



Livable Housing Australia



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Livable Housing Australia

Origins

National, not-for-profit organisation that champions the mainstream adoption of universal design features in Australian homes.



Livable Housing Australia

Champions the adoption of livable housing design principles

A Livable Home is designed to:

- be easy to enter, exit & move around in
- be capable of easy & cost effective adaptation, and anticipate and respond to the changing needs of home occupants.



Homes fit for everybody, everyday at all stages of life



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LHA Design Guidelines



Silver Level

Focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home. Incorporating these features will avoid more costly home modification if required at a later date.



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Silver Standard



The eight core design features elements in the silver level they are:

1

A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.

2

At least one, level (step-free) entrance into the dwelling.

3

Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.

4

A toilet on the ground (or entry) level that provides easy access.

5

A bathroom that contains a hobless (step-free) shower recess.

6

Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date

7

A continuous handrail on one side of any stairway where there is a rise of more than one metre.

8

Stairways are designed to reduce the likelihood of injury and also enable future adaptation.



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Gold & Platinum Standards

Gold Level

The gold level provides for more generous dimensions for most of the core livable housing design elements and introduces additional elements in areas such as the kitchen and bedroom.

Platinum Level

All 16 elements are featured in the platinum level. This level describes design elements that would better accommodate ageing in place and people with higher mobility needs. This level requires more generous dimensions for most of the core livable design elements and introduces additional elements for features such as the living room and flooring.



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The Market

Families with young children by making it easier to manoeuvre prams and strollers and removing trip hazards for toddlers.

People who sustain a temporary injury that limits their mobility (for example as a result of sporting or work-related injury or motor vehicle accident).

Ageing baby boomers who are looking to move or renovate their existing homes to better accommodate future needs.

People with disability and their families enabling them better choice of housing and the opportunity to visit the homes of friends and relatives.



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A growing market for age friendly design

- 46% of Australians aged 55-64 sight accessibility as a key consideration in moving.
- Grandparents are the most popular form of child care - 26% of all children in Australia were usually provided child care by their grandparents.

Source: AHURI Jan 2014 & ABS



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Sustainability

Mainstream adoption of key livability features into new housing makes sense for several reasons:

Baby Boomers

- The significant ageing baby boomer demographic represents a growing market for age-friendly, livable designed housing.



- The number of Australians with disability will inevitably rise as the population grows and ages.

1 in 5

- One in five (close to 4 million) Australians currently have a disability of some type - about 320,000 are children.

60%

- Research indicates a 60 percent chance that a house will be occupied by a person with a disability at some point over its life¹. This person is likely to be someone you know – a parent, child, sibling or friend.

62%

- The family home accounts for 62 percent of all falls and slip-based injuries and costs the Australian population \$1.8 billion in public health costs².

22 x

- The cost to the homeowner of including key livable housing design features (in this case the silver level) is 22 times more efficient than retrofitting when an unplanned need arises³.

