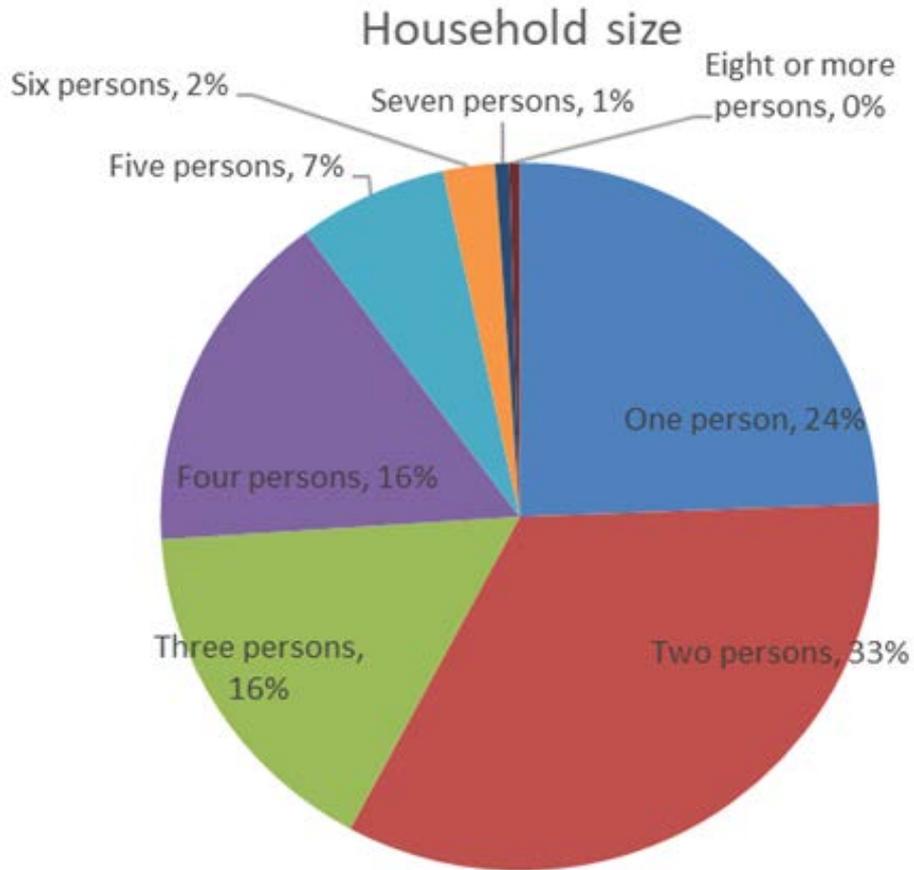
Demographic
change



- ▶ Households
- ▶ Dwelling types
- ▶ Tenure
- ▶ Demographics
- ▶ Occupancy
- ▶ Disability
- ▶ Carers

