

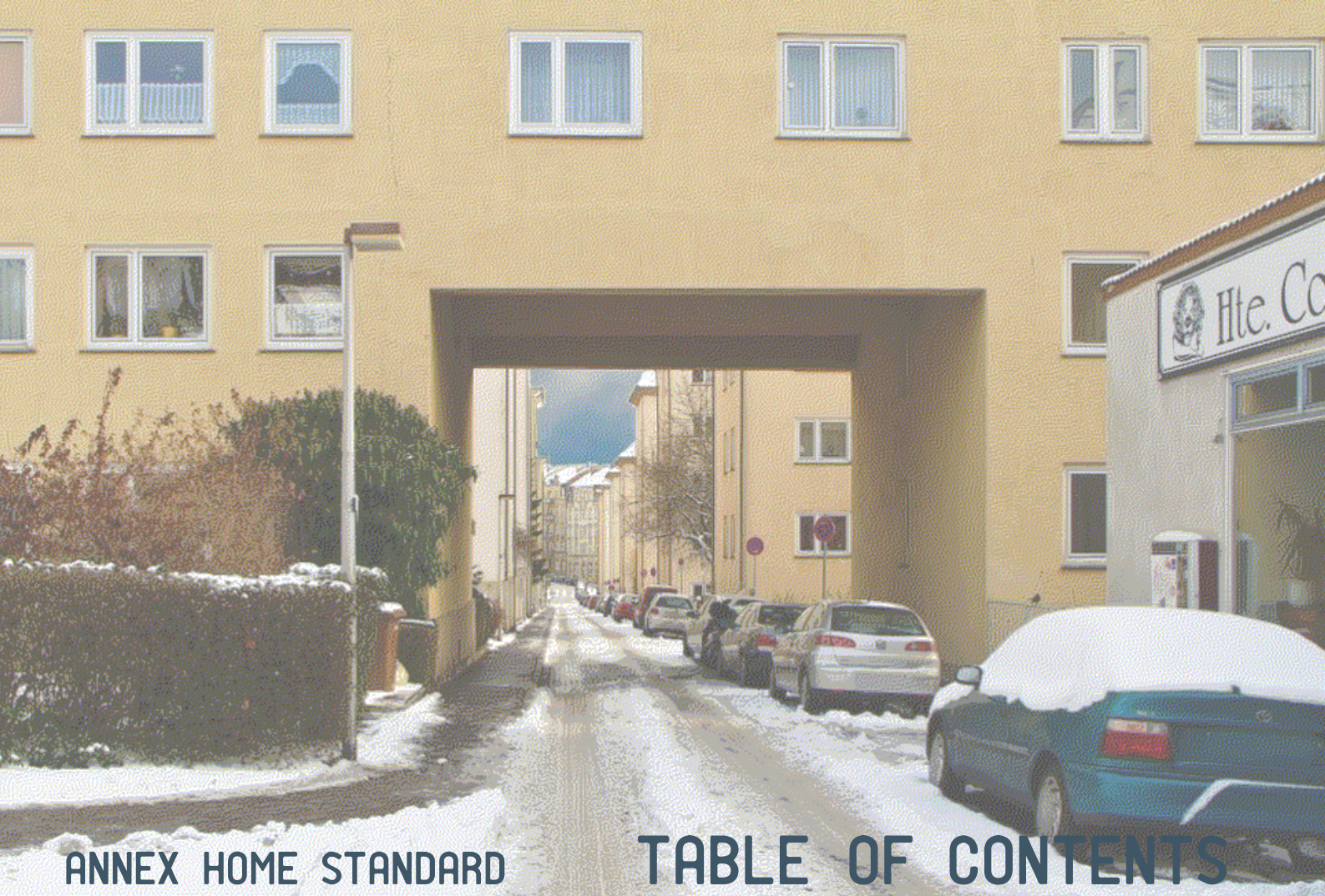
RZK GROUP

© Architects Interior Designers Project Managers



ANNEX HOME STANDARD

A 5.4



ANNEX HOME STANDARD

COVER IMAGE

Annex Home accredited Urban Village at Wadalba
Central Coast NSW Australia

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CONTRIBUTE

Annex housing standard is a free standard, built on the contributions of people like yourself. If you've got an idea for Annex, don't sit on it! Get in touch with us via our web address and social media.

