

Universal Housing Design: Let's get going!

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Australian Network
for Universal
Housing Design

The story so far...

Voluntary guidelines

- ◉ Australian Standard 4299 (1995).
- ◉ MBA Housing for Life booklet (2001),
- ◉ Smart and Sustainable Homes (2004-9),
- ◉ NSW LandCom (2008),
- ◉ ULDA Accessible Housing guidelines (2009)
- ◉ Victorian Build for Life website (2009)
- ◉ WA Liveable Homes (2010)



Livable Housing Design

- ◉ **Agreement** in 2010
- ◉ Voluntary **national access guideline** for new housing
- ◉ Minimum access in **all new homes by 2020**



Targets:

All housing

- “ **25% to Silver level by 2013**
- “ 50% to Silver level by 2015
- “ 100% to Silver level by 2020



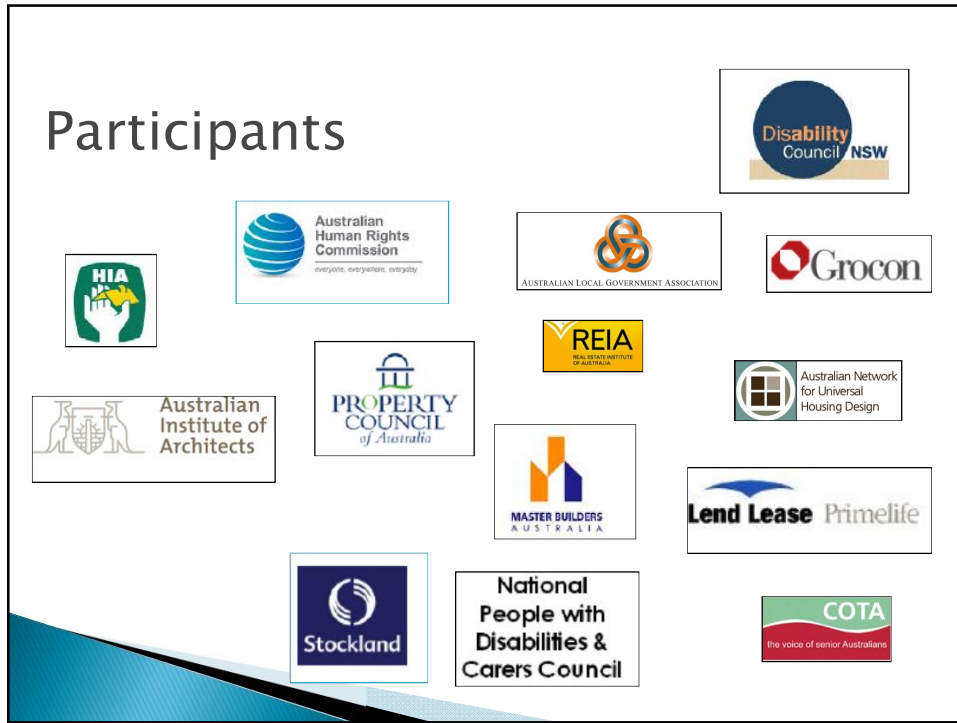
Targets:

Social housing

- “ **100% to Silver level by 2011**
- “ **50% to Gold level by 2014**
- “ 75% to Gold level by 2017
- “ 100% to Gold level by 2019



Participants



Strategies

- ▶ Leadership
- ▶ Certification
- ▶ Advocacy
- ▶ Education



Achievements

- ▶ A recognised brand
- ▶ Support from large developers
- ▶ Certification system
- ▶ Support from all levels of government



Four years on...

- ▶ a series of ongoing reviews.
- ▶ the first in 2013 to identify:
 - areas of successful application
 - any barriers to uptake
 - need for other incentives

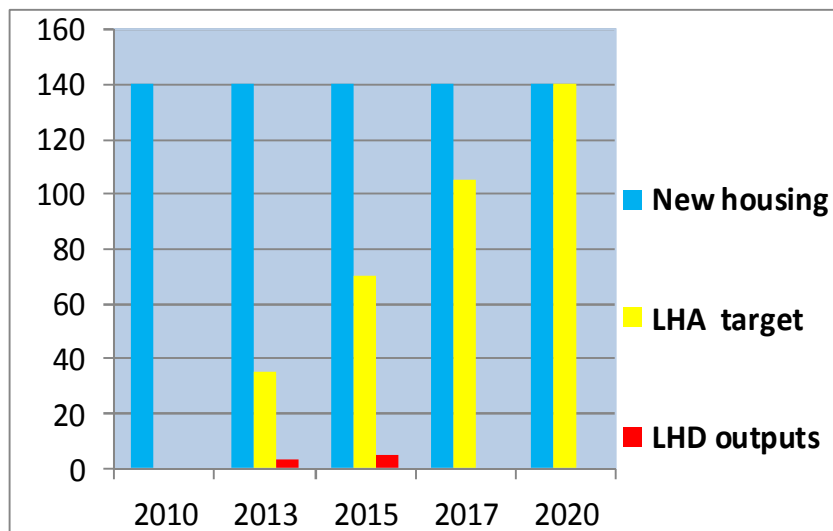
No review

Results

Plans

- ▶ 109 Platinum Provisional
- ▶ 148 Gold Provisional
- ▶ 27 Silver Provisional

- ▶ **Built dwellings**
- ▶ 26 Platinum Final (all are SAIF projects)
- ▶ 0 Gold Final
- ▶ 0 Silver Final



Government

- ▶ National Disability Strategy
- ▶ Aged Care Reforms
- ▶ Various State and Local Government policies
- ▶ National Disability Insurance Scheme
- ▶ Livable Housing Australia

Review of National Dialogue



Consultation

- ▶ Canberra forum on 27 Nov 2012
- ▶ Sydney forum on 7 Nov 2013
- ▶ Brisbane forum 9 May 2014

- ▶ Letter to all the National Dialogue members.

Canberra forum on 27 Nov 2012

RI Australia

- ▶ *“Whilst voluntary codes may assist governments and some developers, the general building industry requires a mandatory, regulatory process to ensure implementation”.*

Sydney forum on 7 Nov 2013

RI Australia, ANUHD, Livable Housing Australia and Stockland

- ▶ *“Provide national regulation, develop incentives and educate builders and consumers”*

Brisbane forum 9 May 2014

RI Australia, ANUHD + 11 other organisations

- ▶ *“Get comprehensive cost/benefit analysis including Aged care reforms and NDIS.*
- ▶ *Actively lobby for regulation.*
- ▶ *Support the work of LHA.*
- ▶ *Call the National Dialogue to account.”*

Conclusions

- ▶ Government prefers a voluntary strategy.
- ▶ LHA is working hard.
- ▶ Targets are not being met.
- ▶ National Dialogue has lost interest.
- ▶ Current strategies are insufficient to reach the 2020 target

Three options for government

- ▶ Ignore the target
- ▶ Provide financial incentives
- ▶ Regulate in the National Construction Code

Recommendations

Australian Government should:

- ▶ Continue support for 2020 target
- ▶ Accurately measure progress of voluntary approach

If 2015 target (50%) is not reached

- ▶ Perform cost/benefit analysis of mandated access features
- ▶ Regulate in National Construction Code

Full report is available on
www.anuhd.org

Thank you