

Tuesday 1 October 2024 | 12.00 – 1.00pm (AEST)



# Sub Standard

## Lifting Australian building quality

### Speakers:

Dr Lyrian Daniel, Associate Professor in Architecture &  
Enterprise Fellow, University of South Australia

Gary Rake, CEO, Australian Building Codes Board

### Facilitator:

Dr Michael Fotheringham, AHURI



# The Australian Housing and Urban Research Institute (AHURI)

AHURI is a national independent research network dedicated exclusively to housing, homelessness, cities and related urban research.

Through our national network of university partners, we undertake research that supports policy development at all levels of government, assists industry in improving practice and informs the broader community.

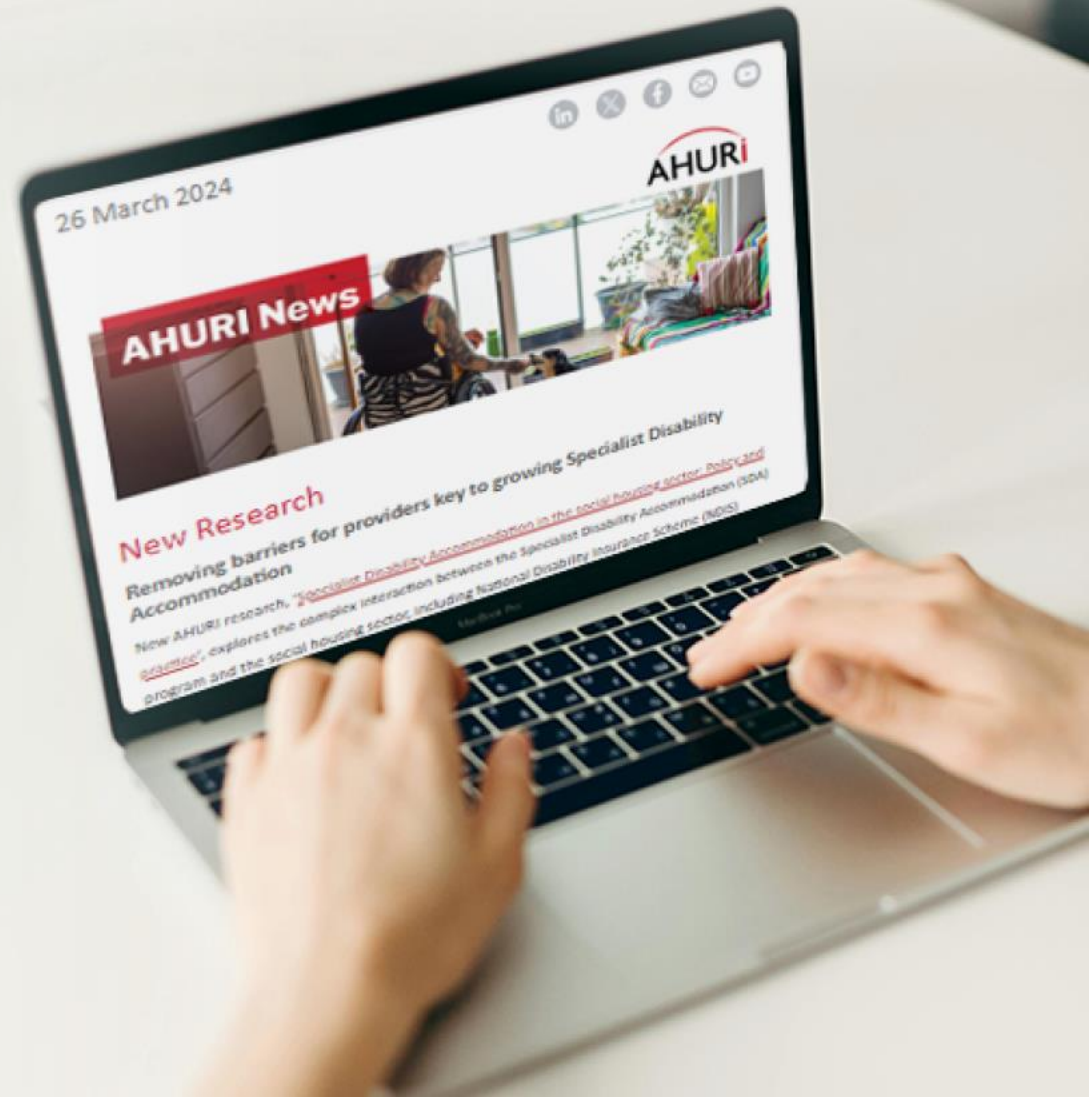
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**Talk to us today:** Dr Tom Alves, Head of Development 0417 244 623 [tom.alves@ahuri.edu.au](mailto:tom.alves@ahuri.edu.au)

