

Livable Housing Design



*Who will take
responsibility?*

Margaret Ward





Agreement with housing industry

Voluntary access code

National approach

Minimum access in all new housing by 2020



National
People with
Disabilities &
Carers Council





*Respond
voluntarily*

- **National Disability Strategy 2010-2020.**
- **Aged care policy**
- **NDIS**
- **State of Australian Cities Report 2012.**
- **State and Local Government policies.**



Minimal demand

Questioning the need

Reluctance to change what sells

Imrie 2006, pp. 45-67, Nishita, Liebig, Pynoos, Perelman, & Spegal, 2007,
Karol, 2008)

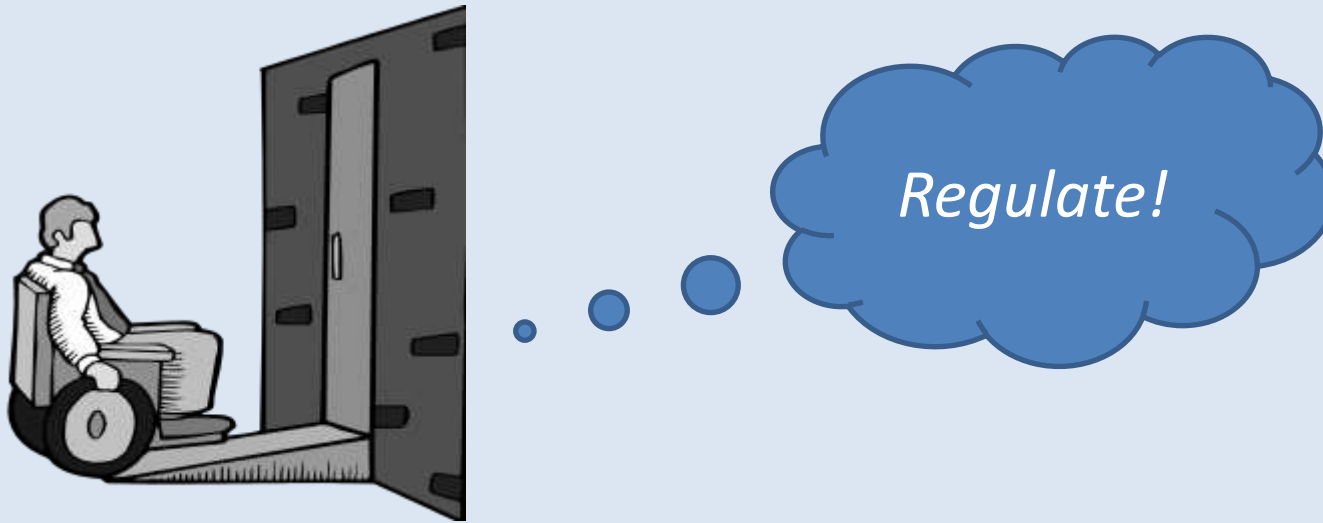


Older people and disabled people stay put.

Young buyers don't want "special".