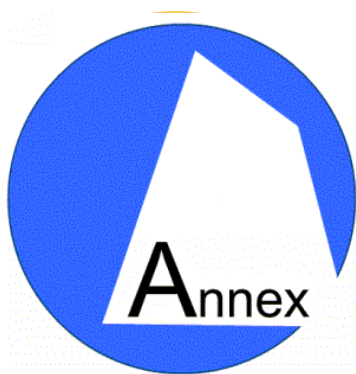
We are dedicated to continuously improve this document and that means listening and responding to both good and bad feedback.

ACCESSIBLE DOCUMENT

Annex Org is in the process of making our material available to as many people as possible as soon as possible.

This is our first pictorial issue and is available in colour PDF and in simple pdf text for screen reading. No that both Google and Apple have excellent screen reading, we will eventually post a text only HTML page.

If there's a format that we missed then please contact our support team at: annex@arquacom.au



DOCUMENT PROPERTIES

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MESSAGE FROM ANNEX ORG

Meeting the need for adequate housing will not be done by laying bricks but by building a community of developers, architects, engineers and builders.

Our aim is to make a measurable difference to the availability and diversity of housing around the world and with your help we can make housing possible for millions of people who live without proper shelter and under housing stress.

In seeing my daughter growing up with dolls and tea sets and watching other kids building a cubby houses, I formed the opinion that building shelter and taking care of children is to humans as a nest is to a bird. We know how to build, we know how to care and given the opportunity that's exactly what we do and this is the basis of Annex Housing Standard.

The feeling of being without a home or living under financial stress is a universal human experience and the health outcome are the same no matter what country you live in, a park bench is a park bench.

Until now, governments the world over have responded to inadequate housing with tighter regulation, development controls and state backed housing contracts. However the worsening situation is evidence that such measures in toto are inadequate, interfering and limit opportunities and incentives for people to take control of their destiny.

People live in slums not because they can't build, but because they can't get permanent land tenure for reasons of inequality in land ownership, government planning restrictions and maladministration.

Article 25 of the Universal Declaration on Human Rights asks that we take all necessary measures to realise the natural human right to a home and in a country like

03 Australia that should be easy given the availability of land and material. Yet the shortage and cost of housing and associated homelessness and housing stress are well documented and worsening daily.

Annex, requests governments at all levels to work with the community to create an environment where people want to build and invest in their security. Ending corruption and restrictive planning is the first major step towards realising housing and the second is to reward people for doing good design and quality work.

There's nothing worse than being over qualified in a job or being supervised to the nth degree. Annex aims to

bring out the best in people by given recognition and credit for experience and qualifications and fair incentives for developers who get the best people and materials for the job.

Annex unlocks opportunity to build, restores dignity and is fast becoming the method of choice for governments and developers looking to meet the need for more affordable and accessible housing.

We can't do this alone and we need your help. We need you to read Annex and make suggestions on how we can make it even better. We need planners, architects and builders to trial Annex in different states and countries.

Your important to us and we value your input so please write to us soon

Richard Brew
Executive Director

AIM

The aim of Annex Home Standards is to provide designers, developers and governments with a method for generating high quality accessible places to meet our future housing needs.

METHOD

Our approach is to empower the development team to first identify their clients needs, and then plan and allocate resources to satisfy those needs.

PROCESS

A process oriented standard is different to other template-based standard in that the focus is on preparing to make the best product and not on the end product itself.

RESULTS

Annex is designed to generate greater diversity and choice in housing as people's needs change with time, place, age, culture and so on.

An Annex home is one that is versatile, easily adapted and responsive to a family's lifetime of change in need.



ANNEX 1 HOUSING RIGHTS / AFFORDABLE

A1 Performance Requirement

The housing meets the objectives of the UDHR Article 25 for housing that provides a standard of living adequate for the health and well-being of a family, including food, clothing, housing and medical care and necessary social services.

