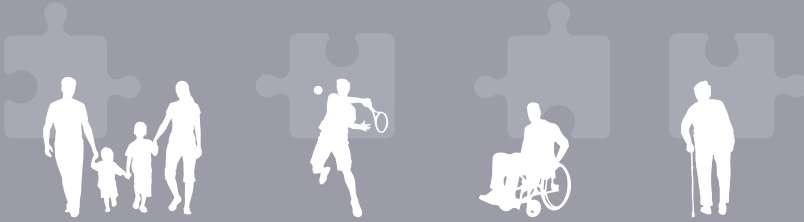




# ADAPTABLE LIVING

BY INDEPENDENT BUILDERS NETWORK

# Building Tomorrows Home Today



Young Families

Sports Injuries

People with Disability

Ageing



**Your Home - Your Builder**

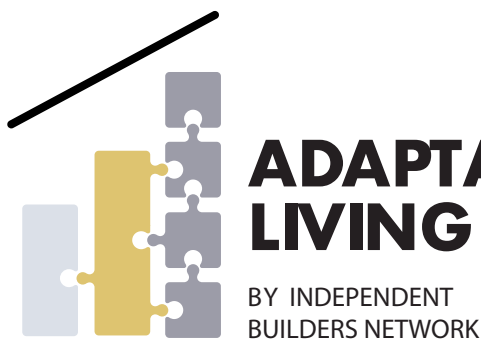


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Independent Builders Network is a professional network of local builders, working together to offer home builders a higher quality, more personal & better value for money service, than the impersonal volume project builders. Our expanding national network of builders, offer home builders certainty when it comes to a brand they can trust.



## Adaptable Living Homes & The Independent Builders Network

The Independent Builders Network was introduced to a market of housing through the National Disability Insurance Scheme (NDIS) and decided to get involved due to many common interests, but the most pressing is we have many builders spread from Townsville to Tasmania who already specialise in works other than standard housing. A lot of our IBN builder members have built their business around custom housing which is perfect for this market we have decided to name Adaptable Living Homes.

The reason behind the name Adaptable Living Homes is we viewed current building practices and the need to change this to reflect the ever-changing characteristics of its buyers, so we looked to create a housing product that catered for the disabled, ageing, growing family or injured by future proofing the house to be readily available for any changes life throws our way.

Buyers can be easily influenced by high end displays on offer, marketing tactics and the styles that are being produced out of reality and DIY television programs, but new homes should be designed and built to meet the ever-changing needs of the home owner over their lifetime.

Adaptable Living Homes follows the Livable Housing Australia guidelines. These guidelines are about making homes easier to access, navigate through and live in. By doing this as part of the building process, we are providing a more cost-effective way to adapt to changes in life and make it easier to change your home to suit, as opposed to changing afterwards which can be a very costly experience.

Our aim is to build homes to meet the needs of young families with kids, people with sporting or traumatic injuries, assist the ageing community and to cater for people or families with disabilities. The key to a Livable Housing Design is to build homes that meet the ever-changing needs of the occupants across their lifetime.

# Adaptable Living

The Independent Builders Network through its Adaptable Living Homes focuses on 4 key aspects:

## 1. Levels of Housing

There are three performance levels being implemented by IBN to meet the Livable Housing Design Guidelines.

### Silver Level

#### Seven core livable housing design elements.

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 modifications if required at a later date.

### Gold Level

#### Enhanced requirements from most of the core livable housing design elements plus additional elements.

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

### Platinum Level

#### Some further enhanced requirements for the core livable housing design elements plus all remaining elements.

All 15 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.

## 2. Benefits of Building an Adaptable Living Home

Homes will be designed with comfort, safety and ease of access as core design features. These features make it easier for parents to manoeuvre prams, easier to carry the shopping into the house, easier for people with a disability or temporary injury to move around and create a more spacious environment for the ageing.

