**Alternative Consultation Questions**

These alternative consultation questions are intended to stimulate discussion and guide ABCB in their ongoing work with the Options Paper. The Options Paper has a questionnaire at the end, but some of these are meant for housing professionals. This questionnaire has been adapted for individuals to respond. Click on the boxes to indicate your response.

### How to submit your response

Responses may be emailed to: [**nccawareness@abcb.gov.au**](mailto:nccawareness@abcb.gov.au) (with the subject line 'Accessible Housing'). Please send response as an attachment to the email, either as a Word or PDF file.

Alternatively, responses may be posted to:

Accessible Housing

Australian Building Codes Board

GPO Box 2013

Canberra ACT 2601.

The due date for responses is close of business (AEST) on **30 November, 2018**.

***Late submissions will not be accepted without prior arrangement.***

**Your details**

Note: You do not need to provide this information, however doing so will enable us to contact you if we need to seek clarification or further information regarding your response.

**Name:** *Click here to enter text.*

**State / Territory:** *Click here to enter text.*

**Telephone number:** *Click here to enter text.*

**Email or postal address:** *Click here to enter text.*

**General Questions**

1. Are you participating in this consultation as an individual or on behalf of an organisation or business (tick one as appropriate)?

Individual

Organisation

Business

*If you have ticked ‘business’ or ‘organisation’ above, please answer question 2.*

*Note: only answer questions 2 if you are responding on behalf of a business or organisation.*

2. Which of the following best describes your organisation or business (tick one as appropriate)?

Developer

Building / Construction

Architect / Designer

Occupational therapist

Access consultant

Community Housing provider

Disability or accessible housing advocate

Government

Other (please specify) *Click here to enter text.*

**Defining the objective**

Note: the objective is discussed on pages 13-14.

3. Which definition should be used to help frame the objective?

The current **National Construction Code definition of ‘accessibility’** (*Accessible* means having features to enable use by people with a disability.)

The current Livable Housing Australia **‘livable home’** term (A *livable home* is designed and built to meet the changing needs of occupants across their lifetime.)

Another term, please state.

*Click here to enter text.*

**Questions about the Potential Benefits of Accessible Housing**

4. Please tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Potential Benefit** | **1** | **2** | **3** | **4** | **5** |
| It is important that new housing has minimal environmental impact to ensure the long-term viability and sustainability of Australia’s industrial resources. |  |  |  |  |  |
| It is important to have a consistent set of technical codes and regulations for housing. |  |  |  |  |  |
| It is important to be able to adapt my home at minimal cost, as life changes. |  |  |  |  |  |
| It is important that housing forms part of a sustainable infrastructure for the benefit of me, my family, children; grandchildren. |  |  |  |  |  |
| It is important that the housing industry continually improves practices and techniques. |  |  |  |  |  |
| All Australians should be able to live where and with whom they choose. |  |  |  |  |  |
| It is important to be able to return home promptly after a hospital stay. |  |  |  |  |  |
| It is important for me or my older relatives to be able to stay at home when I/they get older, rather than go to a facility. |  |  |  |  |  |
| It is important to ensure that Australian homes can respond to changing demographics, including the doubling of the number of people aged 65+by 2054. |  |  |  |  |  |
| Excellence in housing construction is important. |  |  |  |  |  |

Comments *Click here to enter text.*

**Question about the Preliminary Costings**

These questions are about the preliminary cost estimates for accessible housing. These estimates are detail in the section titled ‘**Preliminary Costings—New Buildings**’.

5. Do you feel you have the knowledge, information and/or experience to evaluate the costing methodology?

Yes  Go to Q6

No  Go to Q7.

Comments *Click here to enter text.*

6. Overall, in your opinion, how much do you agree or disagree with the statements below?

*Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Statement** | **1** | **2** | **3** | **4** | **5** |
| The methodology for estimating costs is appropriate |  |  |  |  |  |
| The estimated costs for each option are accurate |  |  |  |  |  |

Comments *Click here to enter text.*

**Other considerations**

7 To what extent do you agree that the following factors should be considered in a cost benefit analysis?

*Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Considerations** | **1** | **2** | **3** | **4** | **5** |
| Avoided cost of inefficiencies from inconsistent regulations between planning and NCC |  |  |  |  |  |
| Value of improved health outcomes from getting people home from hospital sooner. (after accident or illness) |  |  |  |  |  |
| Avoided costs of home modifications |  |  |  |  |  |
| Avoided costs of slip/trips/falls in the home |  |  |  |  |  |
| Avoided costs of residential aged care – (delayed entry) |  |  |  |  |  |
| Avoided costs of relocation/moving |  |  |  |  |  |
| Avoided costs of functional obsolescence of the dwelling |  |  |  |  |  |
| Avoided costs of lost embodied energy/lost energy productivity (from reduced service life, ie home no longer fit-for-purpose) |  |  |  |  |  |

Comments *Click here to enter text.*

**Questions about the Options**

Note: some possible options for an accessibility standard for housing are discussed in the section titled ‘**Possible Options for NCC Amendment**’.

8. The Options Paper discussed 12 Performance Requirements from the Livable Housing Design Guidelines. Please indicate whether you agree or disagree that these requirements should be the **minimum** standard for all new residential housing?

*Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Performance Requirement** | **1** | **2** | **3** | **4** | **5** |
| A safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level. |  |  |  |  |  |
| At least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling. |  |  |  |  |  |
| Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces. |  |  |  |  |  |
| The ground (or entry) level has a toilet to support easy access for home occupants and visitors. |  |  |  |  |  |
| The bathroom and shower is designed for easy and independent access for all home occupants. |  |  |  |  |  |
| Bathroom and toilet walls are built to enable grabrails to be safely and economically installed (immediately or in the future). |  |  |  |  |  |
| Where installed, stairways are designed to reduce the likelihood of injury and also enable a safe pathway. |  |  |  |  |  |
| The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation. |  |  |  |  |  |
| The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation. |  |  |  |  |  |
| There is a space on the ground (or entry) level that can be used as a bedroom. |  |  |  |  |  |
| Light switches are located at heights that are easy to reach for all home occupants. |  |  |  |  |  |
| Occupants are able to easily and independently open and close doors. |  |  |  |  |  |

9. What other Performance Requirements should be considered (if any)?

*Click here to enter text.*

10. To what extent do you agree or disagree that the National Construction Code (NCC) should be modified to include accessible features in housing?

*Tick one box in each row of the table below, where ‘1’ means ‘strongly disagree’ and ‘5’ means ‘strongly agree’.*

|  | **Strongly disagree** |  |  |  | **Strongly agree** |
| --- | --- | --- | --- | --- | --- |
| **Statement** | **1** | **2** | **3** | **4** | **5** |
| To what extent do you agree or disagree that the NCC should be modified to include accessible features in housing? |  |  |  |  |  |

End of alternative consultation questions.

Save this document in your files and send this as an attachment to an email to [NCCawareness@abcb.gov.au](mailto:NCCawareness@abcb.gov.au)

with Accessible Housing in the subject line.