Universal Declaration of Human Rights

Article 25

(quote)

(1) Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

(2) Motherhood and childhood are entitled to special care and assistance. All children, whether born in or out of wedlock, shall enjoy the same social protection." (end quote)

A1: Assessment criteria:

A1.1 The housing is located with proximity to employment, transport, goods and services, Education opportunities, health Care, with connectivity to utilities and infrastructure.

A1.2 The development process is transparent and free from corruption and conflict of interest. The development group have social responsibility, Anti-corruption and transparency policy statement and declarations.

A1.3 Total government taxes are less than 10% of the cost of housing. Calculated as all duties and fees payable to government including application and approval fees, GST, development contributions, rates and income tax payable on gross earnings for a loan amount equal to the sale price plus interest at CPI for 20 years.

A1.4 Affordable: the price of housing should not be so high that households cannot meet other basic needs. The house price (House and land cost to purchaser) compared to the average household income (averaged over ABS figures for local, state and national incomes) expressed as a ratio.

A1.5 Housing density is appropriate for a site and its context, the number of units or residents site yield, makes efficient use of existing infrastructure and services. Respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

"[A] general decline in living and housing conditions, directly attributable to policy and legislative decisions by States Parties, and in the absence of accompanying compensatory measures, would be inconsistent with the obligations under the Covenant".



ANNEX 3 HOME SAFETY & SECURITY

A3 Performance Requirement

1. Home safety and security – personal privacy and security from potential agents and pathways of harm is achievable with ease, efficiency and satisfaction. (Includes any concentrated chemicals or biological pathogenic substances or resonance of any origin)
2. Work Health and safety Systems and Risk analysis and control, or HACCP or equivalent identifies safety risks prior to and during construction and on completion.

A3: Assessment criteria:

A3.1 Site Safety

A3.1.1 The design optimises safety and security, both internal to the development and for the public domain.

1. There is a clear definition between public and private spaces.
2. The design maximising overlooking of public and communal spaces, avoids dark and non-visible areas,
3. Provide as direct a physical and visual connection as possible between the street and the entry.
4. Achieve clear lines of transition between the public street, the shared private, circulation spaces and the apartment unit.
5. Mailboxes are convenient for residents; provide sheltered, well-lit and highly visible spaces to enter the building, meet and collect mail.

A3.2 Pedestrian Vehicle Safety

1. Design for pedestrian access focuses on delivering high quality, safe and pleasant walking environments. It is person-centred rather than vehicle-centred.
2. Landscaping and front fencing should delineate ownership, prevent conflict of pedestrian and vehicles, and limit access to garage areas from interior. avoid ambiguous and publicly accessible small spaces in entry areas.
3. Separate and clearly distinguish between pedestrian accessways and vehicle accessways
4. Provide separate entries from the street for pedestrians and cars, providing clear, safe access points,
5. Pedestrian safety is maintained by clear site lines at pedestrian and vehicle crossings,
 - a. utilising traffic calming devices
 - b. making vehicle access points as narrow as possible
 - c. limit the number of vehicle accessways to a minimum
 - d. locating car park entry and access from secondary

streets and lanes.

A3.3 Home Safety

Houses must contain facilities essential for health, security, comfort, and nutrition, such as heating, safe drinking water, lighting, sanitation and washing facilities.