WEBINAR

# Hidden costs: measuring the real affordability of housing

9 October 2024 | 12.00-1.00pm AEDT



With guest speakers:



**Dr Adam Crowe**  
Curtin University



**Rob Stokes**  
Macquarie University



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# Today's session

## Read the research:

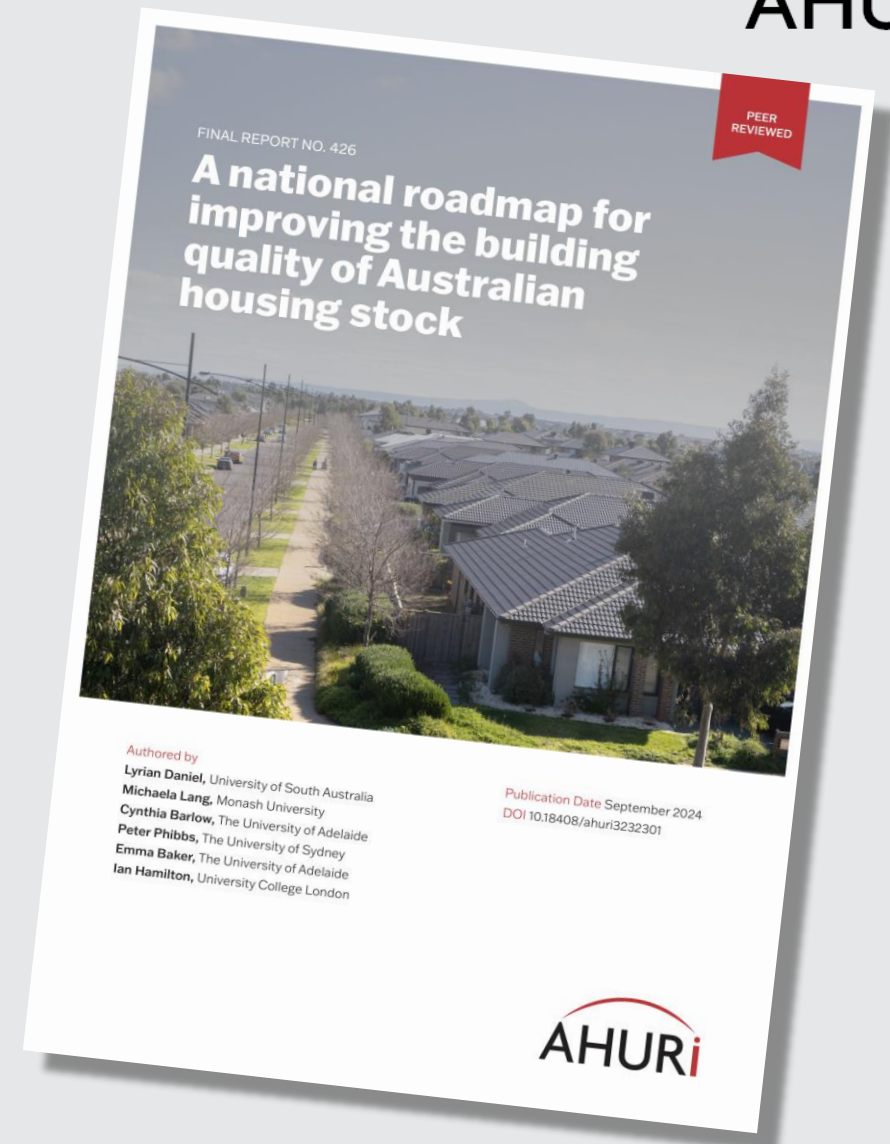
[www.ahuri.edu.au/research/final-reports/426](http://www.ahuri.edu.au/research/final-reports/426)