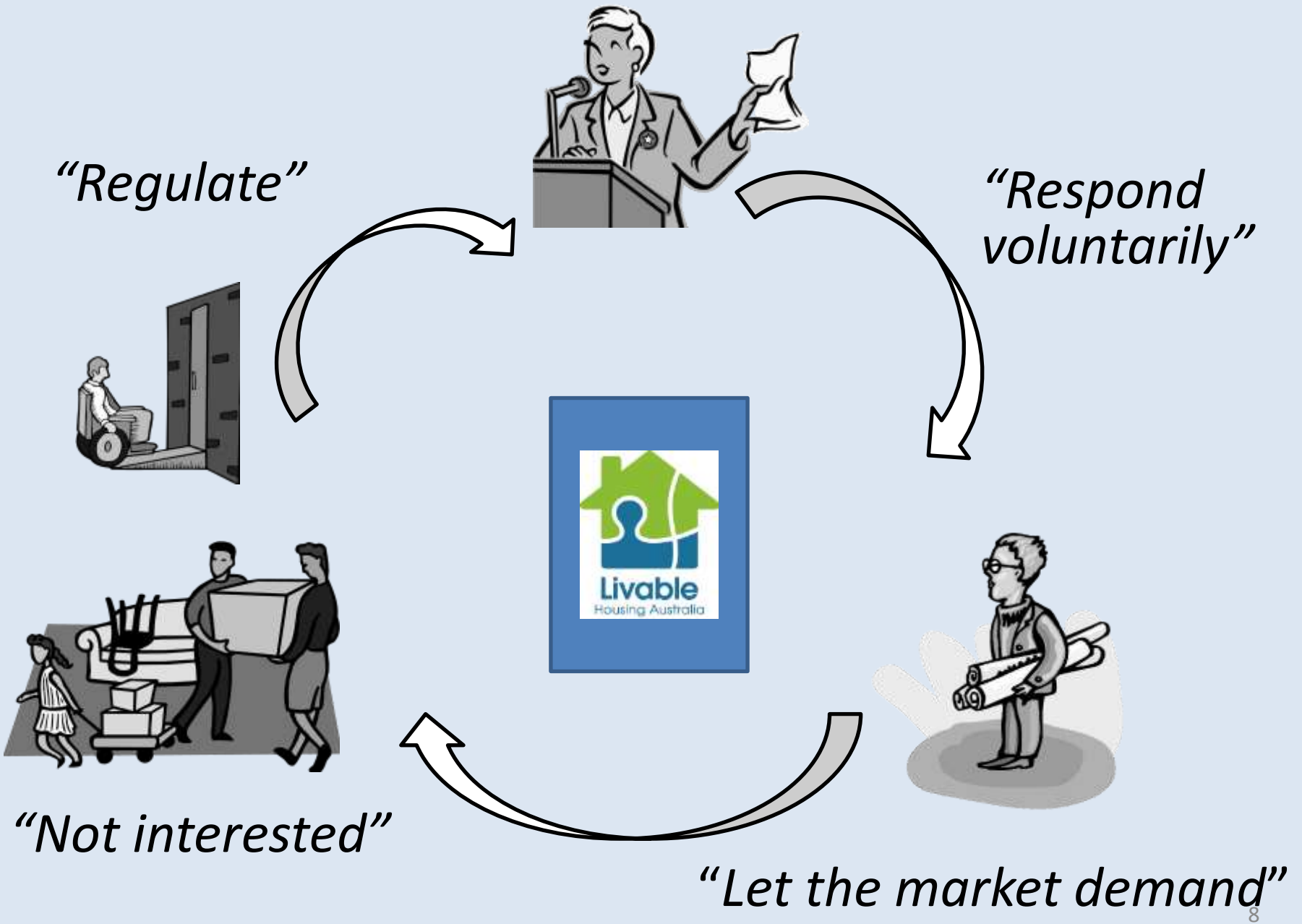
Retirees (baby boomers) are not ready.


Spanbroek & Karol, 2006; Judd, Olsberg, Quinn & Demirbilek, 2009; Beer & Faulkner, 2009; Crabtree & Hes, 2009.



Disability advocates want regulation

Australian Network for Universal Housing Design (2013) Civil Society Project Group. (2012).