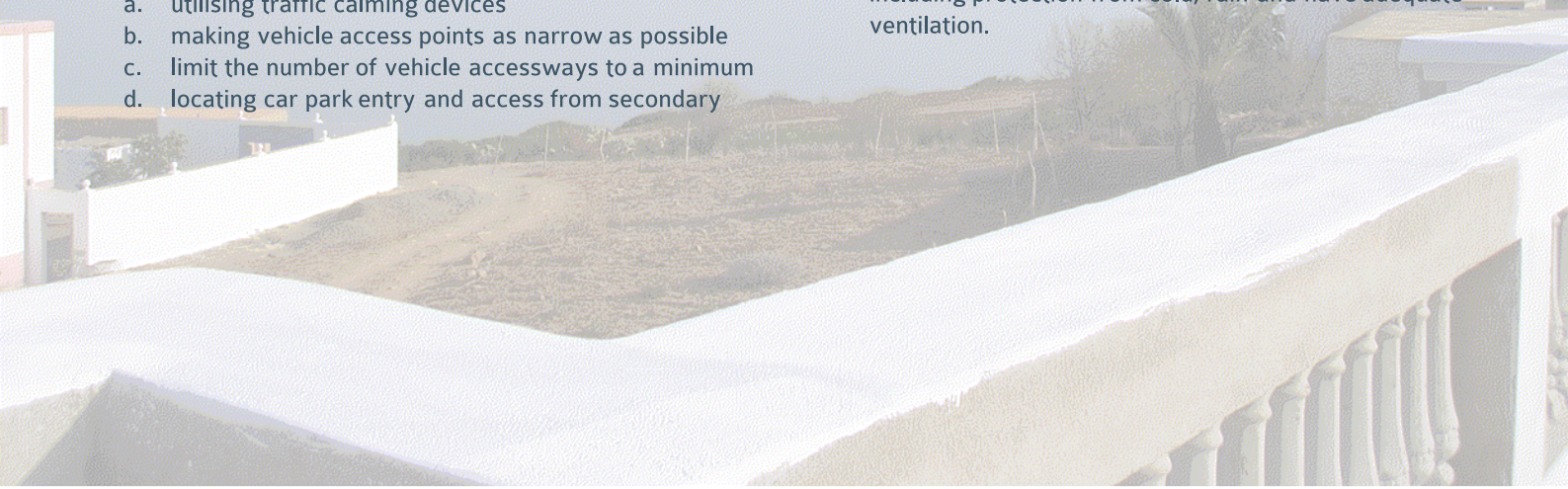
1. The home provides security
2. The home has mains reticulated fresh water and sewerage.
3. All windows and doors are fitted with mosquito screens.
4. The house has safe chemical store facilities to meet the anticipated household chemicals.
5. Entries and passageways have circulation allowances for the use of an ambulance stretcher.

A3.4 Safety from sources of biological, chemical and resonance

1. Window and door screens control mosquito* ingress and a household chemical store provides secure containment.
2. The site is not contaminated or located in a polluted area .i.e. any concentrations of pathogenic material.
3. Resonance is controlled to levels safe for habitation , i.e.; voice, sound, wave, vibration, solar, electromagnetic, geological, and mechanical origins. (e.g. noise from neighbours, roads, airport noise)
4. Waste associated with urban living is contained and reduced to products that are safe for humans and the environment.
5. Control of biological hazards; spores, fungi, bacteria and other pathogens is achievable with ease and efficiency.

A3.5 Engineering & Protection from elements

1. Slip trip and fall hazards are controlled. (The home incorporates minimum thresholds and alignments of materials are finished flush and changes in levels and materials, esp. stairs, voids between levels, balconies are controlled with handrails and balustrades).
2. Houses are constructed to withstand anticipated environmental weather and geological forces including; land slip, cyclonic wind, rain and earthquake.
3. Houses are engineered within construction tolerances for anticipated building materials and occupancy loading
4. Houses are to be constructed above known flood levels.
5. The home can be adjusted with efficiency and ease to reduce external weather to habitable internal conditions, including protection from cold, rain and have adequate ventilation.



ANNEX 2 QUALITY OF LIVING

A2 Performance Requirement

Planning and design shows consideration to need for quality of life experiences including life expectancy, longevity, social interaction and the health and wellbeing of all residents.

The process used to develop the housing is a human centred approach that identifies the client's needs and aims for client satisfaction from commencement to completion. Resource allocation is appropriate to the tasks and project schedule, and procedures established to monitor and review development progress against the projects objectives for quality housing.

