

# Cost and Benefits of Universal Housing

- Australians have unrealistic expectations regarding the standard of their accommodation
- Visit any display centre to validate this comment
- Average size of new homes
- First home Buyers Grant
- Unrealistic 'must haves'
- Universal Housing Standards need not cost more



## **Must haves**

- 3 and most often 4 bedrooms
- 2 and often 3 living rooms
- 2 bathrooms and often a powder room
- Double garages with remote control garage door
- Ducted heating and cooling

## **Luxury Upgrades**

- Stainless steel European appliances
- Dishwasher
- Stone kitchen bench and vanity tops
- Glass splash backs
- Sophisticated kitchen and bathroom fittings
- Elaborate bathroom



# Houses Equipped to Universal Standards Can Cost Less!

- No need to reduce size or overall accommodation
- By using an acceptable fit out specification UHS can be adopted cost effectively



# Luxury Upgrades

	<u>Cost Over Standard</u>
	\$
• Stainless steel European appliances	1,000
• Dishwasher	1,000
• Stone kitchen bench and vanity tops	2,000
• Glass splash backs	1,000
• Sophisticated kitchen and bathroom fittings	500
• Elaborate bathroom	<u>1,000</u>
	Total \$6,500



# Victorian Universal Housing Alliance Recommendations

The minimum low cost/no cost feature necessary for housing to be liveable, visitable and adaptable by people of all ages are:

1	A clear pathway to a step-free, well-lit entry with access to street/car parking	N/C
2	Appropriate lighting evenly distributed throughout the house	N/C
3	Identifiable light switches, controls and handles in easy-to-reach places for someone sitting or standing	\$300
4	Reinforced walls in the bathroom, shower and toilet (handrails etc)	\$2,000
5	Wide doorways and corridors	\$700
6	A straight staircase adjacent to a load-bearing wall	
7	Slip-resistant flooring	\$1,000
8	Open-plan kitchen, lounge and bathroom with step-free shower	\$600
9	Open-plan room on entry that can be used as a bedroom	N/C
10	Accessible toilet and bathroom on entry level	N/C
11	Other incidentals	<u>\$1,000</u>
	TOTAL	\$5,600

*\*Based on 3 Bedrooms, 2 Living Rooms, Kitchen, 2 Bathrooms*



Savings with Standard Spec	\$6,500
Cost of UHA Recommendation	<u>\$5,600</u>
	<u>Credit \$900</u>

