2 October 2017

**Report on the achievements by the States and Territories towards the National Disability Strategy with regard to accessible housing**

The 2010-2020 National Disability Strategy’s (NDS’s) commitment has a target that “all new homes will be of agreed universal design standards by 2020 has been set, with interim targets and earlier completion dates to be determined”.

The Building Ministers’ Forum (BMF) on 21 April 2017 agreed “to propose to COAG that a national Regulatory Impact Assessment be undertaken as soon as possible to consider applying a minimum accessibility standard for private dwellings in Australia.”

The BMF also stated that “State and Territory Governments have made progress towards increasing the stock of universal and accessible housing.” Reports on this progress were requested from:

<table>
<thead>
<tr>
<th>State</th>
<th>Minister</th>
<th>ABCB representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>WA</td>
<td>The Hon Bill Johnston MP, Minister for Commerce and Industrial Relations; <a href="mailto:minister.johnston@dpc.wa.gov.au">minister.johnston@dpc.wa.gov.au</a></td>
<td>Peter Gow</td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:Peter.gow@commerce.wa.gov.au">Peter.gow@commerce.wa.gov.au</a></td>
</tr>
<tr>
<td>SA</td>
<td>The Hon John Rau MP, Minister for Planning <a href="mailto:agd@agd.sa.gov.au">agd@agd.sa.gov.au</a></td>
<td>Jodie Evans</td>
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<td></td>
<td></td>
<td><a href="mailto:Jodie.evans@sa.gov.au">Jodie.evans@sa.gov.au</a></td>
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<tr>
<td>NSW</td>
<td>The Hon Anthony Roberts MP, Minister for Planning, <a href="mailto:office@roberts.minister.nsw.gov.au">office@roberts.minister.nsw.gov.au</a></td>
<td>Alex O’Mara</td>
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<tr>
<td></td>
<td></td>
<td>Alex.O’<a href="mailto:Mara@planning.nsw.gov.au">Mara@planning.nsw.gov.au</a></td>
</tr>
<tr>
<td>VIC</td>
<td>The Hon Richard Wynne MP, Minister for Planning <a href="mailto:richard.wynne@parliament.vic.gov.au">richard.wynne@parliament.vic.gov.au</a></td>
<td>Jarrod Edwards</td>
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<td></td>
<td><a href="mailto:murray.smith@vba.vic.gov.au">murray.smith@vba.vic.gov.au</a></td>
</tr>
<tr>
<td>TAS</td>
<td>The Hon Guy Barnett MP, Minister for Planning <a href="mailto:guy.barnett@parliament.tas.gov.au">guy.barnett@parliament.tas.gov.au</a></td>
<td>Dale Webster</td>
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<td><a href="mailto:dale.webster@justice.tas.gov.au">dale.webster@justice.tas.gov.au</a></td>
</tr>
<tr>
<td>QLD</td>
<td>The Hon Mick de Brenni MP, Minister for Housing and Public Works <a href="mailto:hpw@ministerial.qld.gov.au">hpw@ministerial.qld.gov.au</a></td>
<td>Logan Timms</td>
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<td></td>
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<td><a href="mailto:logan.timms@hpw.qld.gov.au">logan.timms@hpw.qld.gov.au</a></td>
</tr>
<tr>
<td>ACT</td>
<td>The Hon Mick Gentleman MP, Minister for Planning and Land Management <a href="mailto:gentleman@act.gov.au">gentleman@act.gov.au</a></td>
<td>Ben Ponton</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Government Member ABCB <a href="mailto:ben.ponton@act.gov.au">ben.ponton@act.gov.au</a></td>
</tr>
<tr>
<td>NT</td>
<td>The Hon Nicole Manison MP, Minister for Lands and Planning <a href="mailto:Minister.manison@nt.gov.au">Minister.manison@nt.gov.au</a></td>
<td>Fabio Finocchiaro</td>
</tr>
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<td></td>
<td><a href="mailto:fabio.finocchiaro@nt.gov.au">fabio.finocchiaro@nt.gov.au</a></td>
</tr>
<tr>
<td>State</td>
<td>Summary of achievements</td>
<td></td>
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<tr>
<td>-------</td>
<td>------------------------</td>
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</tr>
<tr>
<td>WA</td>
<td>Advice from industry suggested that in their view there is no market failure and that there should be no mandatory provisions for accessible housing in the National Construction Code. Industry was unable to provide any statistical data.</td>
<td></td>
</tr>
<tr>
<td>SA</td>
<td>The Planning, Development and Infrastructure Act 2016 requires the development of a specific design policy with respect to the universal design of buildings and places to promote best practice in access and inclusion planning. The South Australian Housing Trust builds 75 per cent of new social housing in accordance with universal design principles. The 1000 houses in 1000 days scheme, requires 10 per cent of housing be built to the National Liveable Housing Design Guidelines. South Australia has mandated that 5 per cent of new housing must meet minimum access standards.</td>
<td></td>
</tr>
<tr>
<td>NSW</td>
<td>Of all new housing built and managed by the NSW Land and Housing Corporation, 50 per cent must have 'Gold Level' accessible housing features. All new private, affordable and social housing dwellings delivered under the 'Communities Plus' initiative should meet 'Silver Level' accessible housing standards. 'Communities Plus' projects are housing developments that are delivered in partnership with the private, non-government and community housing sectors. The development of 2,200 social and affordable dwellings through Phase 1 of the Social and Affordable Housing Fund initiative. Through this initiative all new dwellings will meet the 'Silver Level' accessible housing standards.</td>
<td></td>
</tr>
<tr>
<td>VIC</td>
<td>Since the Building Ministers' Forum in April 2017, [Minister Wynne] has written to the Premier to advocate to the Prime Minister for a national Regulatory Impact Assessment which would consider the costs and benefits of applying national minimum accessible standards to public and private dwellings.</td>
<td></td>
</tr>
<tr>
<td>TAS</td>
<td>Tasmania has actively promoted the Universal Access Standard over the past 12 months, including conducting specific industry forums to demonstrate the use of the principles. The forums focus was to encouraging builders and designers to consider approaches that support the needs of all people, not only now but into the future.</td>
<td></td>
</tr>
<tr>
<td>QLD</td>
<td>Liveable housing design was included as a key theme in the Queensland Building Plan (QBP) discussion paper. In 2016-17, the Department of Housing and Public Works set a target of 50 per cent of newly constructed social housing dwellings to meet the ‘Gold’ or ‘Platinum’ Livable Housing Design Guidelines standard. The department now mainly delivers multi-unit projects, with a smaller number of new detached houses.</td>
<td></td>
</tr>
</tbody>
</table>
Within its priority development areas, Economic Development Queensland requires their accessibility standard to be met in at least 10 per cent of all dwellings. Figures are not available for the private housing sector.