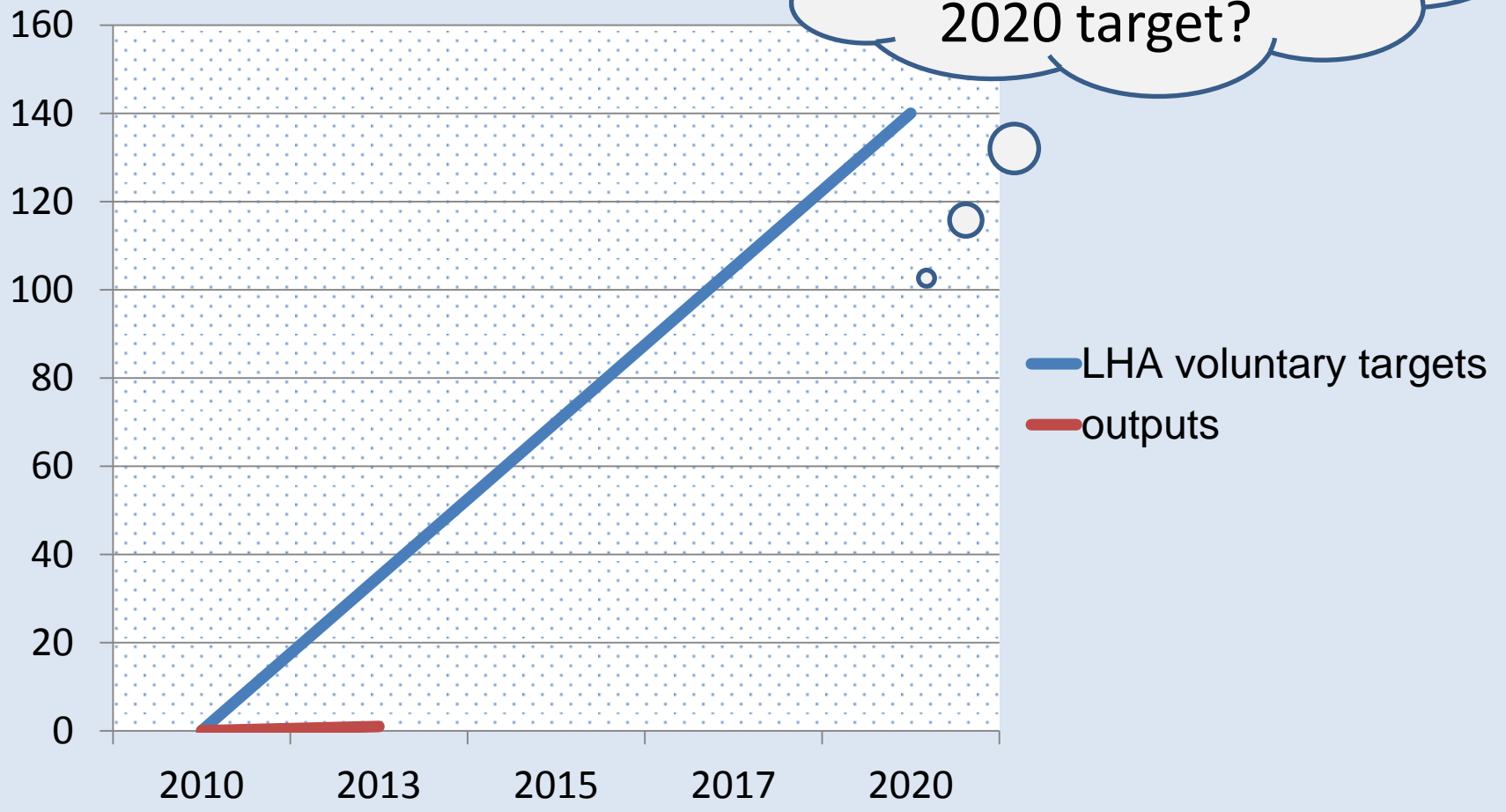




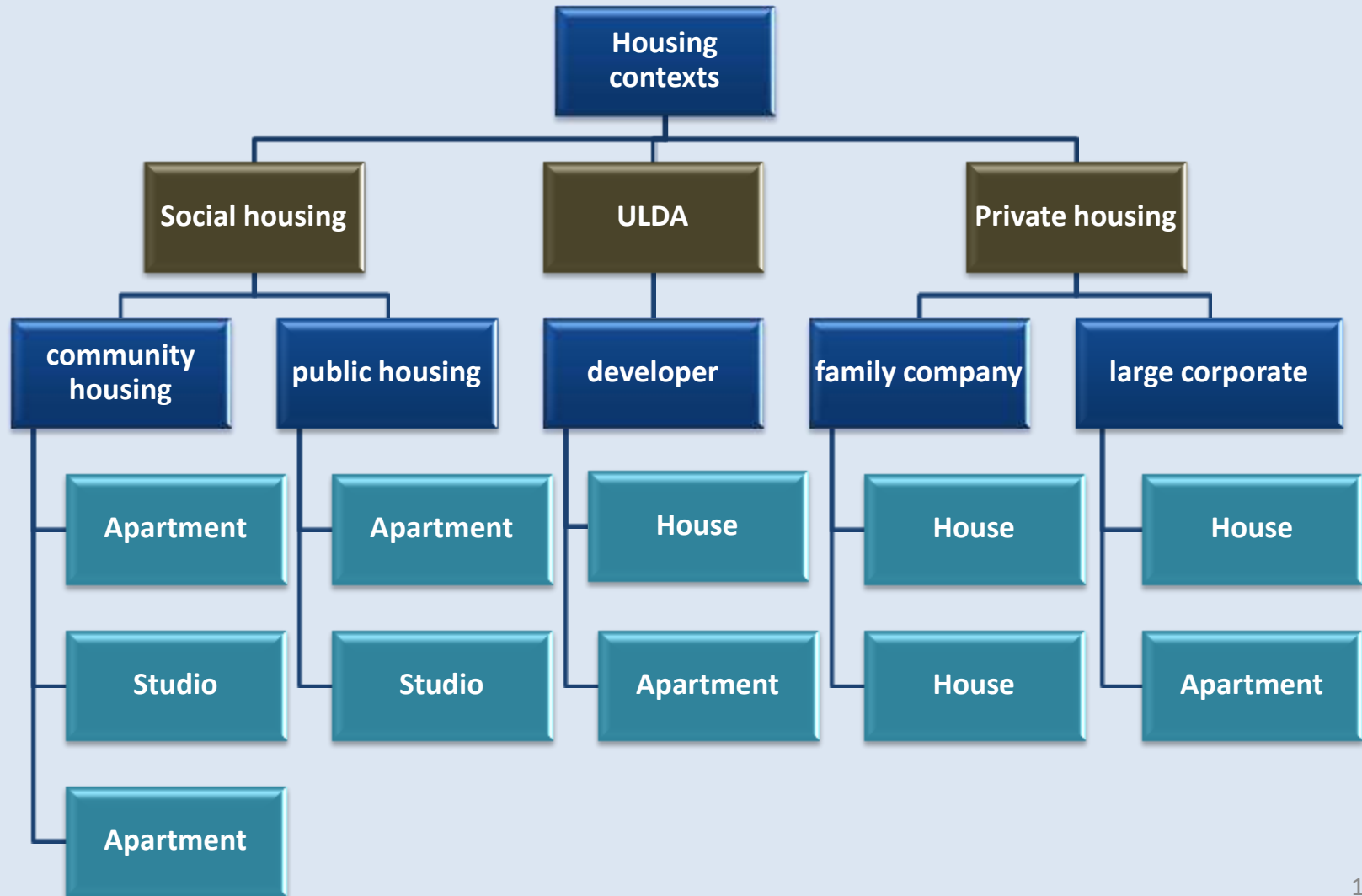
So who will take responsibility?

Photo: M. Ward

So who will take responsibility for the 2020 target?



Research 11 dwellings



Research 28 participants

- 12 Developers
- 8 Designers
- 5 Builders
- 3 Site supervisors



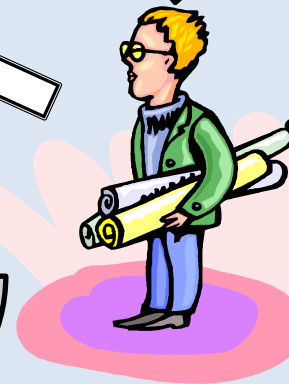
What might assist builders?



