



# Homelessness NDIS Universal Housing Design *What is it, why and how?*

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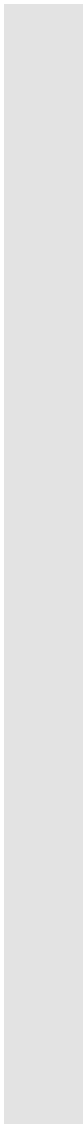
**Regional  
Homelessness  
Summit-2017**

**Ballina NSW**

**19 October 2017**



## Three key housing issues for people with disability:

- Support (NDIS)
  - Accessibility (Universal Design)
  - Affordability
- 

# NDIS “Choice and control”



The NDIS will provide all Australians under the age of 65 who have a permanent and significant disability with the reasonable and necessary supports they need to enjoy an ordinary life.

- Entitlement
- Individualised funding
- Portability across Australia
- Regular reviews
- Shift in authority to person with disability

# Universal Design

**Universal design** enables everyone, to the greatest extent possible, without the need for adaptation.

1. Equitable Use.
2. Flexibility in Use.
3. Simple and Intuitive Use.
4. Perceptible Information.
5. Tolerance for Error.
6. Low Physical Effort.
7. Size and Space for Approach and Use.

What is it?



What it is not





# Universal design in housing



# Universal design in housing



Step-free access to  
dwelling



One level entry



# Universal design in housing



Straight stair  
against a wall



Wider doors and  
corridors

# Universal design in housing

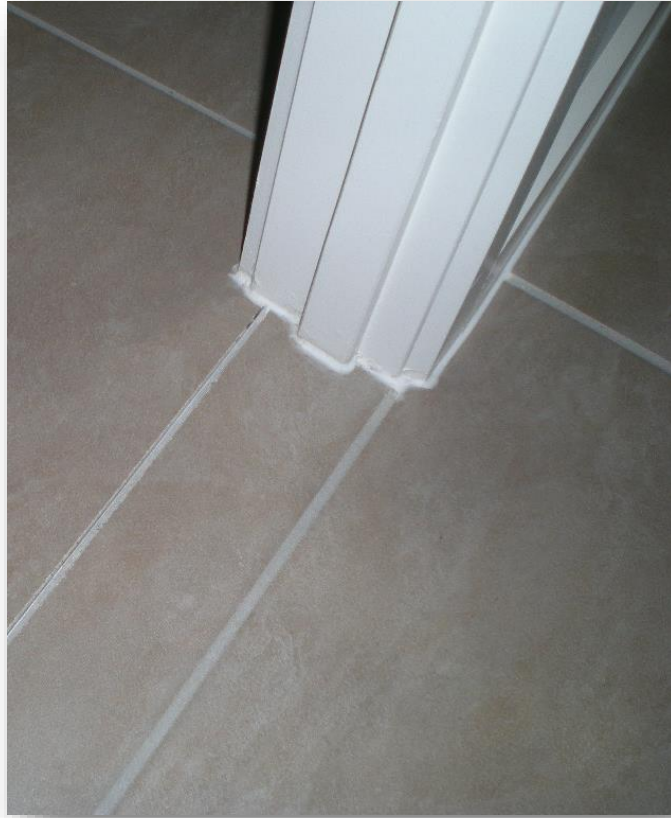


Accessible toilet on  
entry level



Step-free shower

# Universal design in housing



Step-free transitions



Reinforcement in walls

Why?

## United Nations Convention on the Rights of Persons with Disabilities

- Universal design
- Optimal choice
- Inclusion and participation in the community

How?

With difficulty...



“A connected but fragmented industry”

(Bringolf, 2011)



2010

# National Dialogue on Universal Housing Design

*“All new homes will be of an agreed Universal Housing Design standard by 2020 with interim targets to be set within that 10-year period.”*

(NDUHD, 2010)