## Webinar recording available at:

[www.ahuri.edu.au/events/building-quality-webinar](http://www.ahuri.edu.au/events/building-quality-webinar)

## Complete our survey:

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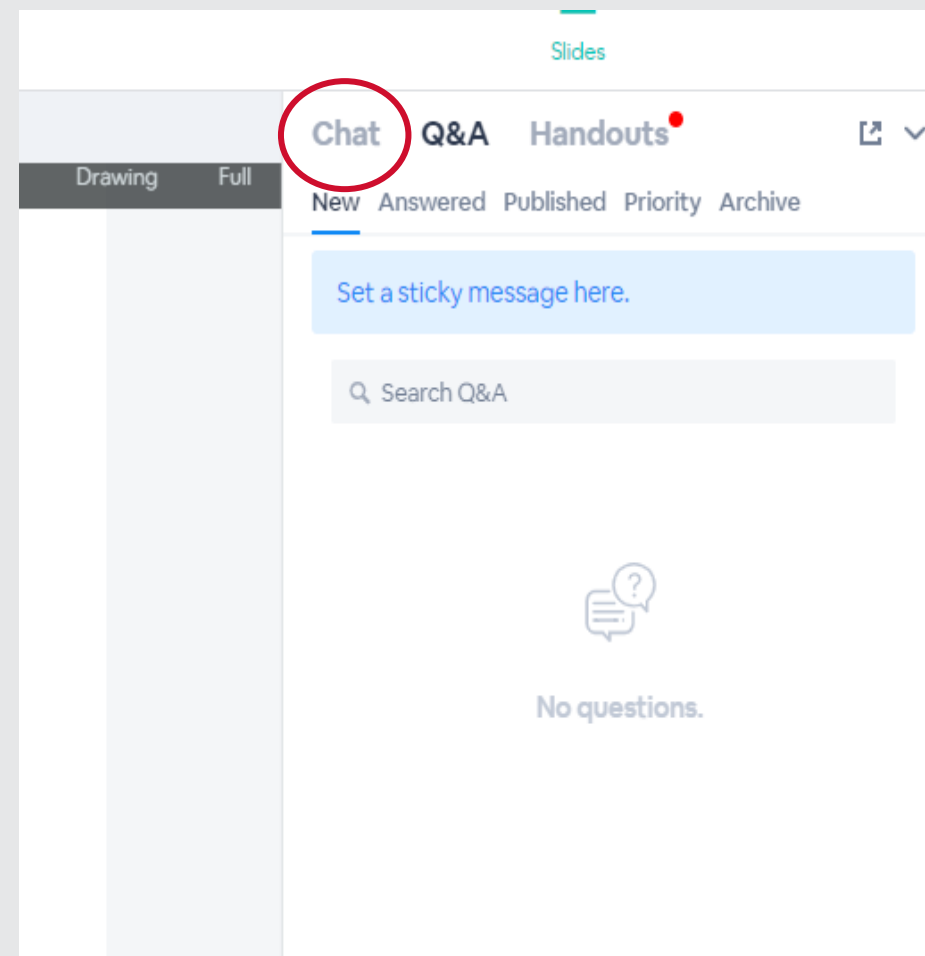


# Chat function

To post a comment in the chat function, click on chat on the right hand side of the presentation. Use chat to share your thoughts with other participants.