- *Coherent policy*
- *Consult on regulation*
- *Regulation*



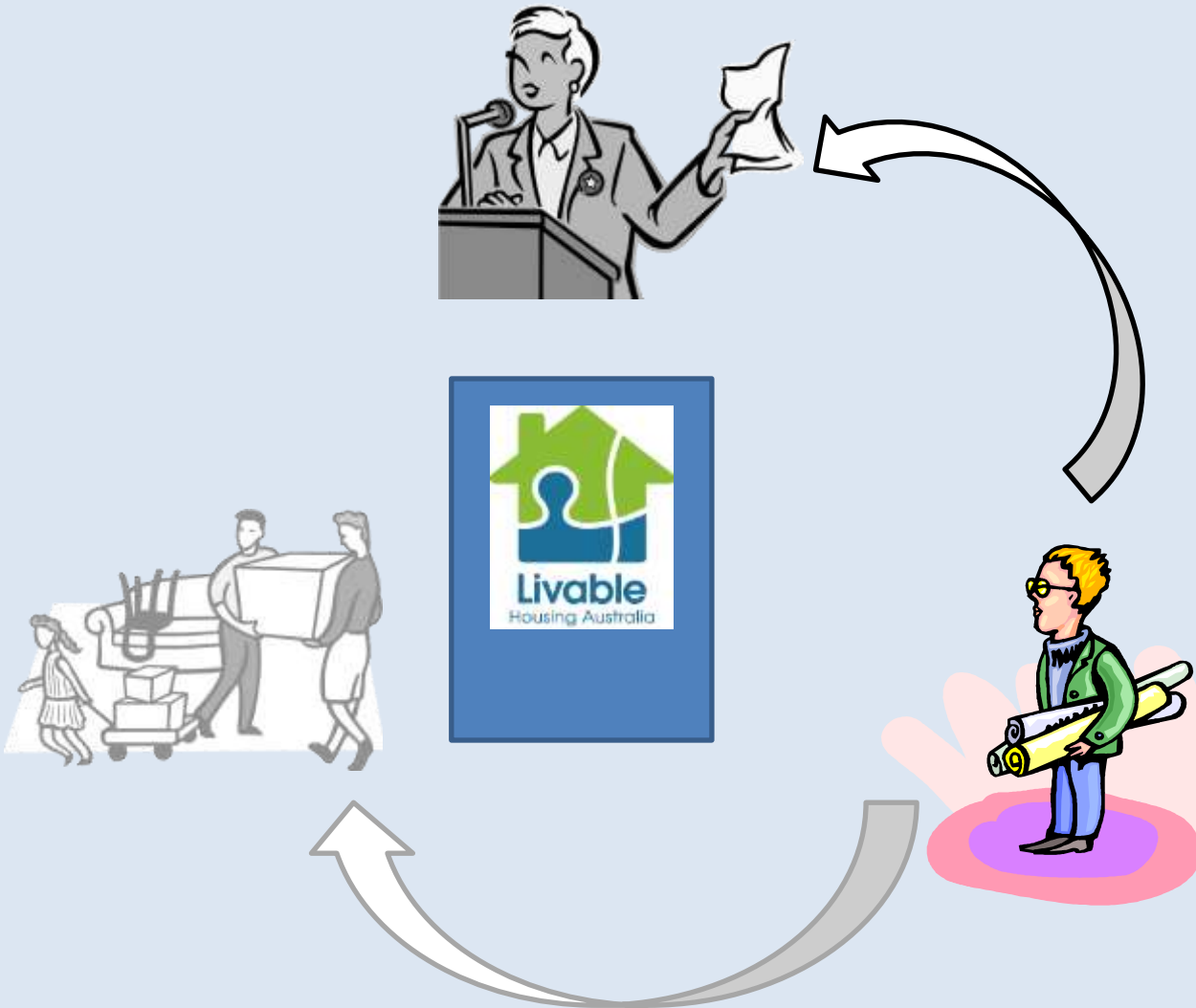
Encourage demand