**ACT**

In 2008, the ACT Government parties committed to introduce minimum universal design guidelines (UDG) for new ACT houses. In 2009, UDG targets were included in Phase II of the ACT Affordable Housing Action Plan. The initial target was for at least 20 per cent of new ACT houses to be required to comply by the end of 2010, ramping up until 100 per cent compliance by the end of 2020.

**NT**

The houses commissioned by the Northern Territory Government adopt universal housing design principles for new urban and remote public housing projects. These totalled 108 new houses over the period, and in terms of new houses commissioned by the private sector, there is currently no mechanism to measure the extent to which the Silver standard is adopted.

See attached reports for full details.
Dr Margaret Ward  
Convenor  
Australia Network for Universal Housing Design  
anuhd@anuhd.org

Dear Dr Ward

REPORT TO BMF ON ACCESSIBLE HOUSING

Thank you for your letter of 3 July 2017 on behalf of the Australian Network for Universal Housing Design regarding the report to the Hon Craig Laundy MP, Chair of the Building Ministers Forum (BMF), on Western Australia’s achievement towards increasing accessible housing stock.

A letter was provided to Assistant Minister Laundy subsequent to my verbal report at the BMF meeting in April 2017. The relevant information provided in that letter is noted below:

- For the purpose of reporting on the progress towards achieving the aspirational targets, the Building Commission Division of the then Department of Commerce wrote to the relevant industry associations, the then Housing Authority, and the Disability Services Commission.
- Advice from industry suggested that in their view there is no market failure and that there should be no mandatory provisions for accessible housing in the National Construction Code. Industry was unable to provide any statistical data.
- The then Housing Authority advised that nearly 2,200 dwellings incorporating liveable design features have been delivered by the Housing Authority between 2009-10 and 2016-17. Approximately 300 additional dwellings are expected to be completed by the end of 2017 under the Social Housing Investment Program.