Let us know what Lands you are joining us from

**Handouts**, including the presentation are available in the handout tab on the right-hand side of the screen.



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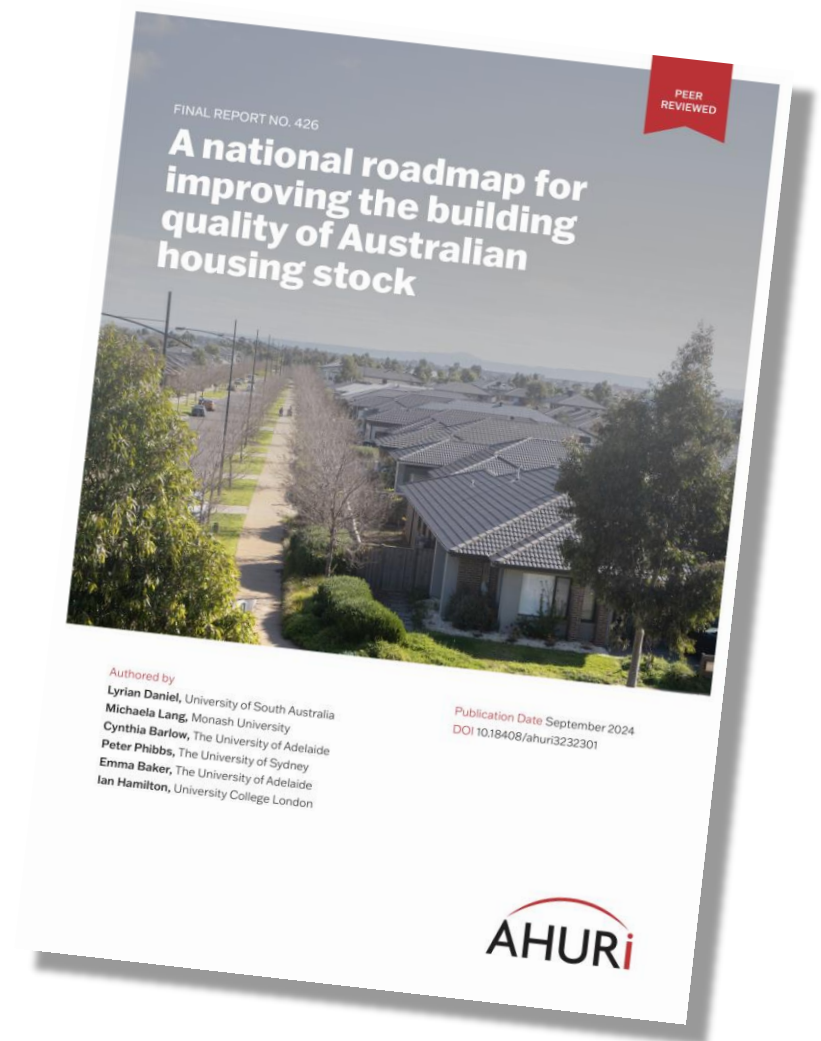
Dr Michael Fotheringham, AHURI





# A national roadmap for improving the building quality of Australian housing stock

1. What is the condition and environmental performance of the Australian housing stock?
2. What are international best practice quality and performance standards, and how can they be implemented in Australia?
3. How can we realise best practice quality and performance standards and tenancy legislation in Australia (who are the appropriate actors, and what are the mechanisms to influence their decisions)?



# Patchy data, but enough to warrant action

Table 2: Summary of the housing condition data landscape

	Australian Housing Conditions Data Infrastructure	The Winter Home Temperature dataset	Census of Population and Housing	ABS Aboriginal Housing Statistics	ABS Energy Account	AIHW Housing Data Resource	National Social Housing Survey	Household Income and Labour Dynamics in Australia	CSIRO NatHERS	Victorian Residential Efficiency Scorecard
Stock numbers										
Dwelling type										
Construction										
Age										
Dwelling quality										
Bedrooms										
Size										
Security										
Heating										
Thermal comfort										
Temperature										
Humidity										
Mould										
Natural light										
Ventilation										
Tenure										
Affordability										
Energy Usage										
Energy affordability										
Energy efficiency										
By state										
By greater capital city										
Data download										
Geospatial data										

Source: Author's own summary (see ABS 2021a, 2021b, 2021c; Australian Government Australian Institute of Health and Welfare 2024a, 2024b; Australian Government Department of Climate Change 2024; Baker, Daniel et al. 2023; Baker, Morey et al. 2023; Barlow, Daniel et al. 2023; CSIRO 2024; Department of Social Services and Melbourne Institute of Applied Economic and Social Research, 2023)

