# Consultation Questions

This appendix sets out a series of consultation questions that are intended to stimulate discussion and guide responses to this Options Paper.

## Your details

Note: You do not need to provide this information, however doing so will enable us to contact you if we need to seek clarification or further information regarding your response.

**Name:** *Click here to enter text.*

**State / Territory:** *Click here to enter text.*

**Telephone number:** *Click here to enter text.*

**Email or postal address:** *Click here to enter text.*

## General Questions

1. Are you participating in this consultation as an individual or on behalf of an organisation or business (tick one as appropriate)?

 [ ]  Individual

 [ ]  Organisation

 [ ]  Business

*If you have ticked ‘business’ or ‘organisation’ above, please skip to question 8.*

2. Which of the following best describes your living arrangements (tick one as appropriate)?

 [ ]  Living in private rental

 [ ]  Living in public housing

 [ ]  Owner occupier

 [ ]  Living with friend or family

 [ ]  Living in specialist housing

3. Are you living with a disability (tick one as appropriate)?

 [ ]  Yes

 [ ]  No

 [ ]  Prefer not to say

4. Are you a carer of someone living with disability (tick one as appropriate)?

 [ ]  Yes

 [ ]  No

 [ ]  Prefer not to say

5. If you answered ‘Yes’ to questions 3 or 4, does your disability or that of the person you care for require the home to have accessibility features (tick one as appropriate)?

 [ ]  Yes

 [ ]  No

 [ ]  Prefer not to say

6. If you answered ‘Yes’ to question 5, what features were required (tick each that is applicable)?

 [ ]  A ramp or safe pathway to the front door or other entrance

 [ ]  A step-free entrance to the home

 [ ]  Wider internal doors and corridors

 [ ]  An accessible toilet or bathroom on the ground floor or entrance level

 [ ]  A bathroom and shower that is easier to access

 [ ]  Grabrails installed in bathroom and toilet

 [ ]  Safer internal stairways and paths

 [ ]  More space in and around the kitchen

 [ ]  More space in and around the laundry

 [ ]  Bedroom on the ground (or entry) level

 [ ]  Light switches installed at heights that are easy to reach

 [ ]  Doors that are easier to open and close

 [ ]  Other (please specify) *Click here to enter text.*

7. If you answered ‘Yes’ to question 5, when were the accessibility features included (tick one as appropriate)?

 [ ]  During construction of the home

 [ ]  Added after the home was built

 [ ]  Some features were original and some were added later.

 [ ]  Will be added in the future

 [ ]  Unable to add these features (please specify why) *Click here to enter text.*

*Note: only answer questions 8 to 10 if you are responding on behalf of a business or organisation.*

8. Which of the following best describes your organisation or business (tick one as appropriate)?

 [ ]  Developer

 [ ]  Building / Construction

 [ ]  Architect / Designer

 [ ]  Disability or accessible housing advocate

 [ ]  Government

 [ ]  Other (please specify) *Click here to enter text.*

9. If developer, builder, designer or architect, approximately what percentage of your clients request accessibility features (in the past 12 months)?

| **Client Group** |  **Estimated percentage (%)** |
| --- | --- |
| Owner occupiers | *Click here to enter text.* |
| Investors | *Click here to enter text.* |
| Other (please specify) | *Click here to enter text.* |

10. If Developer, builder, designer or architect, what are the most requested accessibility features from your clients?

 *Click here to enter text.*

## Questions about the Objective

Note: the objective is discussed on pages 13-14.

11. The Objective is that people have access to housing with a minimum level of accessibility features necessary, across a greater choice of accommodation options. Do you agree with the Objective? If you do not agree with the Objective, please provide reasons and possible alternatives.

 *Click here to enter text.*

12. The ‘Objective’ section of the Options Paper described three considerations as relevant to the setting of an accessibility standard. To what extent do you agree or disagree that each of these considerations is relevant

 *Tick one box in each row in the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Statement** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| That a clear definition of 'accessibility' is agreed upon at an early stage.  | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| That any specification adopted addresses accessibility features that are essential, not just desirable or best practice, to meet that agreed definition. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| That such a specification is applied in a way that achieves a positive cost benefit to home buyers and the community. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

13. What other considerations do you consider relevant to the Objective (if any)?

 *Click here to enter text.*

14. The Building Ministers’ Forum (BMF) has provided direction that the Liveable Housing Design Guidelines (LHDG) Silver and Gold Levels be considered as the basis for a minimum accessibility standard. To what extent do you agree or disagree that the LHDG are appropriate to meet the Objective?