The Government remains committed to the National Disability Strategy 2010-2020, which has as one of its key policy areas inclusive and accessible communities. This encompasses housing and the broader physical environment.

Thank you for taking the time to write to me on this important issue.

Yours sincerely

Hon Bill Johnston MLA  
Minister for Mines and Petroleum; Commerce and Industrial Relations;  
Electoral Affairs; Asian Engagement
Ms Margaret Ward PSM
Convenor
Australian Network for Universal Housing Design
anuhd@anuhd.org

Dear Ms Ward

Thank you for your letter to the Hon Anthony Roberts MP, Minister for Planning, regarding the supply of accessible housing. The Minister has asked me to respond on his behalf. I apologise for the delay in responding.

We welcome hearing from you and thank the Australian Network for Universal Housing Design for its continued interest and advocacy for increasing the supply of universal and accessible housing.

I am pleased to inform you that following the Building Ministers’ Forum, held in Sydney on 21 April 2017, the Department of Planning and Environment advised the Commonwealth of the following measures, which have been undertaken by the NSW Government to increase the supply of accessible housing:

- Consent authorities are required to consider accessible housing objectives when assessing multi-unit residential buildings. These requirements are set out in the NSW ‘Apartments Design Guide’.
- All new hostels and self-contained dwellings constructed in accordance with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 must contain certain accessible housing features.
- Of all new housing built and managed by the NSW Land and Housing Corporation, 50 per cent must have ‘Gold Level’ accessible housing features.
- All new private, affordable and social housing dwellings delivered under the ‘Communities Plus’ initiative should meet ‘Silver Level’ accessible housing standards. ‘Communities Plus’ projects are housing developments that are delivered in partnership with the private, non-government and community housing sectors.
- An increase in the supply of specialist disability accommodation over the past five years, through a $346 million capital investment under the Stronger Together, Stronger Together 2 and Ready Together reforms.
- Around $6 million in disability modifications were made by NSW Family and Community Services to existing public housing.
- The development of 2,200 social and affordable dwellings through Phase 1 of the Social and Affordable Housing Fund initiative. Through this initiative all new dwellings will meet the ‘Silver Level’ accessible housing standards.
• The NSW Government’s property developer, Landcom, aims to include a proportion of universal housing in each of its projects, wherever appropriate and financially viable. Landcom also seeks to showcase universal design in projects by encouraging display homes that meet key design requirements.

• The inclusion of accessible housing supply/demand was discussed at interjurisdictional meetings of Housing and Homelessness ministers.

In addition, all councils in NSW are required to develop Disability Inclusion Plans, which will highlight issues of inclusion at the local level and further support planning and approvals of accessible housing.

I am pleased to be able to advise the Network of these far-ranging achievements. We will continue to work with our inter-state counterparts and stakeholders to explore opportunities to further promote the supply of accessible housing wherever possible.

Should you have any further questions on this matter, please contact Mr Stephen Durnford, Acting Director, Environment and Building Policy, at the Department on 8217 2009.

Yours sincerely

Alison Frame
Deputy Secretary
Planning Policy, Strategy and Governance
Hon Richard Wynne MP
Minister for Planning

Ms Margaret Ward PSM
Convenor
Australian Network for Universal Housing Design
anuhd.network@gmail.com

Dear Ms Ward

IMPROVING ACCESSIBILITY IN HOUSING - NATIONAL DISABILITY STRATEGY 2010-2020

Thank you for your letter of 12 July 2017 about initiatives to increase the supply of universal and accessible housing.

As you note in your letter, states and territories were asked to provide summary reports on actions taken to increase the supply of universal and accessible housing, and on associated achievements. A copy of Victoria’s report on progress is enclosed for your reference.

Since the Building Ministers’ Forum in April 2017, I have written to the Premier to advocate to the Prime Minister for a national Regulatory Impact Assessment which would consider the costs and benefits of applying national minimum accessible standards to public and private dwellings.

The national Regulatory Impact Statement will provide an opportunity to canvass the introduction of mandatory standards in the National Construction Code for matters such as minimum doorway and corridor widths, and for appropriate provision of wheelchair-accessible bathroom and toilet facilities. The application of minimum accessibility standards through the National Construction Code will increase the supply of housing with features suitable for, or readily adaptable to, the needs of older Australians and people with a disability.