There are three pathways to meet this section;

1. Attach AIA Graduate Architect certificate. And or
2. Attach Designers ISO 9001 certificate. And or
3. Respond to A2.1 to A2.4

A2

ARCHITECT

DESIGNER ISO 9001

A2.1 – A2.4

A1: Assessment criteria:

A2.1 A People Centred Approach

A2.1.1 The design supply chain has evidence of The project team of client, designers, and developers have a Quality Management System type policy and procedures, and a defined document control process such as an RAIA type practice management, document control, record keeping and client and consultant briefing record keeping and reiterative design process meets this section..

A2.1.2 Demonstrated quality through quality documentation and a nominated quality controller as responsible person with authority to communicate the design intent and instruct the project to realisation.

- a. A Design quality aims and objectives are documented
- b. Resource allocation includes a consulting team of architects, planning and project management with professional expertise and a history of completed works.

A2.1.3 The set objectives (aims/goals) of the project can be measured and there are plans to achieve these objectives. The clients and end users requirements are known and the project team aim to enhance the clients satisfaction.

- a. Designing is a client human centred process, and
- b. clients with disabilities or specific access or functional needs are consulted, and
- c. the clients specific needs are documented within a client brief to be met through design, and
- d. final designs are the agreed outcomes of that consultation process.

A2.2 Development processes

1. The project is reviewed regularly by the lead consultant and any non-conformance, corrections and variations that effect the integrity of the project are resolved and
2. There is periodic review of the project design and quality objectives with the clients and end users.
3. The integrity of the project design is maintained and confirmed when changes to the project are planned and implemented.
4. The projects resource, people and training allocation including designers and builder are appropriately skilled
5. There is a process suitable to ensure the services/ products meet all relevant requirements including the customer, contractual, legal and government. And that process identifies areas for improvement.
6. A review of all legal requirements has been undertaken and any conflicting or ambiguous requirements resolved.

A2.3 Accuracy at critical stages

A2.3.1 The project design and construction, trades workmanship and materials supply chain that affects the project quality objectives are assessed, monitored controlled.

- a. A training register shows job allocation to qualified/ licensed personnel, Purchases and shop drawings meet the approved specification; .
- b. Identify and track services/ products (when appropriate) Care for products/ components during storage/delivery,
- c. The project team has the equipment and processes necessary to ensure accuracy is achieved.
- d. Critical points in the project schedule are defined where experience suggests a history of preventable errors.

A2.4 Monitor and review

1. The customer perception of satisfaction is monitored
2. Control nonconformity (services/ products not meeting requirements) in suitable ways, including a written procedure.
3. Have a systematic approach to fix nonconformity and stop it recurring, including a procedure for review.

A3

ANNEX 4 ACCESSIBLE & USABLE

A4 Performance Requirement

Accessible and useable housing has features that facilitate access throughout for the enjoyment of the home by all family members, companions, guests, carers and accommodates a family's lifetime of changing access needs with allowances for personal assistive devices, technology and companion animals.

The home is consistent with the Convention on the Rights of Persons with Disabilities, Article 19 - Living independently and being included in the community.

[Article 19 Abridged] States Parties to this Convention recognize the equal right of all persons with disabilities to live in the community, with choices equal to others, and shall take effective and appropriate measures to facilitate full enjoyment by persons with disabilities of this right and their full inclusion and participation in the community... and [Article 20] to ensure personal mobility with the greatest possible independence for persons with disabilities.

The usability of a home is the extent to which a family can occupy a house and carry out activities of daily living with safety, effectiveness, efficiency and satisfaction appropriate to the residents age and ability.

- Effectiveness – users can complete living tasks, undertake activities of daily living; with
- Efficiency – the effort required in completing a task.
- Satisfaction – what users think about the products ease of use

A4: Assessment criteria:

A4.1 Access to the home

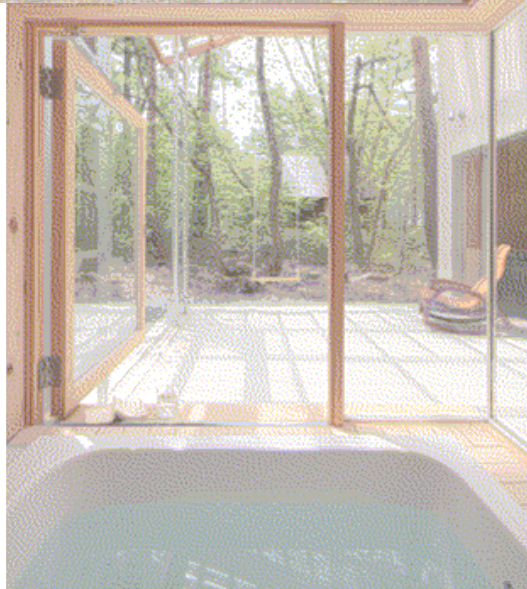
A4.1.1 A continuous accessible path from the entry at the property boundary to the entry connecting;

1. The public accessway, pavement or sidewalk connects to the entry gate or foyer, and to and into the home entry, and
2. any public utility connections, mail boxes and parcel delivery points,
3. to public and semi-public areas of the facility, including major entries, lobbies, communal open space, and site facilities, parking areas, public streets and internal roads.
4. to the home entry via minimum grade ramps, paths, access ways and lifts.
5. Entrances and access ways with features to orient residents and visitors to their destination.

A4.2 Home Entry

The home has an accessible entry and circulation to enable access;

1. to and from the principal entry to the living and meals preparation and dining area, and
2. to and within any private open space and outdoor amenity provided for the enjoyment of residents such as balconies, courtyards, gardens, and to any unique amenity such as cloths hanging and outdoor seating areas.
3. Where an entry doors is not accessible, access is readily achievable by removing non-structural cabinet joinery such as a coat-cupboards.



ANNEX 4 ACCESSIBLE & USABLE

A4.3 Access within the home

Housing is built with standard access or is readily adaptable to achieve standard access;

1. without further planning approval, and
2. within a budget estimate of less than 10% of the total home unit replacement cost. and
3. with ease;- the home unit facilitates modification within the building envelope, by altering cabinet joinery, non-structural walls, doors, finishes, plumbing and electrical fittings, and
4. with allowances for future structural walls, plumbing and wet-area set downs, installed in advance then covered and finished as needed.

Where the home entrance, main bedroom, bathroom and living areas are not on the same level, and not connected by a lift or ramp then structural provision is made for retro-fitting a lift, other than a stairway type lift, including:

1. A framed void between levels, enclosed by a balustrade or a temporary structural floor.
2. A lift well slab-set-down or floor rebate with a lift overrun void above enclosed and finished in anticipation.
3. Specification of the select proprietary lift as evidence that the allowances are adequate.

