

Building For People With Disabilities

Presentation to Shelter NSW conference, Sydney, 31 May 2007

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Building For People With Disabilities

CAN BUILDERS & DESIGNERS DELIVER???

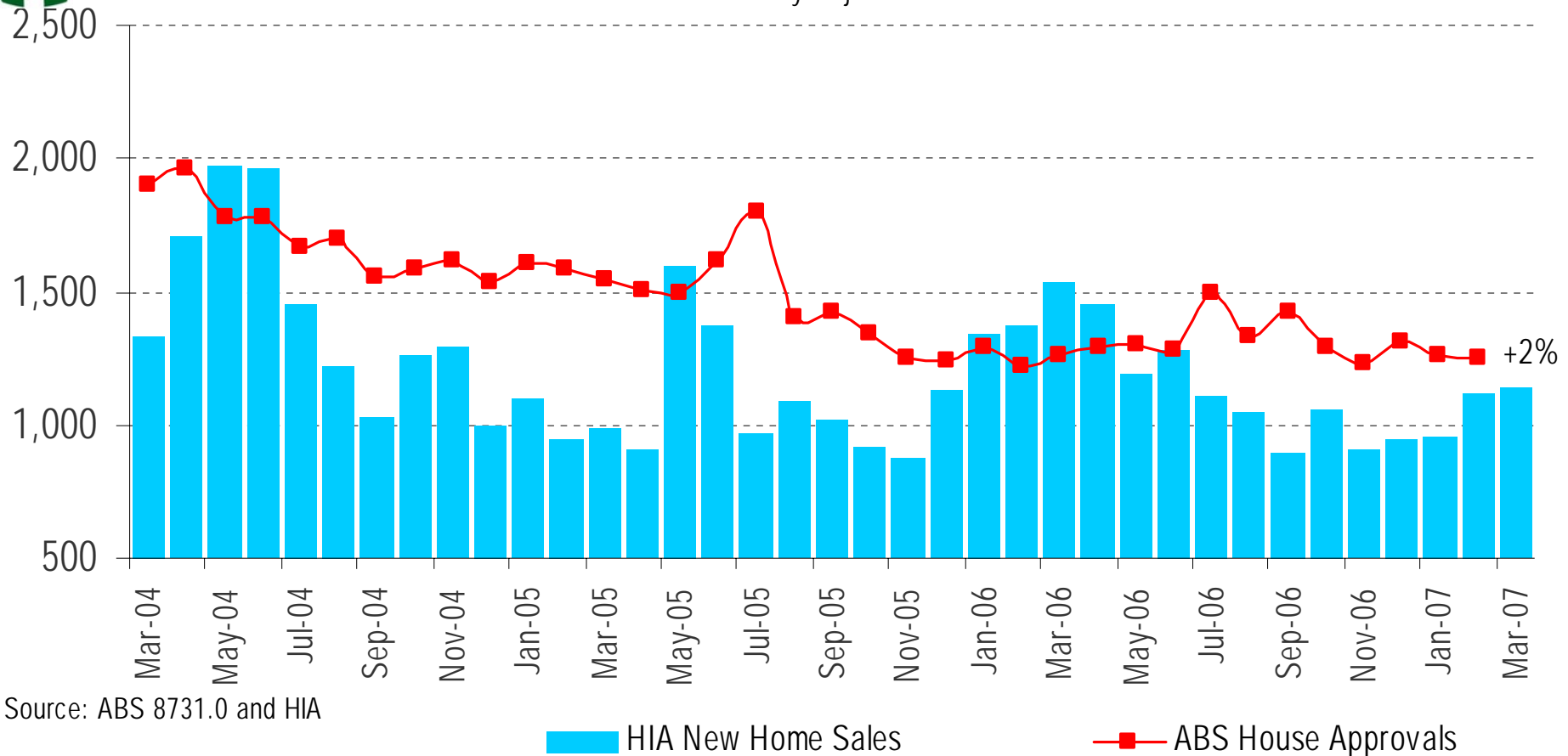