If you would like more information about this matter, please call Dr Trevor Pisciotta, Director, Building, Department of Environment, Land, Water and Planning, on (03) 8392 5412 or email trevor.pisciotta@delwp.vic.gov.au.

Thank you again for writing.

Yours sincerely

[Signature]
HON RICHARD WYNNE MP
Minister for Planning

End.
REPORT ON VICTORIA’S PROGRESS - ACCESSIBLE HOUSING TARGET

PURPOSE:

1. To provide the Building Ministers’ Forum with a report on Victoria’s progress towards achieving the aspirational target that all new homes will meet the Liveable Housing Australia Silver standard by 2020.

BACKGROUND:

2. COAG has endorsed an aspirational target that all new homes will meet the Liveable Housing Australia Silver standard by 2020. Agreed interim targets are for 50% of all new homes to meet the Silver standards by 2015, and 75% by 2018.

3. COAG also agreed that all levels of government should develop approaches to increase the provision of universal design in public and private housing in both new builds and modification of existing stock, and report back to COAG on their respective progress.

4. Taken collectively, the Victorian Government undertook to develop approaches to increase the supply of dwellings in Victoria built or modified to at least the Liveable Housing Australia Silver standard.

5. The Silver standard is generally suitable for older people and people who use agile wheelchairs.

REPORT ON VICTORIA’S PROGRESS:

6. All of the housing delivered by the Victorian Government is built to at least the Liveable Housing Australia Silver standard.

7. All of the specialist disability accommodation delivered by the Victorian Government is built to the Liveable Housing Australia Silver or Platinum standard.

8. Public housing will be especially modified to suit individual occupants with a disability.

9. The Victorian Government also offers grant funding (capped at $4,400) and home loans for customised home modifications to eligible people.

10. Not all older people and people with a disability will be eligible for the government schemes.

11. It is anticipated that the supply of this type of housing will increase under the Victorian Government’s recent Homes for Victorians strategy.

12. Victorian entities provide supported disability accommodation and/or home modifications to eligible Victorians involved in transport and work place accidents.

13. The average cost for home modifications under these programs were $14,107 (for the Transport Accident Commission) and $20,719 (for Worksafe) in 2015.

14. In relation to private dwellings, the Victorian Government has been encouraging builders, designers and consumers include universal design in housing design for over 20 years. Some examples follow.

- In 2001, the Victorian Planning Provisions introduced provisions for two or more dwellings on a lot to encourage developers to meet the needs of people with limited mobility in the design of housing developments.


- In 2008-2011, the Victorian Government delivered the Build for Life awareness campaign raising the profile of accessible housing design. The campaign included a consumer design guide distributed in local newspapers, a website with the electronic version of the 2002
book publication, a stand at the 2009 Homeshow, and a design tool for building designers and architects.

- During this time, the Victorian Government consulted on the 2009 RIS which described the issue about how the housing market is under providing homes that would assist older Victorians and people with a disability to live independently. The RIS canvassed a Victorian variation to the Building Code of Australia to introduce a mandatory minimum accessibility standard, which was adopted as the basis for the Liveable Housing Australia Guideline Silver standard.

- In 2010, VicUrban (now Places Victoria) constructed five affordable, sustainable and accessible demonstration homes as an education centre for builders and consumers at the Meridian housing estate in Melbourne.

- Following the establishment of Liveable Housing Australia in 2010, in 2014, the Victorian Building Authority delivered awareness raising seminars to more than 450 builders, architects and designers on the Liveable Housing Australia Guideline and the assessment process for accrediting housing designs to the Gold and Silver standards.

- In 2016, the Victorian Government introduced Better Apartment Standards, which include accessibility standards to cater for people with limited mobility. A proportion of apartments in new developments will need to comply with the Liveable Housing Australia Guideline Gold standards (or the option of a modified Silver standard bathroom). These standards will come into effect in 2017 through the planning system.

15. To assess progress towards the targets, in 2016 a Victorian Department undertook a desktop environmental scan of over 300 Victorian volume home builder house plans.

16. The scan indicated that the targets are not being met (i.e. 50% of all new homes to meet the Silver standards by 2015). There was really no evidence that the Liveable Housing Australia Silver standard was being adopted in mainstream housing.

17. Despite this, with room layout changes, typical house plans could accommodate the Liveable Housing Australia Silver standards without increasing the floor area of homes.