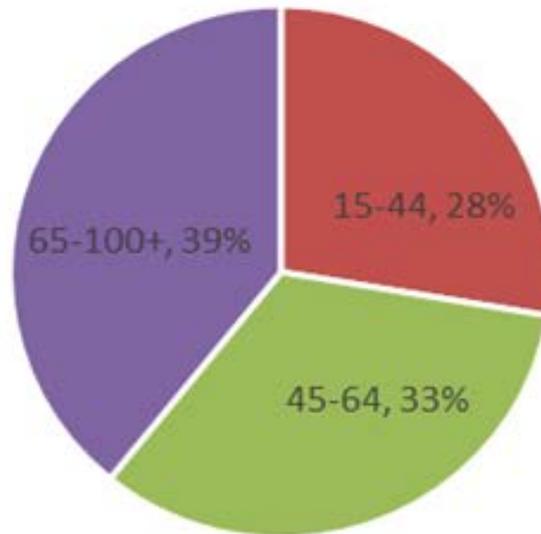
Household composition

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



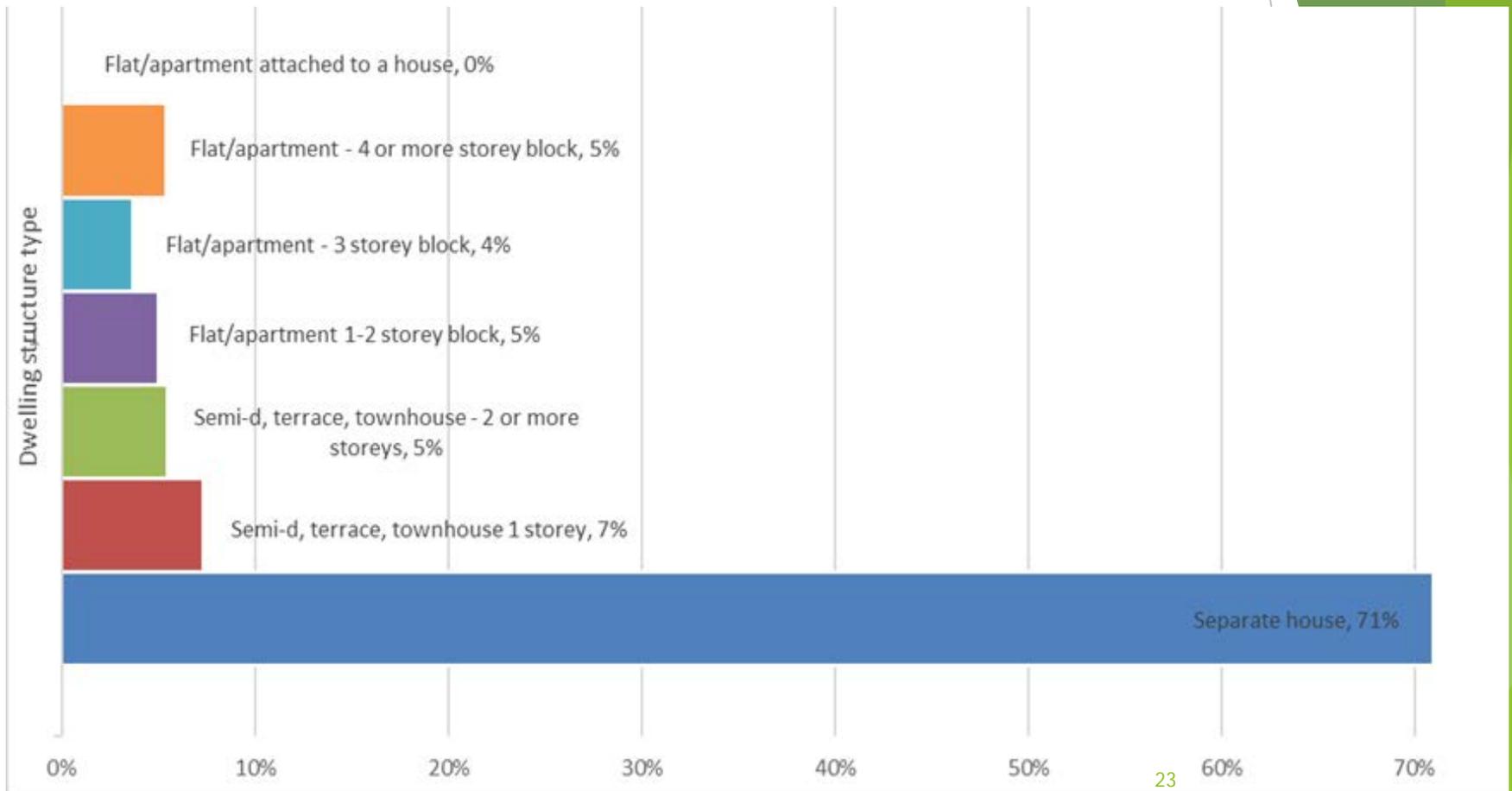
Lone households and age range

Lone person household by age

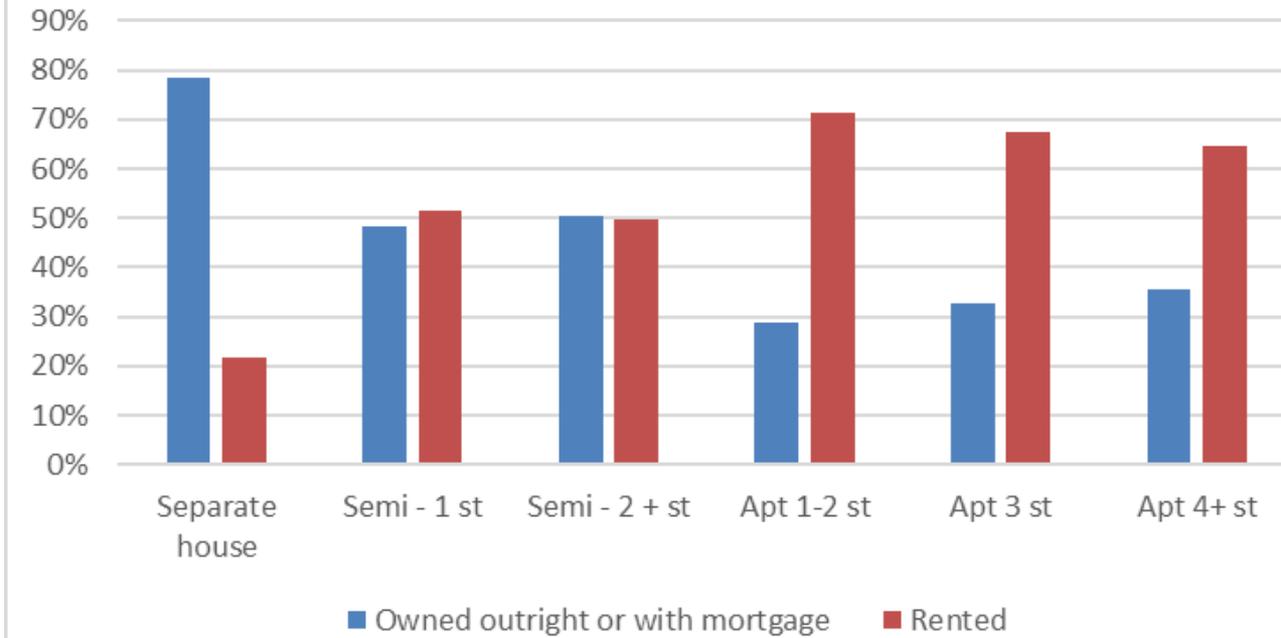


■ 15-44 ■ 45-64 ■ 65-100+