# Australia is lagging on the policy front

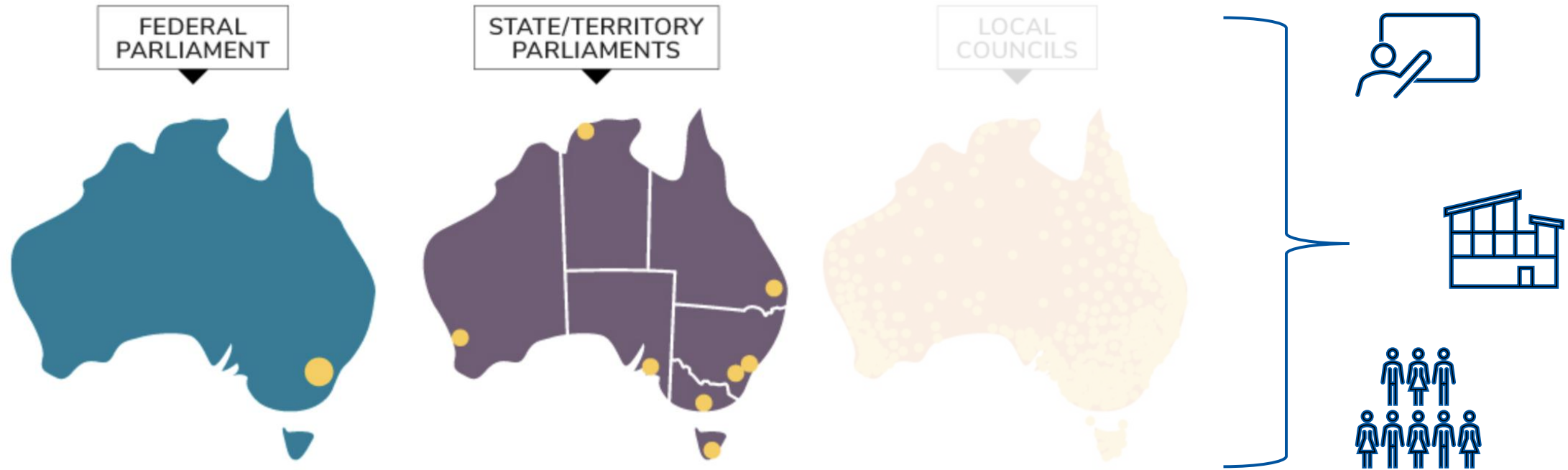
Table 3: Summary of housing standards policy at the national and state and territory levels

		AUS	ACT	NSW	NT	QLD	SA	TAS	VIC	WA
<b>Regulation</b>	Mandatory minimum energy and thermal requirements									
	Mandatory minimum energy performance standards (MEPS) for all types of appliances that are progressively and regularly updated		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Requirements for renewable energy systems installation or utilisation, maximum allowed amount of embodied carbon emissions new and existing buildings									
<b>Information</b>	Certification of energy and carbon performance for new and existing buildings; mandatory rating labels for buildings, disclosure and benchmarking schemes for new and existing buildings based on energy and carbon performance and embodied carbon									
	Mandatory labelling of appliances based on their energy efficiency		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Integrated policy portfolio for net zero carbon buildings. Training on use of low-carbon materials, energy efficient home improvements, life cycle analysis of embodied carbon emissions and reduction strategies									
	Accreditation systems for professionals e.g. for low-carbon construction, renovation, building energy management									
	Awareness-raising programs for consumers on benefits of net zero carbon buildings									
	Integrated design tools to assess energy performance and embodied carbon for building construction or renovation, building management systems									
<b>Incentives</b>	Grants and rebates									
	Preferential loans tied to energy and carbon performance levels of new or renovated buildings									
	Tax rebates tied to energy and carbon performance levels of new or renovated buildings									
	Reflective energy pricing and preferential tariffs for renewable energy									
	Non-financial incentives such as expedited development review and approvals, fee reductions, density bonuses and development allowances for energy efficient low-carbon buildings.									