18. However, some features would add costs if they were to be included to meet the targets. These are step free paths of travel to a level entrance, wider doorways, and reinforced bathroom walls.
Dear Dr Ward, Mr Brant and Mr Fox

Thank you for your letter inviting me to attend the Sydney Housing Forum on 15 August 2017 and requesting information outlining achievements in improving accessibility in housing, in line with the National Disability Strategy 2010-2020.

Unfortunately, due to a conflict with Parliamentary Sitting days I will be unable to attend the 2017 Housing Forum.

I am happy to provide you with the following information which was also provided to the Building Minister’s Forum:

- All Social Housing new builds in Tasmania are required to include accessibility in their design, with 20% of those homes being built to the platinum Universal Access Standard.

- Tasmania has actively promoted the Universal Access Standard over the past 12 months, including conducting specific industry forums to demonstrate the use of the principles. The forums focus was to encouraging builders and designers to consider approaches that support the needs of all people, not only now but into the future.

- State government agencies and local government collaborated to host the forums, which included presentations from building designers and architects, the Heritage Council of Tasmania, Lifetime Homes Tasmania and council employees.

- Through the Department of Justice, Construction Building and Occupational Services Division, we have also produced sample drawings showing how Universal Access can be incorporated in a standard house design and promoted these to designers.

- The need for this type of construction has seen the market adjusting, with one building company now exclusively building to the Standard and others promoting Universal Access through their spec home design process.
We are confident that in Tasmania the number of homes built to include the Universal Access Standard is increasing steadily and is established as part of the new homes market.

Yours sincerely

Guy Barnett MP
Minister for Building and Construction
Ref: HPW 01748-2017

05 SEP 2017

Dr Margaret Ward PSM
Co-convenor
Australian Network for Universal Housing Design (ANUHD)
anuhd@anuhd.org

Dear Dr Ward

Thank you for your email of 12 July 2017 to the Honourable Mick de Brenni MP, Minister for Housing and Public Works and Minister for Sport on behalf of yourself and David Brant of ANUHD and Michael Fox AM of Rights and Inclusion Australia (RI Australia) regarding a report to the Building Ministers Forum (BMF) on the supply of accessible housing in Queensland.

I also note receipt of a copy of your email of 18 July 2017 to the Honourable Craig Laundy MP, Assistant Minister for Industry, Innovation and Science, in his capacity as Chairperson of the BMF. Your email asked him to expedite consideration of a proposal for a Consultation Regulatory Impact Statement (RIS) by the Council of Australian Governments' (COAG) for the mandatory application of a minimum accessibility standard for private dwellings in Australia. I am replying on the Minister’s behalf in response to both these emails.

Regarding your request for a copy of Minister de Brenni’s report to the BMF Secretariat on achievements toward increasing the supply of accessible private dwellings in Queensland, I can confirm that Queensland provided a report to Minister Laundy on 7 June 2017 and I have attached a copy to this letter.

As you will be aware Minister de Brenni has provided strong support for a minimum accessibility standard for both public and private dwellings in Queensland.

In 2016-17, the department set a target of 50% of newly constructed social housing dwellings to meet the ‘Gold’ or ‘Platinum’ Livable Housing Australia (LHA) Design Guidelines standard. Since 2011-12, the department has made modifications to more than 11,000 of its existing dwellings at a total cost of more than $60 million.

Livable housing design was also included as a key theme in the Queensland Building Plan (QBP) discussion paper released for public consultation between 30 November 2016 and 31 March 2017. The QBP highlighted the importance of liveable housing design to building industry stakeholders and the broader community and included a range of potential strategies for increasing the uptake of minimum standard of accessibility features in private dwellings. An option to mandate accessibility features in new private dwellings in line with the LHA Silver Level standard was one of the key measures raised for consideration in the QBP.
Members of ANUHD and RI Australia can be assured that the Minister will continue to support national approaches for a mandatory minimum standard of accessibility features in private dwellings including supporting work beginning as soon as possible on the proposed Regulatory Impact Assessment, subject to COAG endorsement.

I hope this information answers your enquiry. If you need any more information or help with this matter, Logan Timms, Executive Director, Building Industry and Policy, can be contacted on (07) 3008 2559 or email logan.timms@hpw.qld.gov.au.