 *Tick one box in the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Statement** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| The LHDG are appropriate to meet the Objective. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

15. What other options might meet the Objective more effectively or efficiently?

 *Click here to enter text.*

16. To what extent do you agree or disagree that the primary focus should be on addressing mobility-related issues?

 *Tick one box in the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Statement** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| The primary focus should be on addressing mobility-related issues. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

17. What issues other than mobility should be in-scope (if any)?

 *Click here to enter text.*

## Questions about the Options

Note: some possible options for an accessibility standard for housing are discussed in the section titled ‘**Possible Options for NCC Amendment**’.

18. The Options Paper described three possible options for National Construction Code (NCC) amendment. Which of these, if any, is your preferred option as a minimum standard for new residential housing (tick one as appropriate)?

 [ ]  Option 1 – LHDG Silver Level (5 Elements)

 [ ]  Option 2 – LHDG Silver Level (7 Elements)

 [ ]  Option 3 – LHDG Gold Level (12 Elements)

 [ ]  Other (please specify): *Click here to enter text.*

 [ ]  No change to the NCC

19. Please expand on the reason for your answer to question 18.

 *Click here to enter text.*

20. The Options Paper discussed 12 Performance Requirements from the LHDG. Please indicate whether you agree or disagree that these requirements should be the minimum standard for all new residential housing?

 *Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Performance Requirement** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| A safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| At least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| The ground (or entry) level has a toilet to support easy access for home occupants and visitors. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| The bathroom and shower is designed for easy and independent access for all home occupants. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Bathroom and toilet walls are built to enable grabrails to be safely and economically installed (immediately or in the future). | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Where installed, stairways are designed to reduce the likelihood of injury and also enable a safe pathway. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| There is a space on the ground (or entry) level that can be used as a bedroom. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Light switches are located at heights that are easy to reach for all home occupants. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Occupants are able to easily and independently open and close doors. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

21. What other Performance Requirements should be considered (if any)?

 *Click here to enter text.*

22: To what proportion of Class 1 (houses) and Class 2 (apartments) buildings should these features apply?

 *Tick one box in each row of the table below.*

| **Building Class** | **None** | **Some** | **Half** | **Most** | **All** |
| --- | --- | --- | --- | --- | --- |
| Class 1a buildings (houses) | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Class 2 buildings (apartments) | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

23. To what extent do you agree or disagree that the NCC should be modified to include minimum standards for accessible housing?

 *Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Statement** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| The primary focus should be on addressing mobility-related issues. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

## Questions about the Potential Benefits of Accessible Housing

These questions are about the potential benefits of setting a minimum accessibility standard for housing.

24. Please refer to your response at questions 20 and 21. If your response to that question was implemented, to what extent do you agree or disagree that the following benefits would be realised?

 *Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Potential Benefit** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| Avoiding later costs of adaptation for occupants | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Reduced social isolation / increased ‘visitability’ | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Ability to stay / age in home and community longer | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Delayed / reduced use of specialist housing | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| A greater choice of accommodation options | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

25. What other benefits, if any, would be realised from an increase in accessible housing?

 *Click here to enter text.*

26. Over what time period would each of these benefits be realised?

 *Tick one box in each row of the table below.*

| **Potential Benefit** | **Short term (1-10 years)** | **Medium term (11-20 years)** | **Long term (more than 20 years)** | **Never** |
| --- | --- | --- | --- | --- |
| Avoiding later costs of adaptation for occupants | [ ]  | [ ]  | [ ]  | [ ]  |
| Reduced social isolation / increased ‘visitability’ | [ ]  | [ ]  | [ ]  | [ ]  |
| Ability to stay / age in home and community longer | [ ]  | [ ]  | [ ]  | [ ]  |
| Delayed / reduced use of specialist housing | [ ]  | [ ]  | [ ]  | [ ]  |
| A greater choice of accommodation options | [ ]  | [ ]  | [ ]  | [ ]  |

27. What factors may influence whether these benefits are realised?

 *Click here to enter text.*

## Question about the Preliminary Costings

These questions are about the preliminary cost estimates for accessible housing. These estimates are detail in the section titled ‘**Preliminary Costings—New Buildings**’.

28. Overall, in your opinion, how much do you agree or disagree that with the statements below?

 *Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

| **Statement** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| The methodology for estimating costs is appropriate | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| The estimated costs for each option are accurate | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

29. Please expand on your responses to question 28?

*Click here to enter text.*

30. What factors may influence if these costs will be realised?

*Click here to enter text.*

31. For each of the three Options, to what extent do you agree or disagree that the benefits of requiring an accessible housing standard outweigh the additional costs?

| **Option** | **1** | **2** | **3** | **4** | **5** |
| --- | --- | --- | --- | --- | --- |
| Option 1 – LHDG Silver Level (5 Elements). | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Option 2 – LHDG Silver Level (7 Elements). | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Option 3 – LHDG Gold Level (12 Elements). | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

End of consultation questions