

The costs and benefits of Livable Housing Design standard

Frequently Asked Questions

What is the Livable Housing Design standard?

- The National Construction Code will require all new homes to have basic access features. These features are known as the Livable Housing Design standard.
- The features are a step-free entry, wider corridors and doorways and a shower and toilet that are easy to use¹.

What are the costs and benefits of the Livable Housing Design standard?

- Government policy makers and academics weighed up the costs and benefits of mandating the Livable Housing Design features.
- They found that there was a small cost to construction which could be minimised with good design.
- They also found that mandating the features would result in significant and lasting benefits to all Australians².

Why do the costs of the Livable Housing Design standard quoted by builders vary?

- The housing industry claims that the cost is too much. Their costs vary from \$3000 to \$40,000 per home³⁻⁵.
- Some builders are already implementing the standard. The costs are low for them. That's because their teams can do it without mistakes or loss of time for rectification.
- Builders who are not implementing the standard will need to change their plans and train their teams to make sure there are no costly mistakes. In the short term their costs will be higher.
- The standard gives builders a clear guide about what is required. Once everyone is doing it, any additional costs will fall⁶.

What are the benefits for Australian households?

- People will have more choice about where to live at little, if any, extra cost. It will cost 22 times more if these features have to be added later⁷.
- People will be able to age in their own home safely, and comfortably. We will all grow old eventually.
- If a family member becomes disabled, the family can stay in their home. It's also good for older visitors or those with a disability.
- Mandating the standard gives buyers and renters a standard they can rely on.



References

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