Yours sincerely

Philip Halton
Chief of Staff
Attachment 1

Queensland’s Major Actions Promoting Liveable Housing Design

This report presents an overview of major actions for liveable housing design in Queensland.

Queensland Building Plan

Liveable housing design was included as a key theme in the Queensland Building Plan (QBP) discussion paper released for public consultation between 30 November 2016 and 31 March 2017. The QBP highlighted the importance of liveable housing design to building industry stakeholders and the broader community. There were 15 consultation sessions held statewide on the Plan, with a total of 1137 attendees. For the liveable housing design theme, 32 written submissions were received from stakeholders and the associated online survey received 81 respondents.

The following mandatory and voluntary options were presented for feedback:

<table>
<thead>
<tr>
<th>Mandatory options</th>
<th>Voluntary options</th>
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<tbody>
<tr>
<td>1. Mandate a minimum standard (Silver Level) of liveable housing design for all new residential dwellings by 2020 by developing a new mandatory part of the Queensland Development Code (QDC). Some exemptions could be considered e.g. steep properties and very small lots.</td>
<td>1. Work with the real estate industry to develop a recognisable icon for real estate marketing of houses that already include liveable housing design features so they are readily identifiable to consumers.</td>
</tr>
<tr>
<td>2. Require all Livable Housing Australia compliant properties to be registered on a publicly available centralised database to enable consumers seeking liveable housing to easily locate suitable properties.</td>
<td>2. Updating Economic Development Queensland’s Accessible Housing Guideline to include increased requirements for liveable housing design in new dwellings in its Priority Development Areas.</td>
</tr>
<tr>
<td>3. Developing case studies and display homes in partnership with industry to promote liveable housing design to builders and consumers.</td>
<td>4. Building a partnership to raise awareness of liveable housing design and build industry capability to deliver houses to a minimum Silver Level of liveable housing design.</td>
</tr>
<tr>
<td>5. Providing a financial incentive to new homebuyers to include a minimum ‘Silver Level’ of design features in new dwellings.</td>
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</table>

Public housing

New dwellings

The current standard for new social housing stock supplied by the Queensland Government is:

<table>
<thead>
<tr>
<th>New Dwelling Type</th>
<th>Livable Housing Design Level*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit residential building (class 2)</td>
<td>Up to 30 per cent of social housing apartments in any new multi-unit project are typically designed to the ‘Platinum Level’, with all remaining ground floor and lift serviced apartments designed to the ‘Gold Level’.</td>
</tr>
<tr>
<td>Detached house (class 1 building)</td>
<td>‘Gold Level’ as minimum, with the ‘Platinum Level’ applied in response to identified portfolio or client need.</td>
</tr>
</tbody>
</table>

* Department of Housing and Public Works aligned its design standards to Livable Housing Design Guidelines, these being ‘Gold Level’ (12 elements) and ‘Platinum Level’ (16 elements).
In 2016-17, the Department of Housing and Public Works set a target of 50 per cent of newly constructed social housing dwellings to meet the 'Gold' or 'Platinum' Livable Housing Design Guidelines standard. The department now mainly delivers multi-unit projects, with a smaller number of new detached houses.

**Existing dwellings**

Since the 2011-12, the Department of Housing and Public Works has made modifications to more than 11,000 of its existing dwellings at a total cost of more than $60 million.

**Economic Development Queensland**

Economic Development Queensland (EDQ) is a specialist land use planning and property development unit within the Department of Infrastructure, Local Government and Planning. It works with private housing providers to promote the uptake of livable housing design for residential development located within its priority development areas (PDAs) via its Accessible Housing Guideline. The amount of accessible housing provision will differ across each PDA, depending on the project and dwelling type. Under the guideline, for developers of multiple residential dwellings at least 10 per cent of all dwellings are to be accessible. Where developers are seeking superior design outcomes in particular PDAs 20 per cent of dwellings are to be accessible.

**Private sector housing**

Exact figures are not available to determine the extent to which livable housing design features are being incorporated into new housing. However, in 2015 a report was prepared by the Australian Network for Universal Housing Design (ANUHD) and Rights Inclusion Australia (RIA) titled “Progress of the National Dialogue on Universal Housing Design 2010–2014”. It estimated the actual uptake of liveable housing design under the current voluntary approach is likely to be less than five per cent for new private dwellings by 2020.