Dwelling structure type as a percentage of all dwellings



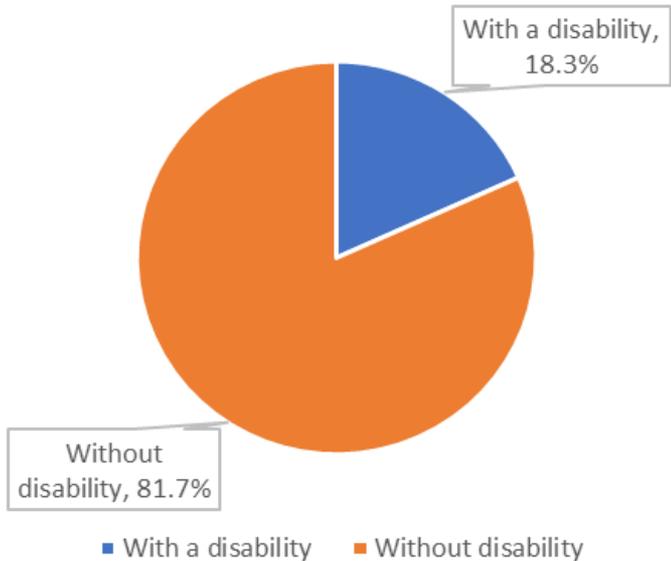
Dwelling structure and tenure



Dwelling structure type and tenure

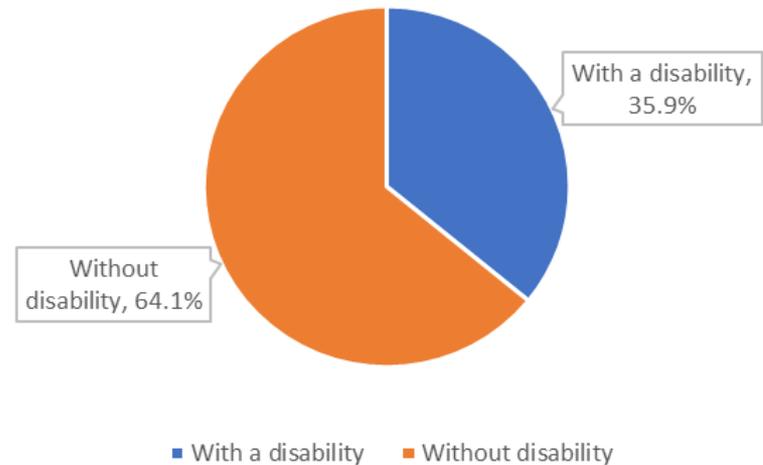
Individuals vs Households

Individuals with and without disability



18.3%