Yes



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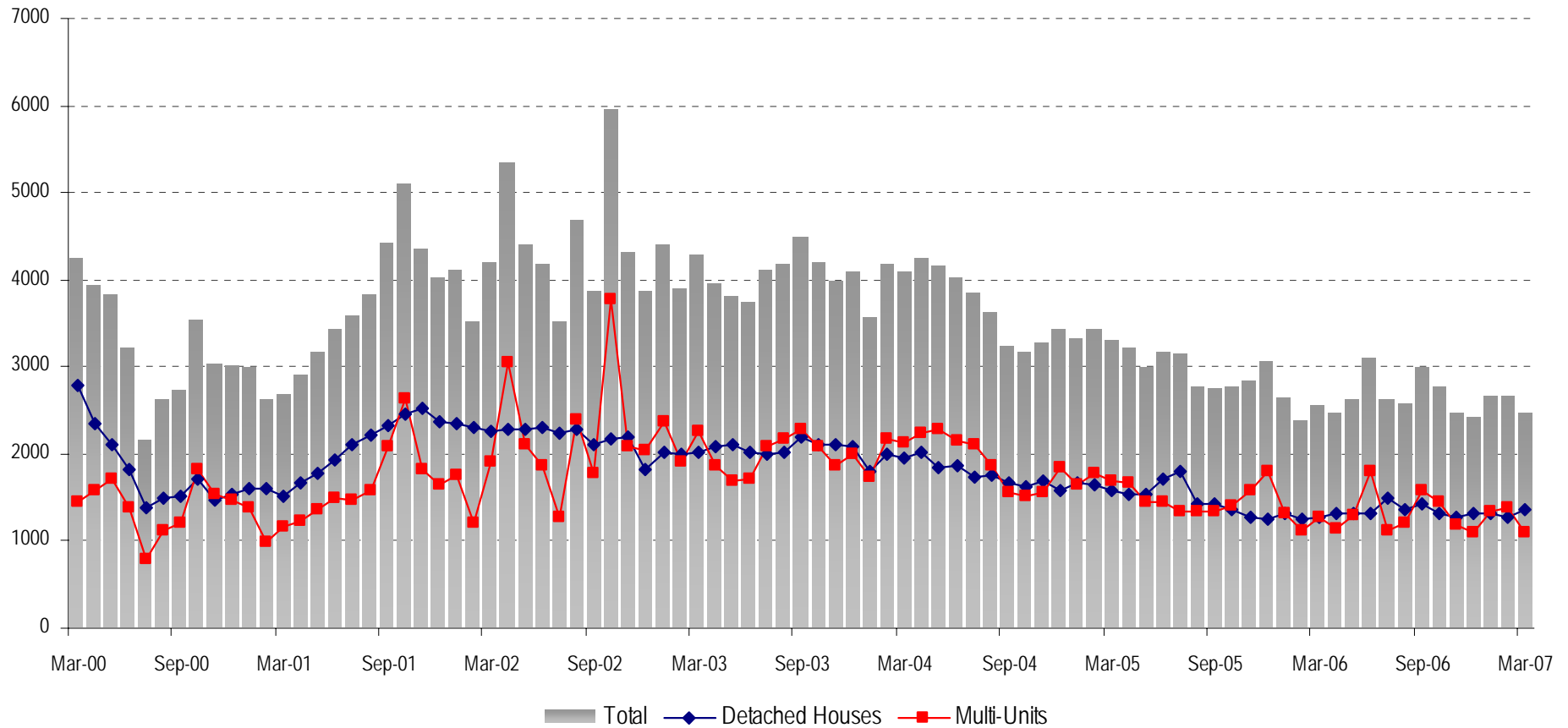


Private New House Sales - NSW
Seasonally Adjusted



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NSW Monthly Dwelling Approvals



