

Housing Strategy Review - Summary

Adaptable Housing

What is it?

An adaptable house is a house that incorporates design elements that enable the house to be easily adapted without major structural implications. It is designed to be useable by most people and their changing needs.

Mechanisms to support adaptable housing can be introduced relatively cheaply at the design and building stage. These include:

- Ensuring a room that can be used as a bedroom and a full bathroom is located downstairs in new dwellings;
- Constructing the dwelling in such a way as to enable walls to be moved relatively easily (e.g. with no structural complications) in order to change the dwelling configuration to suit the needs of a household changing over time; and
- Encouraging landscaping to include raised garden beds to enable gardening to be undertaken standing up or whilst sitting in a wheelchair or using a walking frame.

Why is it important?

Adaptable housing helps future proof a home making it liveable for its occupants over a long period of time and preventing them from having to move out when their needs or physical abilities change.

This is particularly important in an aging community such as Bayside where 25% of the population is expected to be over 65 by 2031.

What are the challenges?

Currently, inclusion of adaptable housing design is largely voluntary, except for in apartments where the National Construction Code and the Planning Scheme includes a number of adaptable housing design elements that need to be included.

What are we proposing to do about it?

We are proposing to:

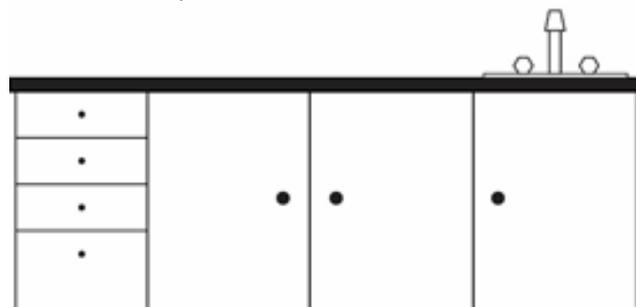
- Retain and reword current actions in the Housing Strategy:
 - o Provide information on adaptable housing design to encourage voluntary inclusion of accessible design features into new and existing homes.
 - o Advocate to the Australian Building Codes Board to include accessibility standards for all dwellings.
 - o Introduce a new category into the Bayside Built Environment Awards showcasing exemplar developments in adaptable housing design.
- To determine whether the accessible design objectives outlined in the Planning Scheme are being achieved, include as a new action that Council undertake an audit of a sample of recently completed developments in different suburbs.
- Consult with disability organisations and people with disabilities on key Housing Strategy actions regarding adaptable housing.



To read the Housing Strategy Review or to have your say please go to:

bayside.vic.gov.au/HaveYourSay

Kitchen bench before adaptation - easily removable cupboards



Kitchen bench after adaptation for wheelchair access