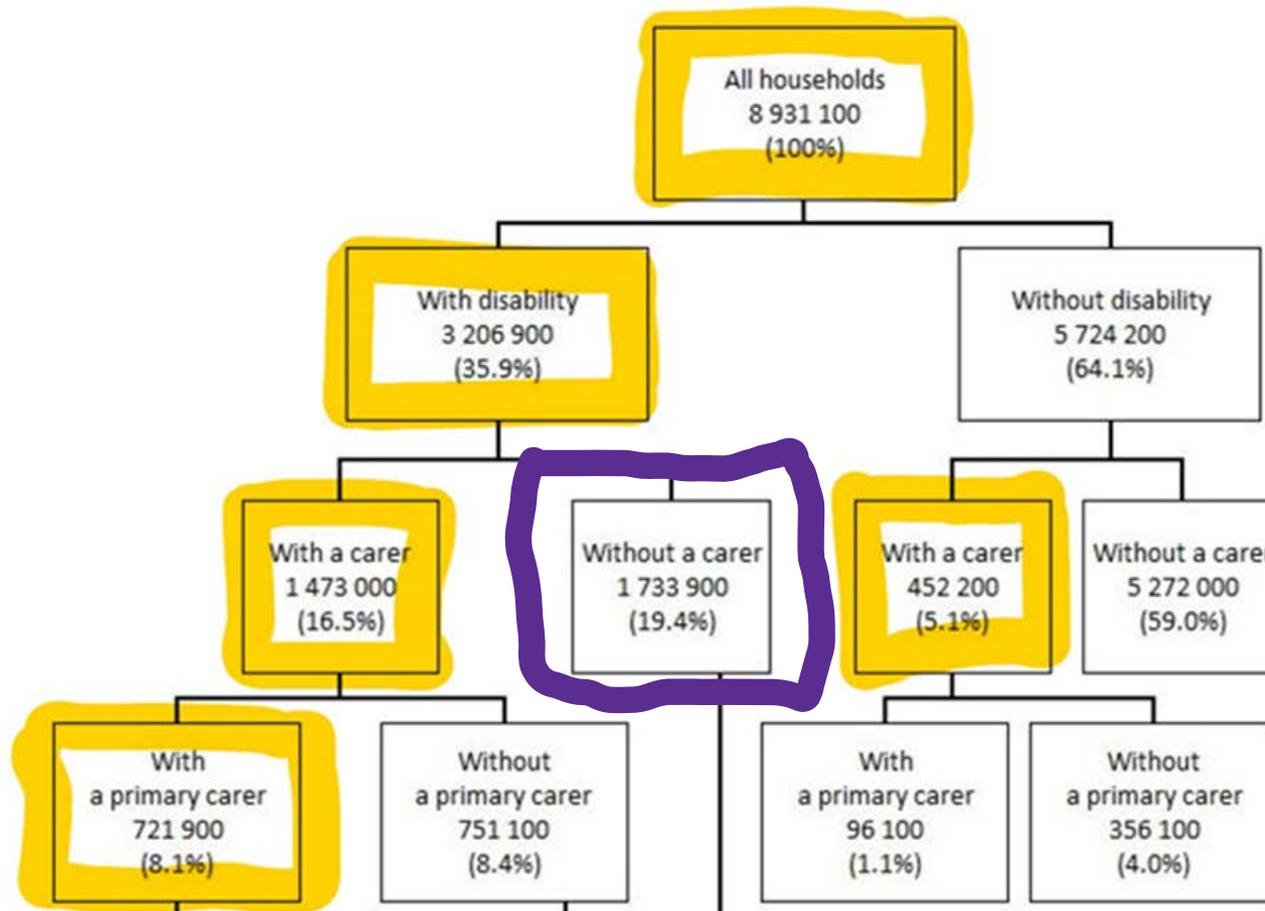
Households with and without disability



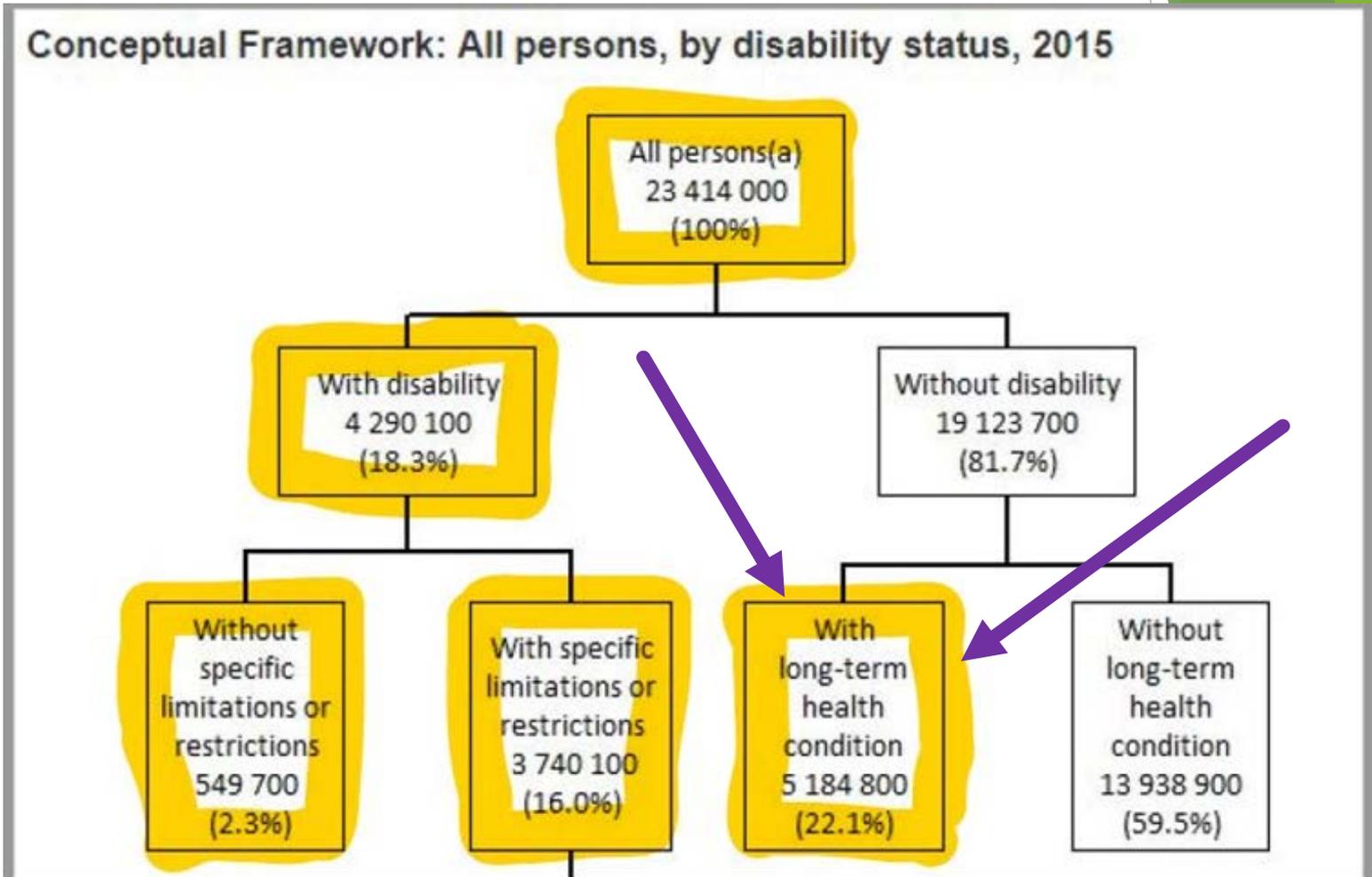
35.9%

Households by disability and carers

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



Long term health condition



How Many?

	Individuals	
People with Disability	18.3%	
Long Term Health Condition	22.1%	
TOTAL	40.4%	

4 in 10

How Many?

	Individuals	Households
People with Disability	18.3%	35.9%
Long Term Health Condition	22.1%	43.4% Estimated
TOTAL	40.4%	79.25% Estimated

8 in 10

How Many?



Compliance

Livable Housing Australia



How do LHA design guidelines compare?