- *Demonstrate good practice*
- *Challenge existing practice*

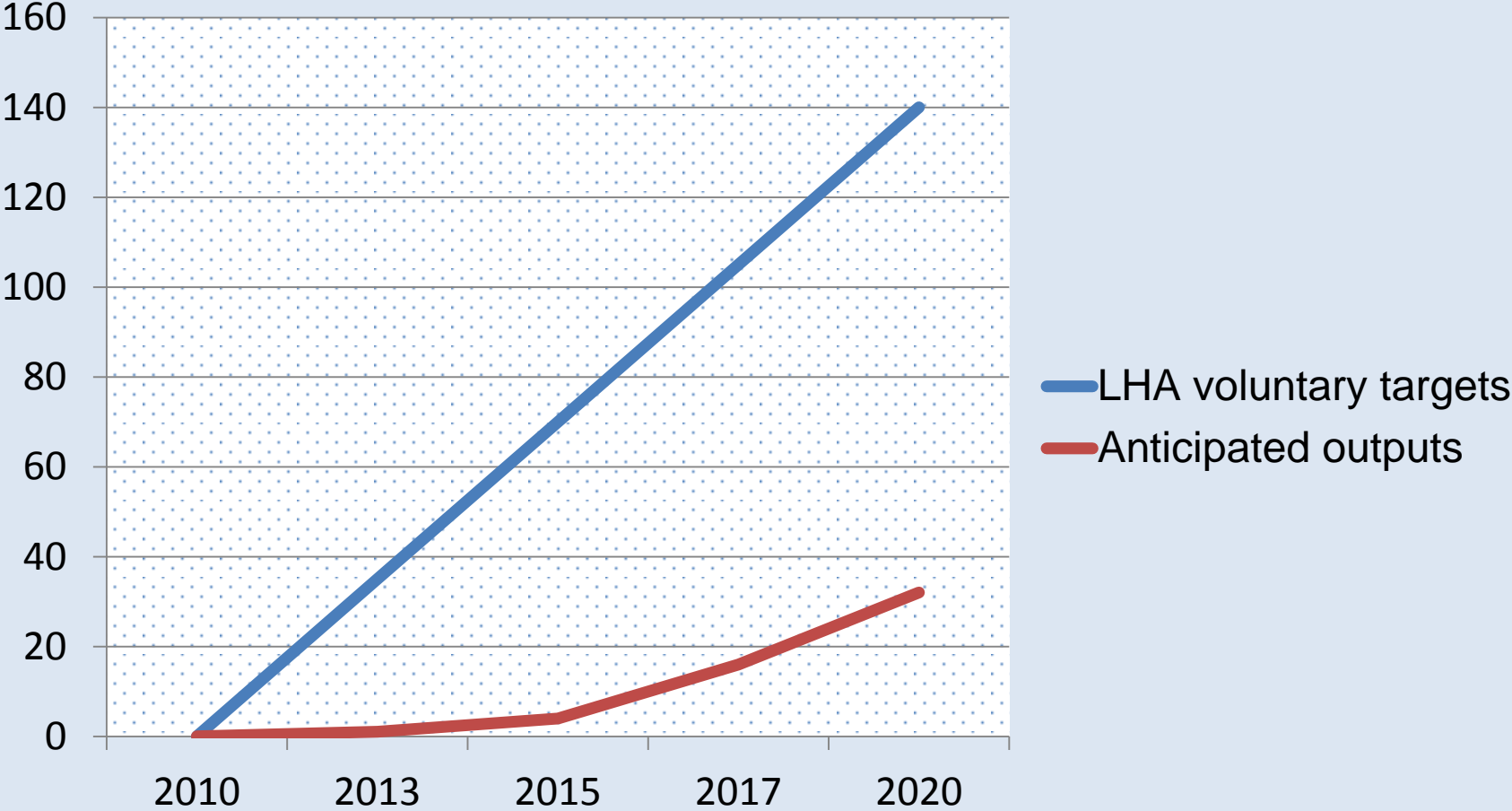


How to reach the 2020 target?