# National Dialogue on Universal Housing Design



National  
People with  
Disabilities &  
Carers Council



Australian  
Institute of  
Architects



Australian Network  
for Universal  
Housing Design



Australian  
Human Rights  
Commission  
*everyone, everywhere, everyday*



# Livable Housing Design



**SILVER**  
Visitable



**GOLD**  
Enhanced  
Access



**PLATINUM**  
Wheelchair  
Access.

2011

# COAG National Disability Strategy 2010-2020

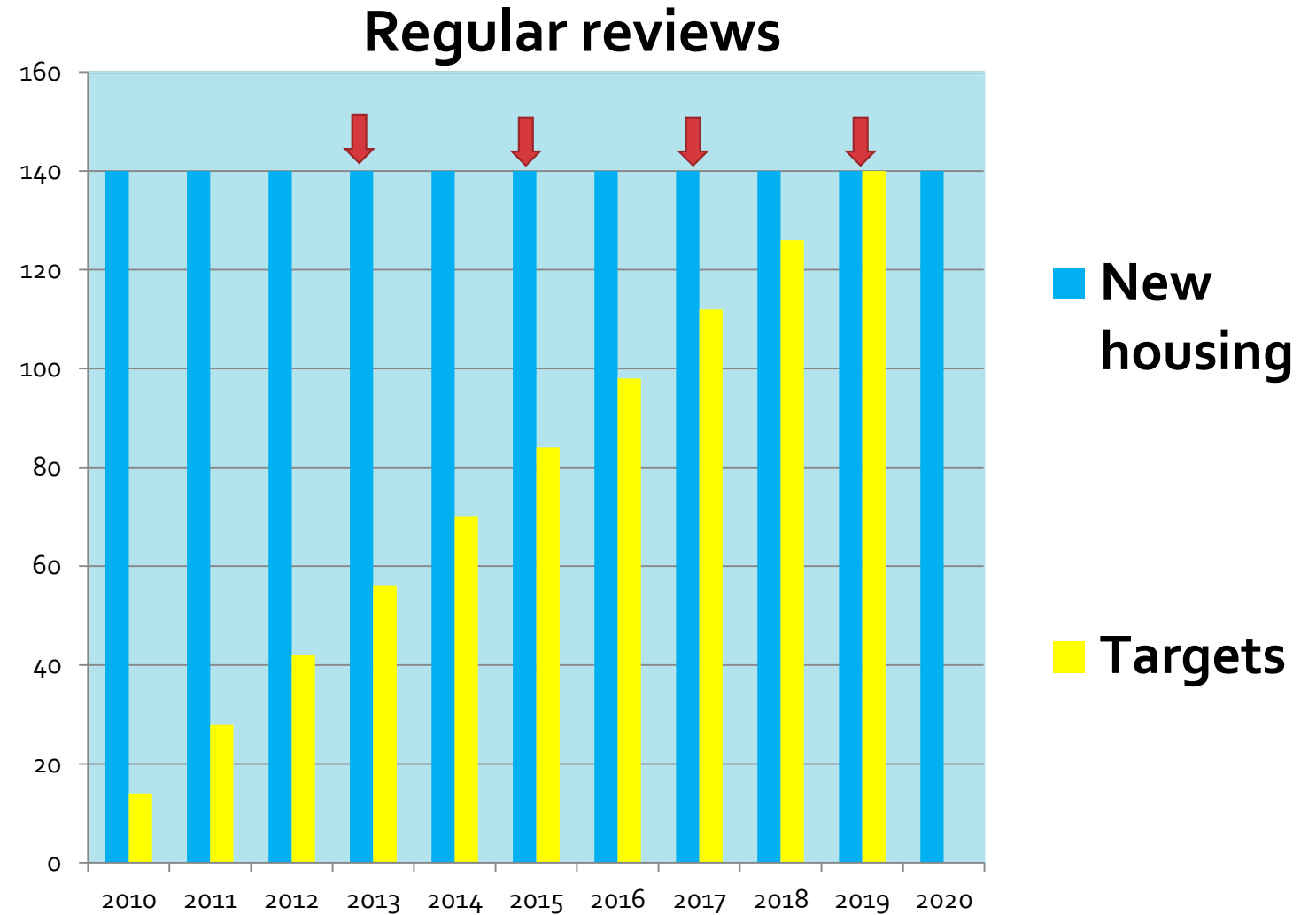
*"All new homes will be of an agreed Universal Housing Design standard by 2020 with interim targets to be set within that 10-year period."*

(COAG, 2011)

2013

*"...transparent  
process and  
regular reviews"*

(PCA, 2010)



(NDUHD, 2010)