Compliance



Livable Housing Australia

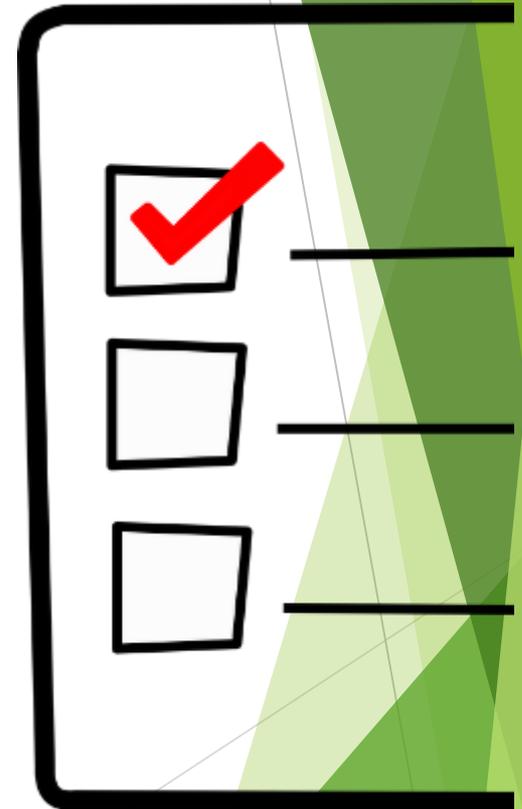
Silver	Gold	Platinum
Dwelling access	As Silver plus	As Gold plus
Dwelling entrance	Kitchen space	Living space
Internal doors/corridors	Laundry space	Window sills
Toilet	Bedroom space	Flooring
Shower	Switches/power	
Wall reinforcement	Door/tap hardware	
Stairs		

Compliance

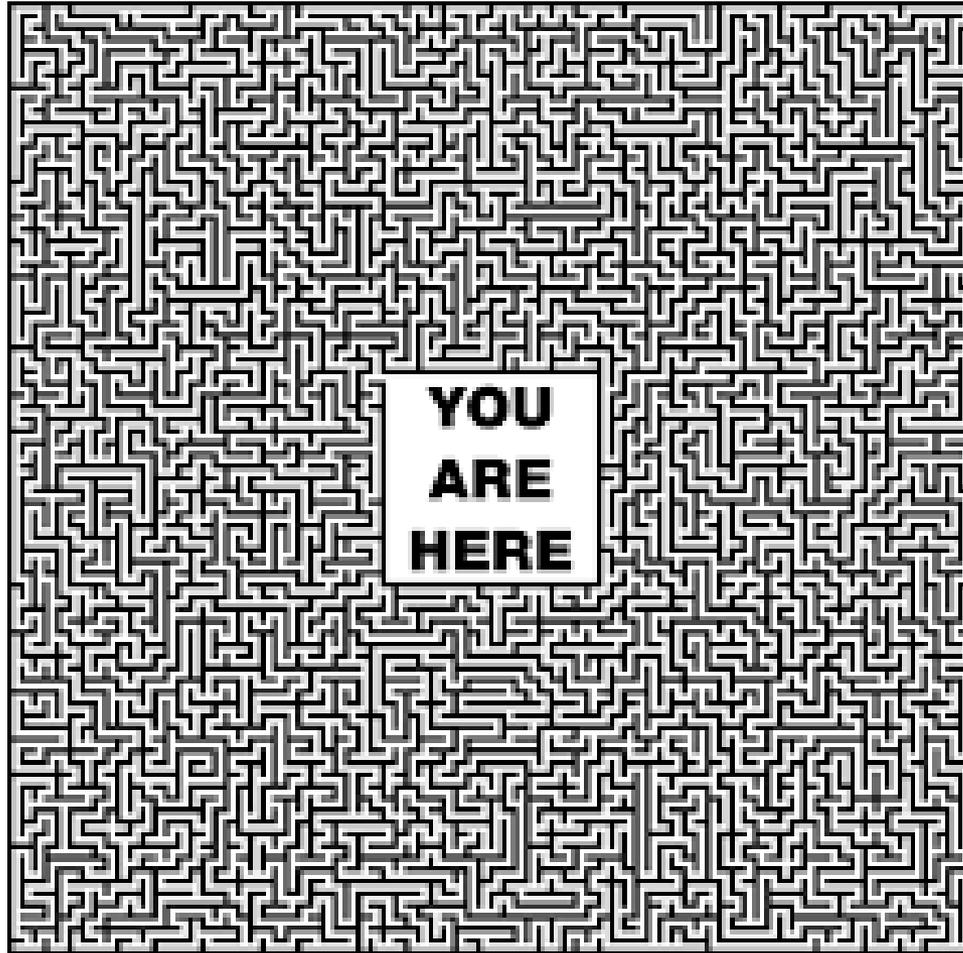
Comparison of LHA design guidelines

AND

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



Complex compliance



Gold has
wider
corridors!