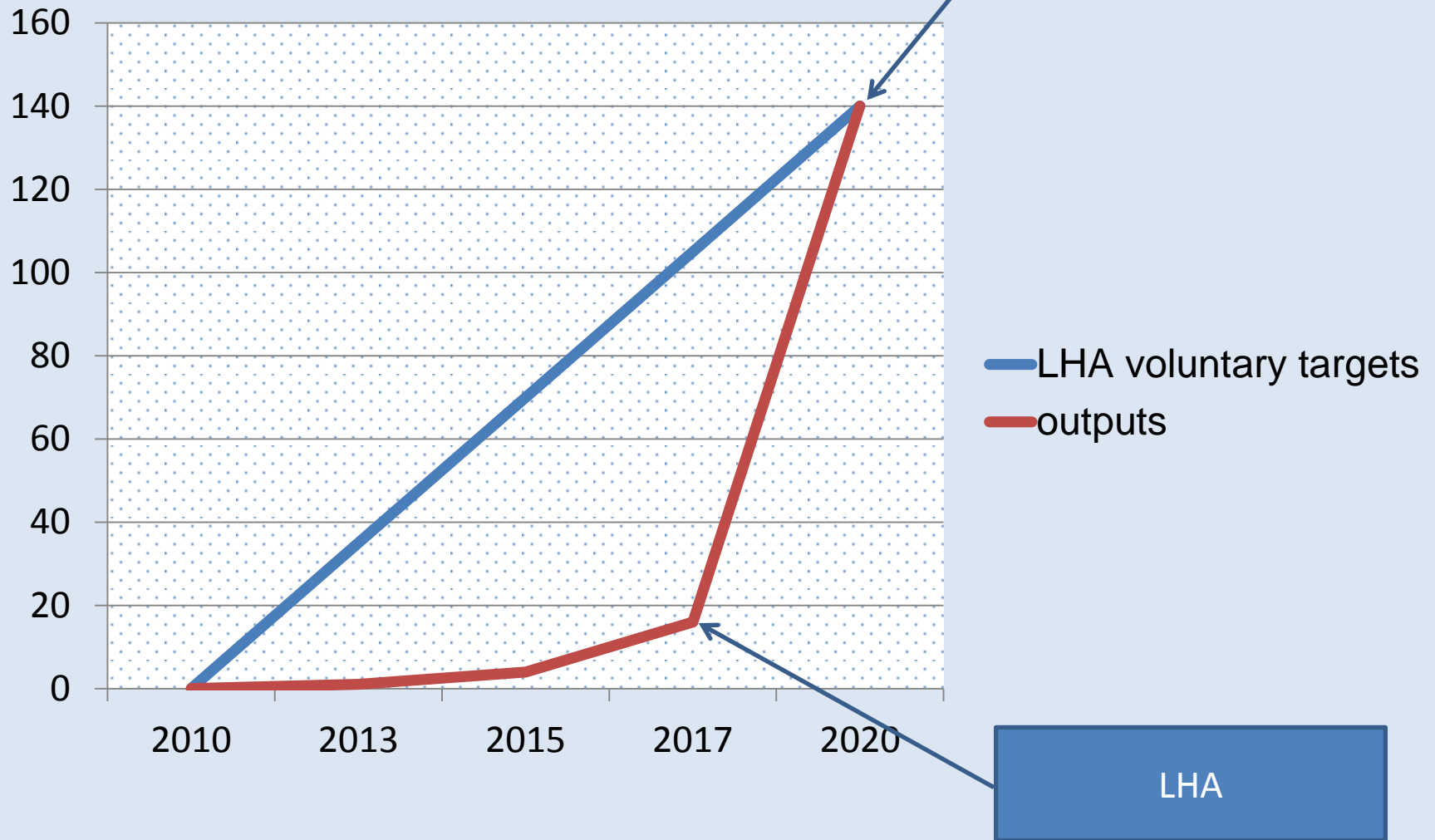


“I don’t agree with regulation by the way (laugh) but I think it’s the only way forward”.