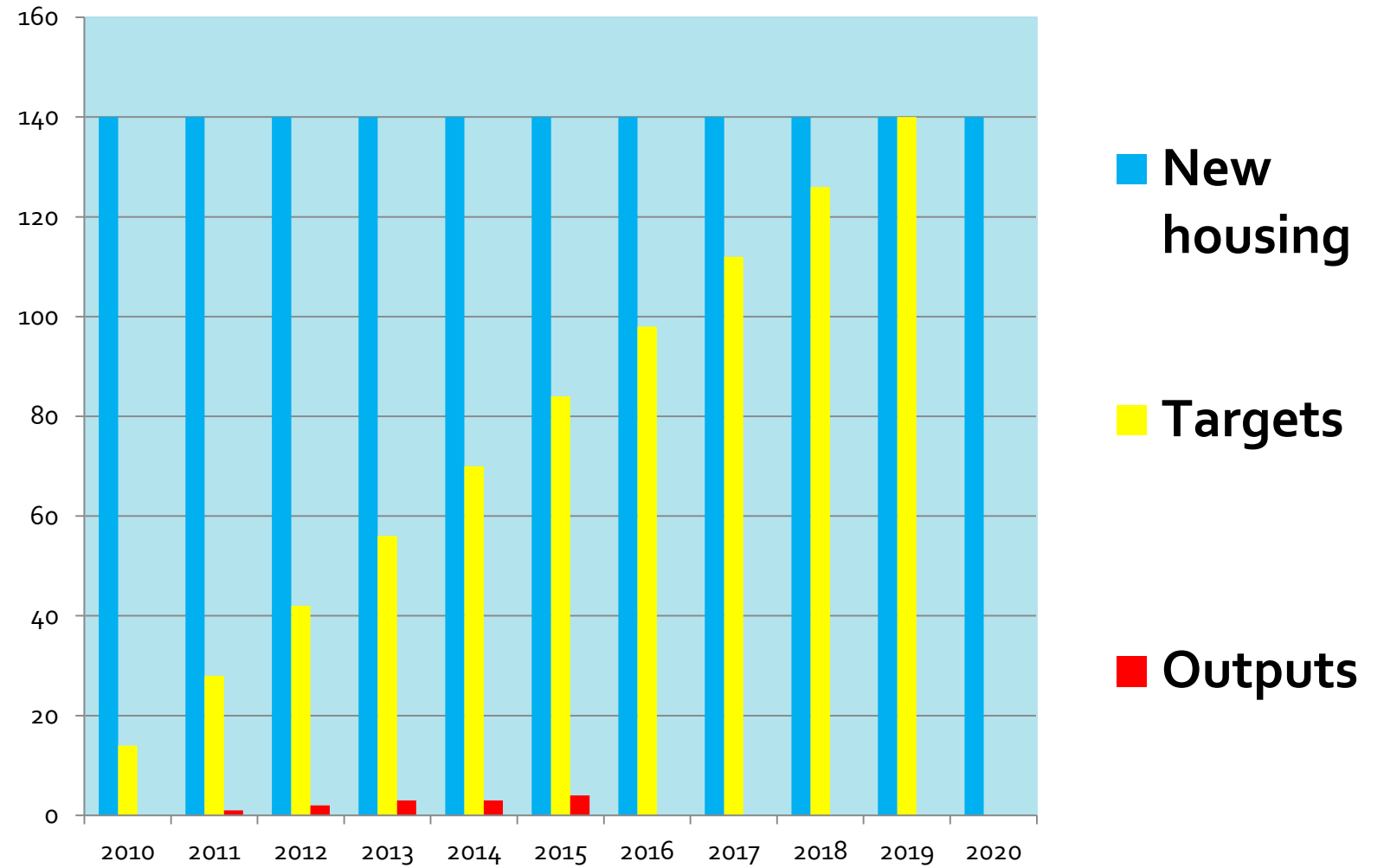


2015

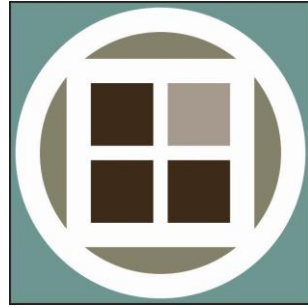
# Review by ANUHD & RI Australia

*"The current voluntary approach will achieve less than 5% of the National Dialogue's 2020 target."*

# 2015



How?



Regulate for access features  
in the **National Construction Code**  
for all new and extensively modified  
housing.

Supported by education and  
training for the housing industry.

2016

## Proposal for Change to National Construction Code

To provide for accessibility in all new housing to ensure:

- reliable national standard for accessibility in newly constructed housing; and
- the 2020 targets are met.

2016

# Refused

*"...this is a policy rather than a technical matter, which will require resolution at [the COAG] level..."*



2017

# COAG's Building Ministers Forum

*"A national Regulatory Impact Assessment [is to be] be undertaken **as soon as possible** to consider applying a minimum accessibility standard for private dwellings in Australia."*



2017

# Australian Building Codes Board

- Unable to complete within the 2020 timeline.
- No changes to NCC until 2022.

(Savery, 2017)



Questions?