Compliance context

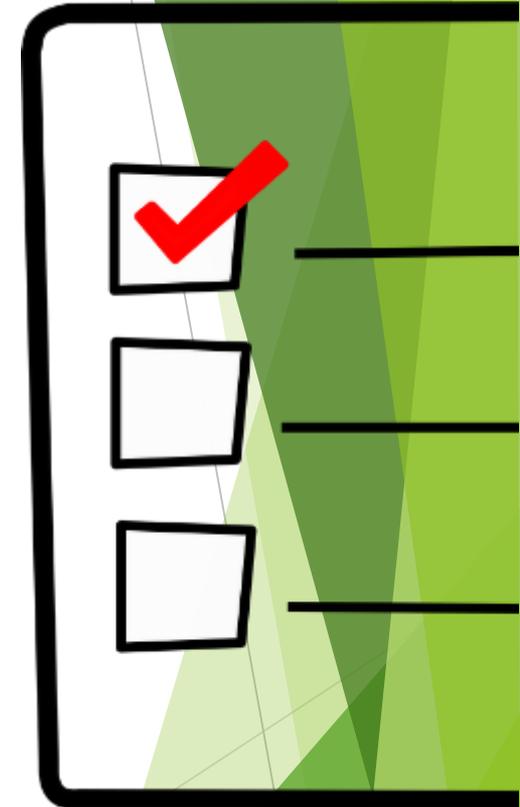
For different (ABS) dwelling structures:

Assess of LHA Silver, Gold and Platinum design guidelines

Cost neutral / current NCC requirement

Maybe extra

Additional cost



Complex compliance

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

Complex compliance

Dwelling-Structure¶ Gold¶	Class-1-Separate-house- (71%)¶		Class-1-Semi-det,row, terrace,townhouse(12%)¶		Class-2-units-1,2,3- storey-no-lift-(9%)¶		Class-2-units-4-or-more- storey-with-lift-(5%)¶		Notes¶
Reinforcement- requirements- adjacent-toilet, shower-and-bath¶	Additional-costs¶		Additional-costs¶		Additional-costs¶		Additional-costs¶		Extra-costs¶
7)-Internal-stairs¶	Where-installed,-stairways-are-designed-to-reduce-the-likelihood-of-injury-and-also-enable-safety-pathway.¶								¶
a)-i)-Continuous-hand- rail-one-sided¶	Single- storey-¶ NA¶	Current- NCC- requireme nts¶	Single-storey-¶ NA¶	Current- NCC- requiremen ts¶	Single- storey-¶ NA¶	Current- NCC- requireme nts¶	NA¶		No-additional-costs¶
ii)-Min-clear-1000mm- width¶	Single- storey-¶ NA¶	>1-storey- Potential- additional- costs¶	Single-storey-¶ NA¶	>1-storey- Potential- additional- costs¶	Single- storey-¶ NA¶	>1-storey- Potential- additional- costs¶	NA¶		Unlikely-to-be-extra- construction-cost;- potential-space-cost;- likely-be-designed- out¶
iii)-Be-straight¶	Single- storey-¶ NA¶	Cost- neutral¶	Single-storey-¶ NA¶	Cost- neutral¶	Single- storey-¶ NA¶	Cost- neutral¶	NA¶		Straight-stairs-are- simple-to-build;cost- neutral.¶
iv)-Adjacent-load- bearing-wall¶	Single- storey-¶ NA¶	Cost- neutral¶	Single-storey-¶ NA¶	Cost- neutral¶	Single- storey-¶ NA¶	Cost- neutral¶	NA¶		Stairs-will-typically- be-built-next-to- structural-wall.¶
8)-Kitchens¶	The-kitchen-space-is-designed-to-support-ease-of-movement-between-fixed-benches-and-to-support-easy- adaptation.¶								¶
a)-i)-1200mm-clear-in- front¶	Cost-neutral¶		Cost-neutral¶		Cost-neutral¶		Cost-neutral¶		Cost-neutral-as- typical-space- between-benches.- Not-relevant-for-L- shaped-or-galley- style-layouts¶
ii)-Slip-resistant-floor¶	Cost-neutral¶		Cost-neutral¶		Cost-neutral¶		Cost-neutral¶		Cost-neutral¶
b)-Floor-finish-under- cabinetry¶	Potential-additional-costs¶		Potential-additional-costs¶		Potential-additional- costs¶		Potential-additional-costs¶		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