These features will allow key living spaces to be more easily and cost effectively adapted to meet the changing needs and abilities of home occupants such as ageing baby boomers and people who have or acquire disability.

A few design aspects that best explain this:

- ✓ Easy to enter
- ✓ Easy to navigate in and around
- ✓ Capable of easy and cost-effective adaptation
- ✓ Responsive to the changing needs of home occupants





### 3. The Difference Between A Standard Home and Adaptable Living Homes



The core elements that differentiates between standard and adaptable living homes can be summarised as follows:

1. A safe, continuous and step free path of travel from the street entrance and/or parking area to 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. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
6. Stairways are designed to reduce the likelihood of injury and enable future adaptation.
7. A bathroom that contains a hobless shower recess.

### 4. Adaptable Living Homes Standard Inclusions

There is a common misconception about what items can be selected in an Adaptable Living Home due to the many requirements for the different aspects of living needs. The inclusions will definitely change depending on what level of housing you require, however the basic standard inclusions are very similar to that of a standard built house. There are a few key items that must be considered which I will go a little bit further into.

#### Electrical Items

As part of the IBN standard inclusion range we use Clipsal Iconic products throughout the house which is ideal for Adaptable Living Homes. They are switches and outlets that can be connected through the internet and controlled through an app that can be downloaded. Depending on the individual requirement, this is a key feature that can be added too over time or setup at the start.

#### Plumbing Fixtures

Most plumbing fixtures will be the same with the exception of the toilet suites which can be selected to suit the individual's needs. Through our partnership with GWA there are many products that can be selected from.

#### Shower Screens

Frameless shower screens are the perfect fit for Adaptable Living Homes and in most cases are a very popular upgrade product that would be standard for Adaptable Living Homes.

#### Door Furnishings

Door locks and handles have a big variety these days and the standard is usually fine, but for the individual who needs specific locks & handles we have access to a large range of keyless or card access door furnishings that can be included through our arrangement with Lockwood.

#### Heating & Cooling

This would be the same as a standard home with the exception of the control, which can be upgraded to a digital removable thermostat or a wireless setup controlled through an app which once again is almost the standard now.

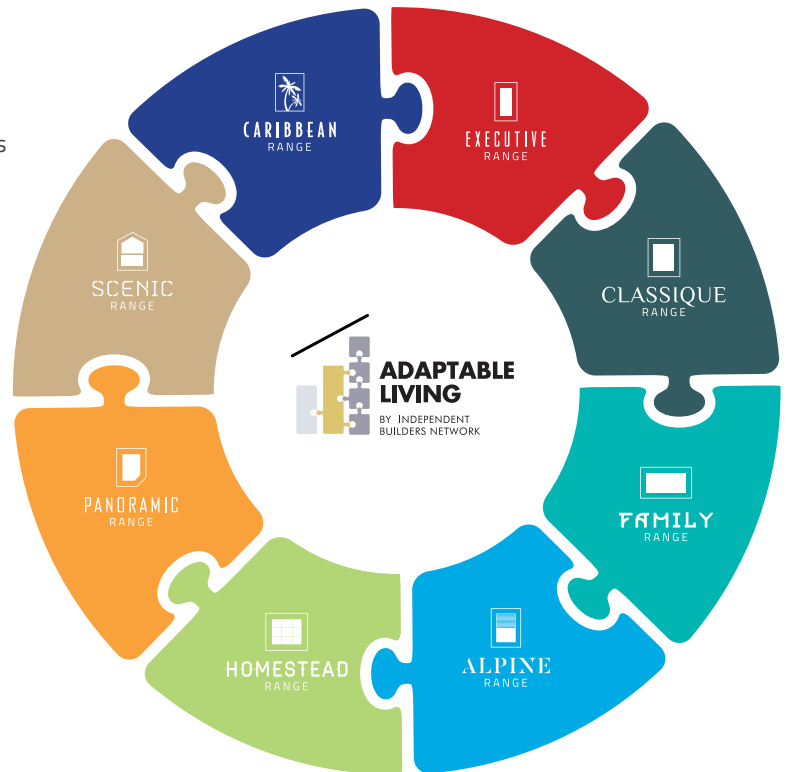
There are many other items that can be tailored to suit a person's particular needs ranging from bathroom vanities to kitchen joinery setup. Our builders work with each client individually to make sure we have the exact products and setup they need.