The following statistics are presented to indicate the volume of housing in Queensland:

**New dwellings**

<table>
<thead>
<tr>
<th>New dwelling type</th>
<th>Number of building approvals (year ending 31 March 2017)</th>
<th>Annual growth* (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses (class 1)</td>
<td>23,765</td>
<td>–</td>
</tr>
<tr>
<td>Units (class 2)</td>
<td>19,536</td>
<td>–</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>43,483</strong></td>
<td><strong>2.8</strong></td>
</tr>
</tbody>
</table>

* based on 2011 Census of Population and Housing figure of 1,547,303 occupied private dwellings in Queensland.

**Housing sales**

<table>
<thead>
<tr>
<th>Existing dwelling type</th>
<th>Number of sales (year ending 30 September 2016)</th>
<th>Annual turnover* (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached dwellings (houses)</td>
<td>76,942</td>
<td>–</td>
</tr>
<tr>
<td>Attached dwellings (townhouses and units)</td>
<td>34,815</td>
<td>–</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>111,757</strong></td>
<td><strong>7.2</strong></td>
</tr>
</tbody>
</table>

* based on 2011 Census of Population and Housing figure of 1,547,303 occupied private dwellings in Queensland.
Dear Ms Ward,

Please find below a short update from the ACT. Please accept my apologies for the delay in responding to you.

**Planning laws**

Since 2002, the ACT planning laws have required that at least 10% of the dwellings in multi unit housing developments with at least ten dwellings must comply with at least the ‘C’ level basic adaptable features in Australian Standard 4299 for adaptable housing. This applies to all residential forms other than detached single dwellings, including townhouses.

All new ACT supportive housing must also meet the minimum accessibility standard including where other rules, such as the *Disability (Access to Premises) Building Standards 2010*, do not apply.

**Building standards**

**ACT Commitment**

In 2008, the ACT Government parties committed to introduce minimum universal design guidelines (UDG) for new ACT houses.

The reason for this commitment was the need for:

- greater accessibility into and around the inside of houses, and home safety from reduced fall hazards in homes allowing occupants to age in place
- increasing the pool of houses suited for rent or sale to people with a mobility disability.
- reduction in health and community sector spending on modifying existing homes, and reduced need for specific aged care residential accommodation.

In 2009, UDG targets were included in Phase II of the ACT *Affordable Housing Action Plan*. The initial target was for at least 20 per cent of new ACT houses to be required to comply by the end of 2010, ramping up until 100 per cent compliance by the end of 2020.

**Public housing**

Public housing tenants have a diverse range of needs and there is a need to provide accommodation that can better meet the needs of tenants throughout their lifetime. To achieve this, Housing ACT has developed standardised design requirements for acquisitions and works incorporating core elements of universal and adaptable housing. For all new constructions, the design guidelines are set at the preferred performance level of the
equivalent of the ‘Gold’ level of the Liveable Housing Guidelines or C level standard in AS4299. Where this cannot be achieved a suitable level of adaptability is negotiated.

In addition to the mandatory requirements for AS 4299 C level compliant dwellings under planning laws, the Government also seeks to deliver a number of adaptable dwellings as part of the overall annual Capital Delivery Program. This includes designing and constructing single dwellings, and additional townhouses or units in smaller multi unit complexes to the minimum 1 in 10 to the C level.

The ACT Government has constructed 124 public housing properties built to AS4299 C level design standards in the past 2 years. Current construction projects will provide a further 168 new dwellings, of which 104 (62%) will meet the C level standard. This includes a development of 66 2-bedroom units which will all meet that standard.

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Dear Ms Ward,

Thank you for your letter dated 8 July 2017, seeking an update on the Northern Territory’s progress on the aspirational target that all new homes will be of agreed universal design standards by 2020.

At the Building Ministers’ Forum on 21 April 2017, jurisdictions reported on the progress made in the voluntary adoption of the Liveable Housing Australia Guideline Silver standard.

The Northern Territory reported that over the period 1 July 2015 to 31 January 2017:

- the houses commissioned by the Northern Territory Government adopt universal housing design principles for new urban and remote public housing projects;
- these totalled 108 new houses over the period; and
- in terms of new houses commissioned by the private sector, there is currently no mechanism to measure the extent to which the Silver standard is adopted.

Thank you for writing to me on this important issue. The Northern Territory Government is committed to improving the lives of people with disabilities and their families.

Yours sincerely,

NICOLE MANISON

16 AUG 2017