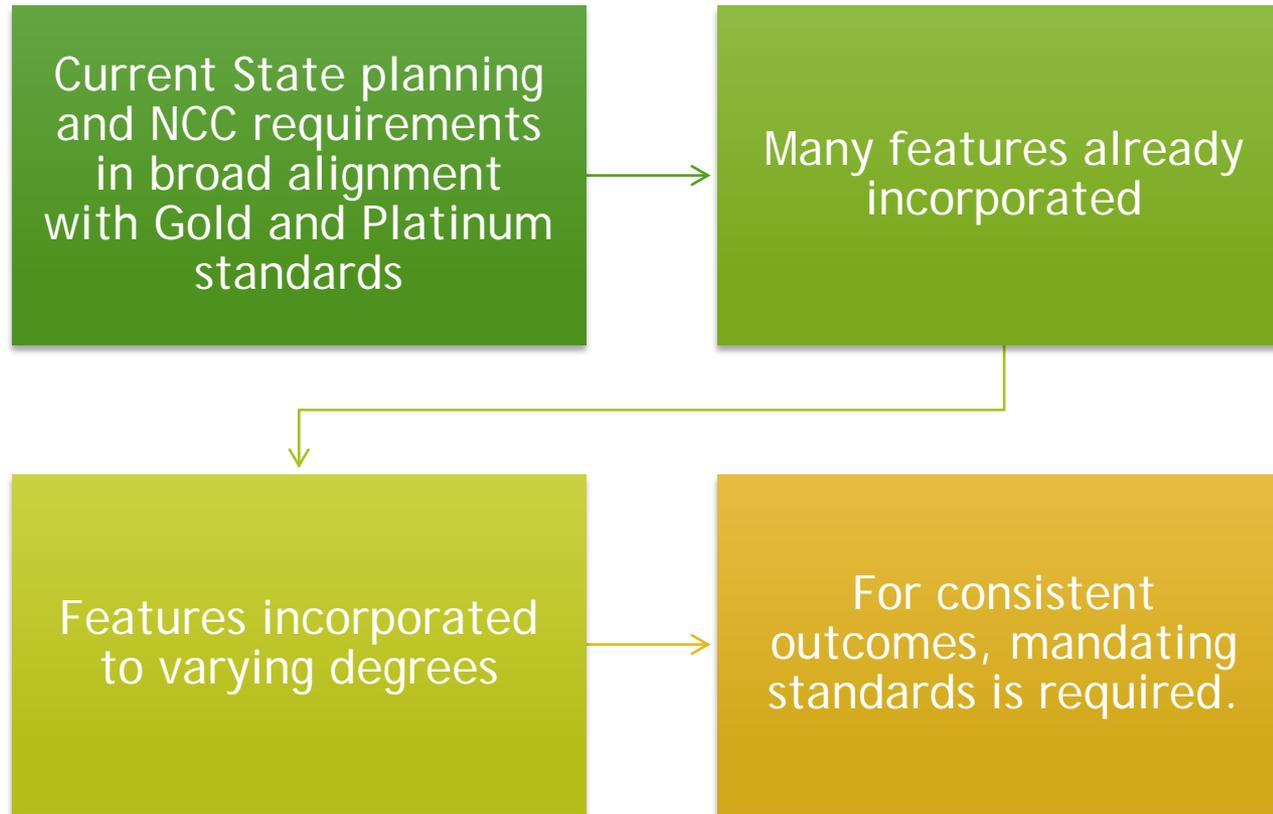
Human rights

Poor infrastructure

Unsustainable

Unresilient communities

Good news



Conclusion

Reassurance

Opportunity

Hope

Thank you



Housing or home?