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Housing Starts, by type

thousand starts

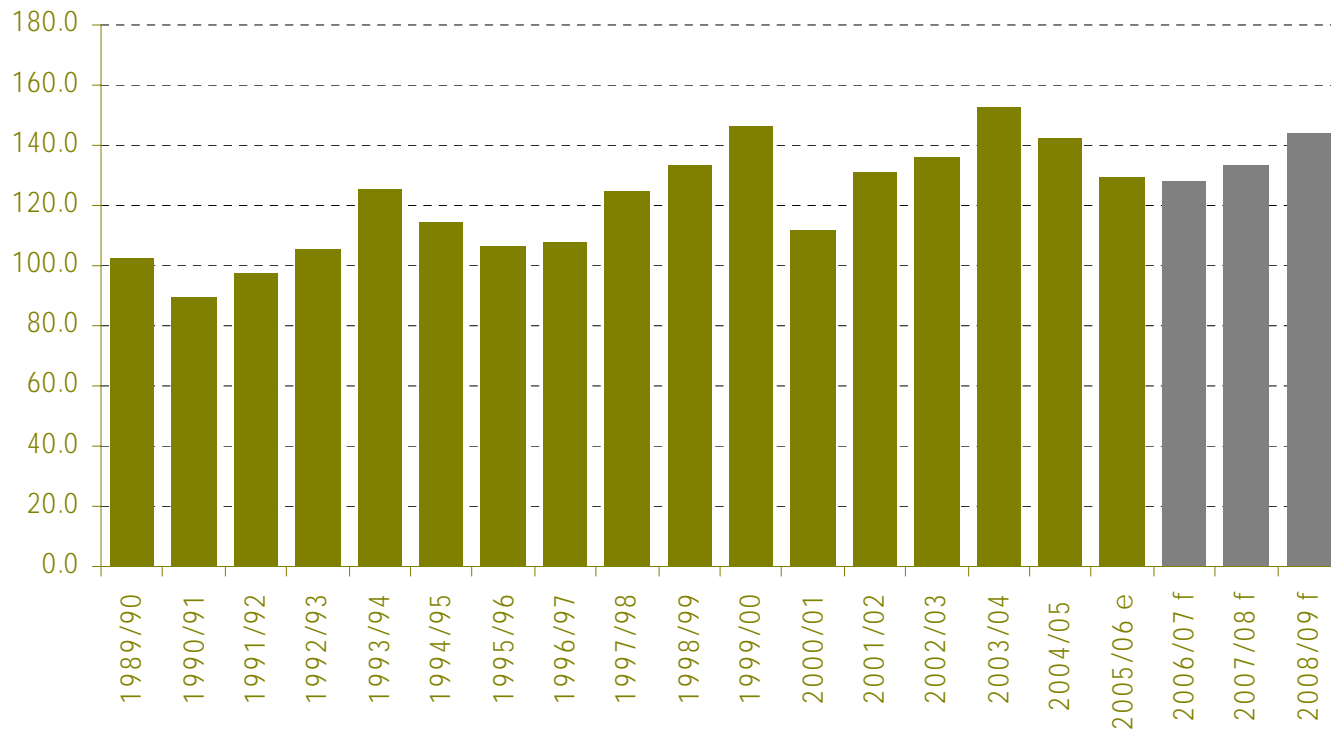
(a) = actual

NSW	thousand starts			%change:			Houses
	Houses	Multi-units	Total	Houses	Multi-units	Total	/total
2002/03 (a)	24.26	23.58	47.83				0.507
2003/04 (a)	22.25	22.05	44.29	-8	-6	-7	0.502
2004/05 (a)	19.26	18.35	37.61	-13	-17	-15	0.512
2005/06 (a)	15.53	16.73	32.26	-19	-9	-14	0.481
2006/07	14.36	15.49	29.85	-8	-7	-7	0.481
2007/08	15.63	16.60	32.24	9	7	8	0.485
2008/09	17.22	18.29	35.51	10	10	10	0.485
2009/10	18.63	20.35	38.98	8	11	10	0.478

Updated April 2007

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Total Number of Kitchens Installed,
New South Wales 1990 to 2009