Notes: Adapted from the IEA (2022) Roadmap for Energy Efficient Buildings and Construction in ASEAN Timelines and actions towards net zero-carbon buildings and construction

<b>Building Energy Codes, Certification, Labelling for buildings:</b>					
<span style="color: green;">■</span> Mandatory for all buildings	<span style="color: blue;">■</span> Mandatory for certain building types	<span style="color: yellow;">■</span> Voluntary	<span style="color: orange;">■</span> Under development	<span style="color: lightgrey;">■</span> No known policy	<span style="color: purple;">■</span> Mandatory for new/significantly renovated building only

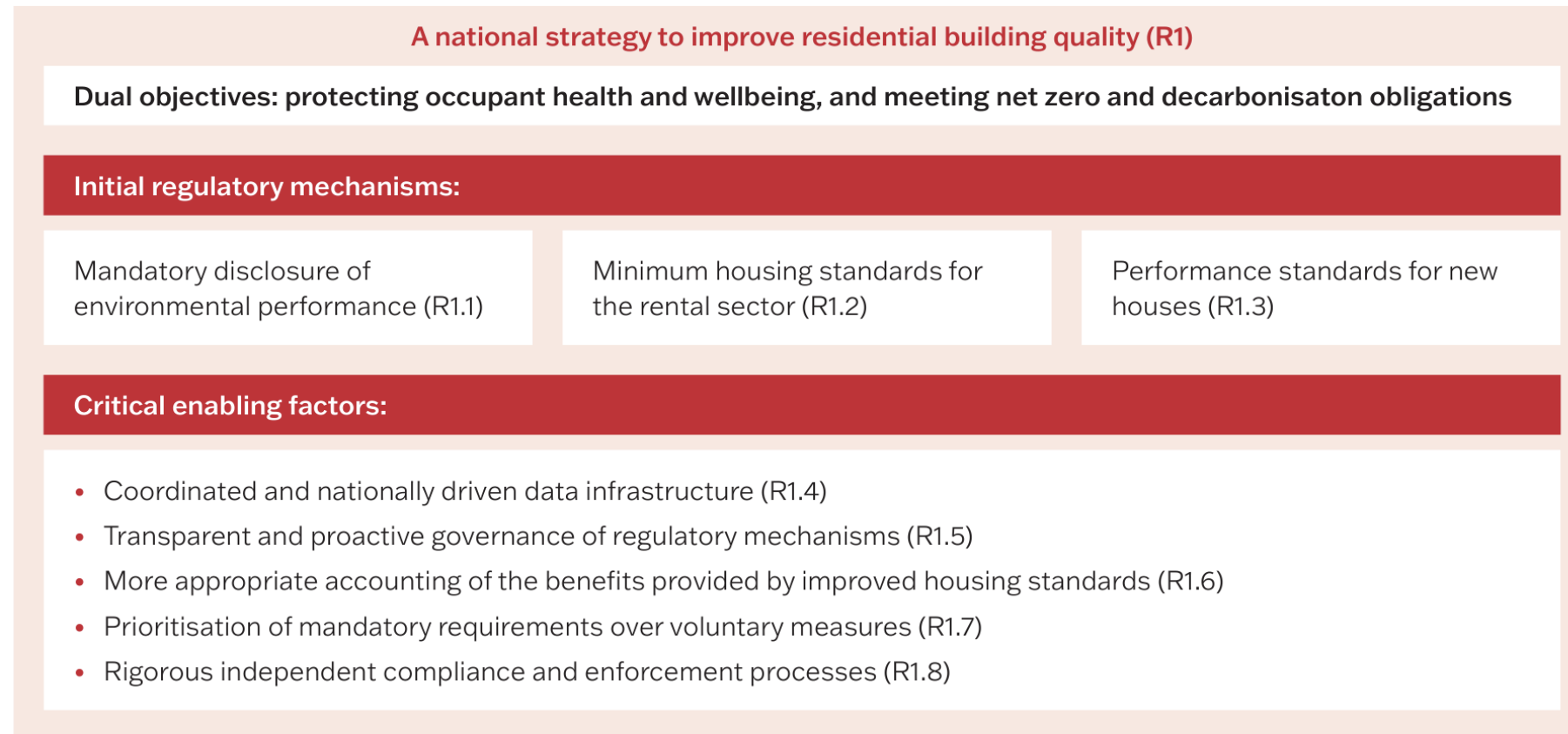
# Change is political, but not impossible



Adapted from: Parliamentary Education Office ([poe.gov.au](http://poe.gov.au))

# We need a long-term vision, and a plan to achieve it

Figure 1: Research recommendations



Source: Authors

# Thank you

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**Webinar recording available soon:**

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