# Adaptable Living Home Designs

The flexibility of designs available for Adaptable Living Homes is quite large to the point that majority of the standard IBN design range can be modified to suit, so we have made our complete library of designs available for this.

While it is important to emphasise that the majority of our designs are available to be modified, we have also come up with a range of 6 designs that have already been modified to suit Adaptable Living Homes which covers off on two bedrooms, three bedrooms, four bedrooms and acreage.

The designs that are named the Taylor, the Thredbo, the Haven, the Abington, the Sarah & the Koroit Adaptable have all been market tested, with each design being built either as a display or a client house to make sure they meet the Livable Housing Design Guidelines and are now available to the market.



The Abington



The Haven



The Sarah



The Thredbo



The Taylor

The Koroit



# FAQ

## **Can anyone build an Adaptable Living home?**

IBN members are being provided with group training from external registered experts who specialise in this area of domestic construction. These members are also being provided training on the Livable Housing Design Guidelines promoted by Livable Housing Australia. IBN is working with an external architecture and drafting company to provide a new range of house plans as well as modifying a selection of exiting plans to meet the Livable Housing Design Guidelines.

## **Do I need a specific block type to build an Adaptable Living home?**

Although there are no specific guidelines it is highly recommended that block types should be as level as possible.

## **Would I be eligible for financial assistance by building an Adaptable Living home?**

The National Disability Insurance Scheme (NDIS) can assist participants to live independently. This includes: Supports that build people's capacity to live independently in the community, supports to improve living skills, money and household management, social and communication skills and behavioural management home modifications to the participant's own home or a private rental property and on a case-by-case basis in social housing. The NDIS may also contribute to the cost of accommodation in situations where the participant has a need for specialised housing due to their disability. The NDIS will only fund Specialist Disability Accommodation (SDA) when it is a reasonable and necessary support for a participant due to extreme functional impairment or very high support needs, in accordance with the SDA Rules (2016).

## **Is the process of applying for a home loan the same?**

Adaptable Living homes are designed to be more versatile to better meet the changing needs of the occupants over their lifetime and as such there would not be any change in the process for applying for a home loan.

## **Can I be an investor in an Adaptable Living home?**

There are no restrictions on investors building homes that meet the Livable Housing Guidelines. In fact, the Federal Government is relying on the private sector to help provide the needed housing required to support those families covered by the NDIS and Specialist Disability Accommodation (SDA). SDA refers to specialist accommodation for people who require integrated housing and independent living supports. It is generally for people with very high support needs. While most NDIS participants will have their housing needs met through options delivered by the jurisdiction in which they live, historically SDA was, and still is, in short supply. The NDIA estimates that around 6 per cent of total NDIS participants, currently around 28,000 people, will require SDA. To meet this level of demand the supply and availability of SDA needs to grow. To support this, the funding available to participants for SDA has been designed to attract investment. At full scheme, total funding for SDA is expected to be around \$700 million per year. This level of funding is expected to lead to investment in the development of new high quality, fit-for-purpose SDA which will increase availability. All investors should undertake their own due diligence.

## **What do I need to do to find out more about Adaptable Living?**

Over the coming months IBN will provide training and insight to its members on Adaptable Living Homes, as well as producing a range of plans accommodating to this change in building practice. To find out more about Adaptable Living Homes please contact 1300 IBN NET (1300 426 638).

## Independent Builders Network

is a professional network of local builders, working together to offer home builders a higher quality, more personal and better value for money service, than the large, impersonal volume project builders

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