**Alternative Consultation Questions**

These alternative consultation questions are intended to stimulate discussion and guide ABCB in their ongoing work with the Options Paper. Some of the original questions have been retained. Several questions cannot be answered because there is insufficient information provided in the Options Paper. Questions relating to whether someone identifies with disability, their household situation etc have been removed, as in the absence of a defined sampling frame and external validation checks, this data is unlikely to provide meaningful results.

These response questions have been simplified.

### How to submit your response

Responses may be emailed to: **nccawareness@abcb.gov.au** (with the subject line 'Accessible Housing'). Please send response as an attachment to the email, either as a Word or PDF file.

Alternatively, responses may be posted to:

 Accessible Housing

 Australian Building Codes Board

 GPO Box 2013

 Canberra ACT 2601.

The due date for responses is close of business (AEST) on **30 November, 2018**.

***Late submissions will not be accepted without prior arrangement.***

**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 answer question 2.*

*Note: only answer questions 2 if you are responding on behalf of a business or organisation.*

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

 [ ]  Developer

 [ ]  Building / Construction

 [ ]  Architect / Designer

 [ ]  Occupational therapist

[ ]  Access consultant

[ ]  Community Housing provider

 [ ]  Disability or accessible housing advocate

 [ ]  Government

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

**Defining the objective**

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

3. Which definition should be used to help frame the objective?

[ ]  The current **NCC definition of ‘accessibility’** (*Accessible* means having features to enable use by people with a disability.)

[ ]  The current LHA **‘livable home’** term (A *livable home* is designed and built to meet the changing needs of occupants across their lifetime.)

[ ]  Another term, please state.

 *Click here to enter text.*

**Questions about the Potential Benefits of Accessible Housing**

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

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Potential Benefit** | **1** | **2** | **3** | **4** | **5** |
| It is important that new housing has minimal environmental impact to ensure the long-term viability and sustainability of Australia’s industrial resources. | [x]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important to have a consistent set of technical codes and regulations for housing. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important to be able to adapt my home at minimal cost, as life changes. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important that housing forms part of a sustainable infrastructure for the benefit of me, my family, children; grandchildren. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important that the housing industry continually improves practices and techniques. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| All Australians should be able to live where and with whom they choose. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important to be able to return home promptly after a hospital stay. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important for me or my older relatives to be able to stay at home when I/they get older, rather than go to a facility. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| It is important to ensure that Australian homes can respond to changing demographics, including the doubling of the number of people aged 65+by 2054. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Excellence in housing construction is important.  | [x]  | [ ]  | [ ]  | [ ]  | [ ]  |

 Comments *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**’.

5. Do you feel you have the knowledge, information and/or experience to evaluate the costing methodology?

 Yes [ ]  Go to Q6

No [ ]  Go to Q7.

 Comments *Click here to enter text.*

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

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

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

Comments *Click here to enter text.*

**Other considerations**

7 To what extent do you agree that the following factors should be considered in a cost benefit analysis?

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

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Considerations**  | **1** | **2** | **3** | **4** | **5** |
| Avoided cost of inefficiencies from inconsistent regulations between planning and NCC | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Value of improved health outcomes from getting people home from hospital sooner. (after accident or illness) | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Avoided costs of home modifications | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Avoided costs of slip/trips/falls in the home | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Avoided costs of residential aged care – (delayed entry) | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Avoided costs of relocation/moving | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Avoided costs of functional obsolescence of the dwelling | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |
| Avoided costs of lost embodied energy/lost energy productivity (from reduced service life, ie home no longer fit-for-purpose) | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

Comments *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**’.

8. 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’.*

|  | **Strongly disagree** |  |  |  | **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. | [ ]  | [ ]  | [ ]  | [ ]  | [ ]  |

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

 *Click here to enter text.*

10. To what extent do you agree or disagree that the National Construction Code (NCC) should be modified to include accessible features in housing?

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

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Statement** | **1** | **2** | **3** | **4** | **5** |
| To what extent do you agree or disagree that the NCC should be modified to include accessible features in housing? | [x]  | [ ]  | [ ]  | [ ]  | [ ]  |

End of alternative consultation questions.

Send this document, and any other documents, as an attachment to an email to NCCawareness@abcb.gov.au

with Accessible Housing in the subject line.