



21 September 2010

10-Year Plan  
Policy Development and Coordination  
Disability and Community Care Services  
Reply Paid 806  
BRISBANE QLD 4001

**Via email: [10yearplan@communities.qld.gov.au](mailto:10yearplan@communities.qld.gov.au)**

To Whom It May Concern:

**Subject: Response to the Queensland Government's 10-year plan for supporting Queenslanders with a disability**

Thank you for the opportunity to respond to the Queensland Government's 10-year plan for supporting Queenslanders with a disability.

Master Builders is the peak body for housing and construction in Queensland and represents the interests of over 9,000 building-related businesses across the State.

Our comments on the 10-year plan relate specifically to Priority 3: accessible places and spaces. Strategy 5 relates to Queenslanders with a disability having improved access to accessible, affordable and safe housing that suits their needs and strengthens their family and community connections.

Master Builders acknowledges the importance of ensuring that people with a disability have access to accessible, affordable and safe housing. However, we have concerns if the strategy extends to mandating that certain design elements (for example, those included in the Federal Government's recently released Livable Housing Design Guidelines) need to be included in new private sector housing.

Clearly the stock of housing in Queensland must accommodate a diverse range of user needs. To that end Master Builders supports the voluntary uptake of the Livable Housing Design Guidelines. However, given that Queensland has some of the most unaffordable housing on the



globe we would strongly oppose the inclusion of these design elements in the Australian Building Code or the Queensland Development Code. The six core housing design elements of the Livable Housing Design Guidelines would add in the order of \$5,000 to the cost of construction of a new house. Depending on the topography of the land it could be much more.

I would be happy to meet to discuss these comments.

Regards,

**Paul Bidwell**  
Director – Housing