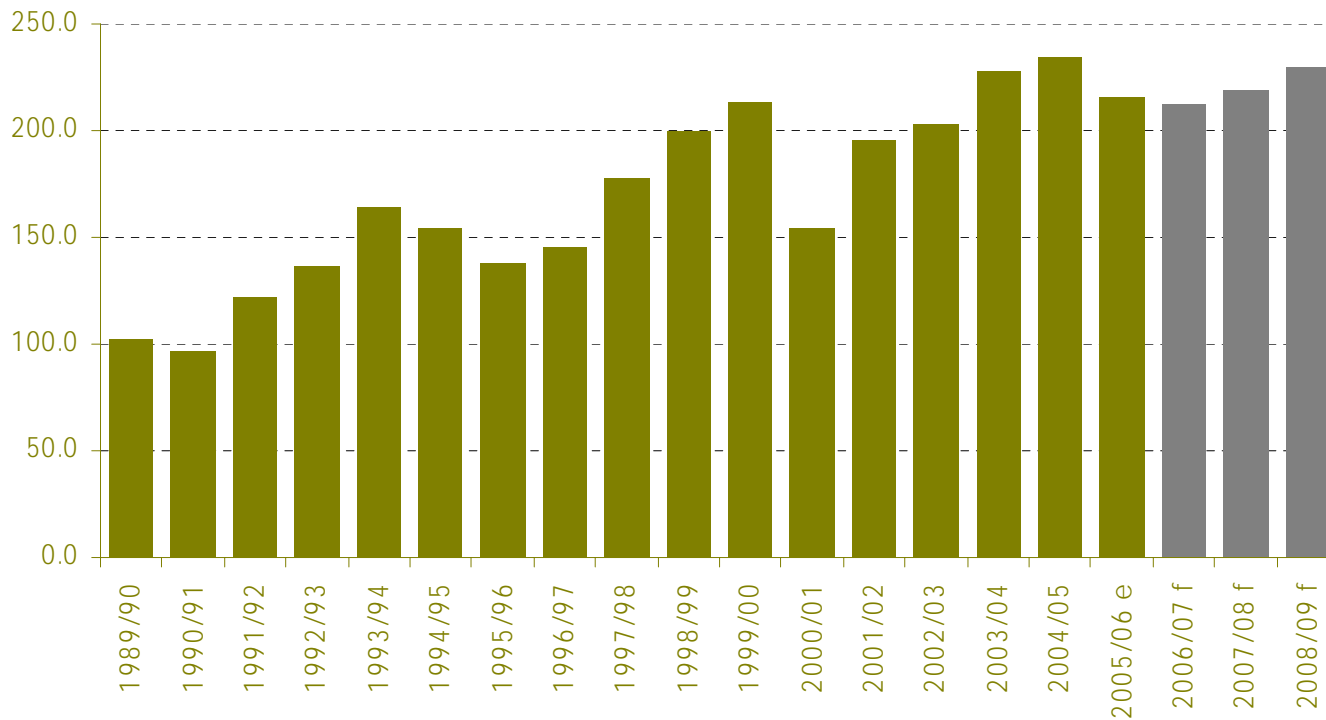


Total Number of Kitchens
Installed - NSW

	(thousand)	(% change)
1989/90	102.1	
1990/91	89.6	
1991/92	97.2	
1992/93	105.3	
1993/94	125.7	
1994/95	114.8	
1995/96	106.6	
1996/97	107.9	
1997/98	124.8	
1998/99	133.3	
1999/00	146.1	
2000/01	112.4	
2001/02	131.4	
2002/03	136.1	
2003/04	152.7	
2004/05	142.5	
2005/06 e	129.6	-9.1%
2006/07 f	128.1	-1.1%
2007/08 f	133.9	4.5%
2008/09 f	143.8	7.4%

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Total Number of Bathrooms Installed,
New South Wales 1990 to 2009



Total Number of Bathrooms
Installed - NSW

(thousand) (% change)

1989/90	101.7	
1990/91	96.8	
1991/92	122.7	
1992/93	136.4	
1993/94	164.9	
1994/95	154.9	
1995/96	137.4	
1996/97	145.2	
1997/98	177.2	
1998/99	200.5	
1999/00	213.9	
2000/01	154.3	
2001/02	195.9	
2002/03	202.8	
2003/04	227.9	
2004/05	234.1	
2005/06 e	215.2	-8.1%
2006/07 f	212.1	-1.4%
2007/08 f	219.1	3.3%
2008/09 f	229.9	4.9%

Building For People With Disabilities

RESIDENTIAL DESIGN PARAMETERS

- Bushfire Conditions
- Earthquake and Wind
- Fire Safety
- Egress
- Energy Efficiency
- Noise Insulation
- Corrosion
- Waste
- Toilets and Sanitation
- Light, Ventilation & Internal Air Quality

Building For People With Disabilities

LAWS THAT GOVERN BUILDING WORK

- Building Legislation
- Planning Legislation
- Fair Trading Legislation
- Environmental Legislation
- 25 other parcels of Legislation
- Sub-ordinate Legislation/Regulations
- Building Code of Australia
- Around 100 Australian Standards called up in the BCA
- Hundreds of reference Australian Standards
- Codes of Practice, Ministerial Advisory Notes, etc

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CAN BUILDERS & DESIGNERS DELIVER???

Accessibility – Adaptability – Visitability

Design Considerations for different disabilities

Access to Information

Design Implications and Cost

Voluntary Vs Mandatory

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CAN BUILDERS & DESIGNERS DELIVER???

WHAT WE KNOW -

- 13% of Australian population is over 65 years old (CEDA)
- By 2050 the proportion over 65 years will reach 27% - 30%
- 2.25% of Australian population is mobility impaired (ABS)
- 0.8% use a wheelchair at any one time

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CAN BUILDERS & DESIGNERS DELIVER???

WHAT WE DON'T KNOW -

- Dignified access
- Progressive conditions
- Disabilities other than mobility
- Aging in place
- Today's designs for tomorrow's conditions

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CAN BUILDERS & DESIGNERS DELIVER???

Client Brief – Specific needs, for today and into the future

Design Tools – Site conditions, design options Vs cost

Contract Specifications

Building and Construction

YES THEY CAN

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Thank You