Voluntary Approach

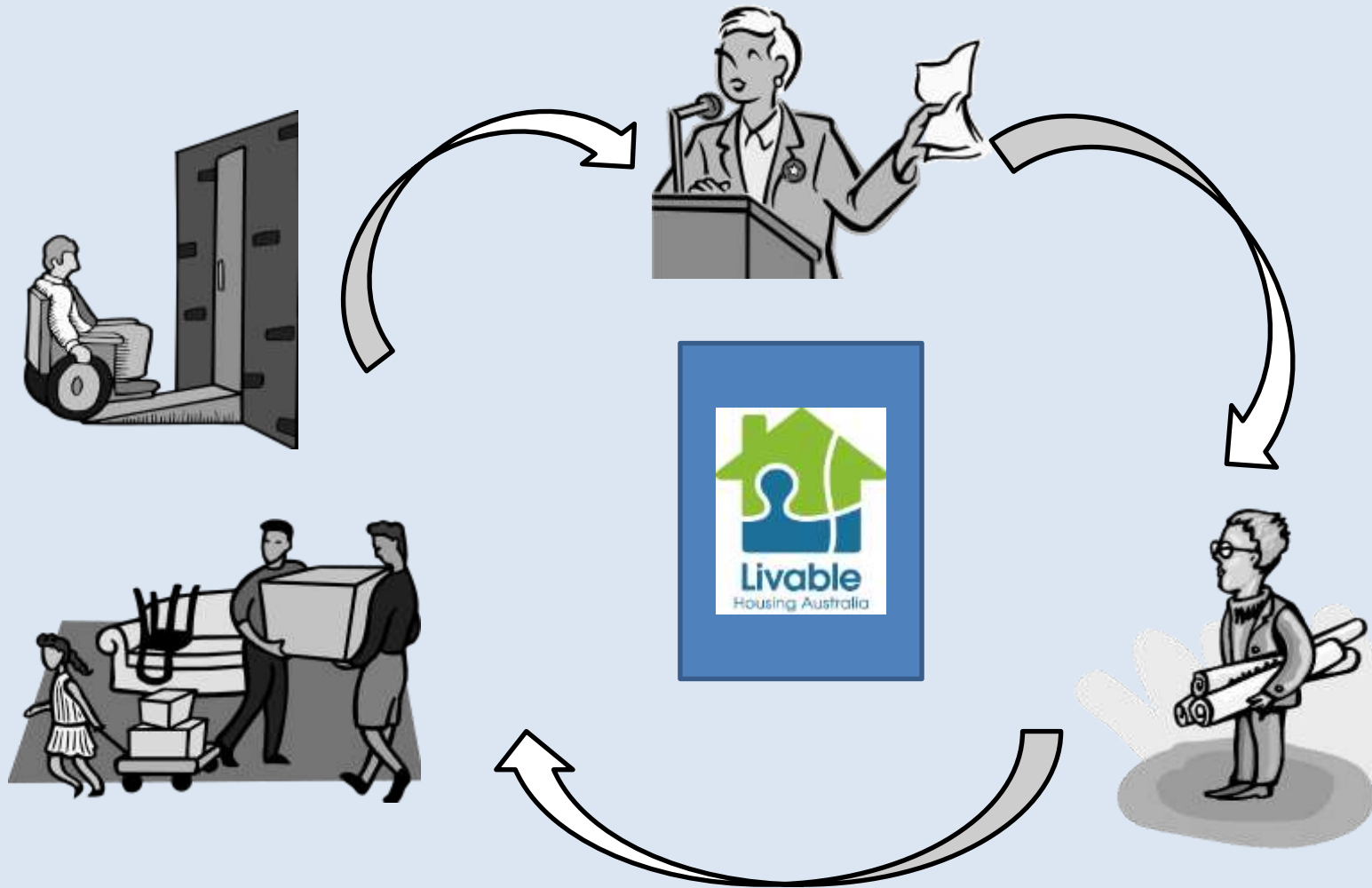


Regulatory Approach



Recommendations by workshop participants	Score
Provide national regulation	32
Develop incentives for consumers	23
Educate builders and consumers	21
Make it simple for builders	18
Incentivise builders to help drive delivery	11
Improve research and data in the area of housing design	10
Provide education	8
Make information more available	7
Develop awareness campaign	6

Who will take responsibility?



Australian Network for Universal Housing Design. (2013). Home Page. Retrieved August 8, 2013, from <http://www.anuhd.org/>

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