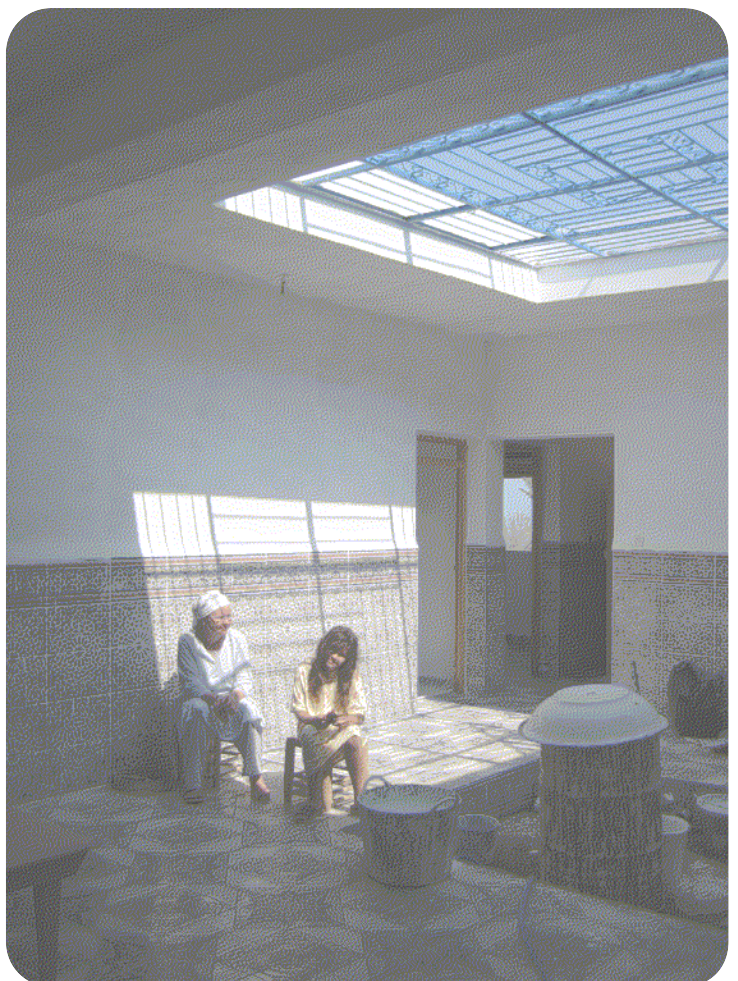
A3.4 Bathroom

Accessible units have at least one accessible facility on the same level as the living area and main bedroom and include;

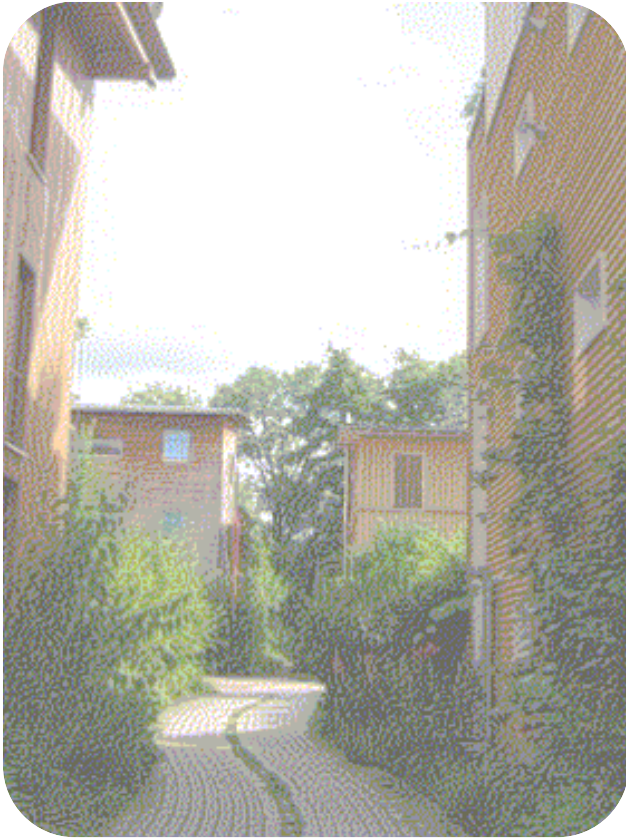
1. A doorway with a minimum clearance of 850 mm, (an 850 mm diameter ball can pass through the doorway)
2. a minimum clearance of 600 mm between the WC pan and the door frame, and
3. A minimum contiguous floor area of 4 square meters within the finished walls, and a clearance of greater than 1600 mm between any opposite walls and
4. A (a) shower, wet area of 1.4 sqm, (b) a WC pan and (c) a washbasin each with a minimum plumbing set out centre-line dimension of 450 mm from any internal corners, and a floor surface that drains to 1 in 40 or 1 degree to a floor waste.
5. Structural reinforcing to all walls between 600 to 1200 mm FFL for securely fixing grab rails and fixtures capable of supporting live / eccentric loading greater than 150 Kilograms.

A4.5 Landscape optimises usability and access

1. Public parkland and communal open space is accessible and are made available for the full enjoyment of all residents.
2. Park lands provide range of age and ability appropriate outdoor-environment experiences to cater for everyone.



ANNEX 5 REWARD QUALITY



A5 Performance Requirement

Following completion, access is useable, functions as intended, constructed within acceptable tolerances and without defects.

The response to user feedback on commissioning and occupation is effective.

The works create no unintended access, safety and quality issues and ultimately the residents take pride and care about the home.

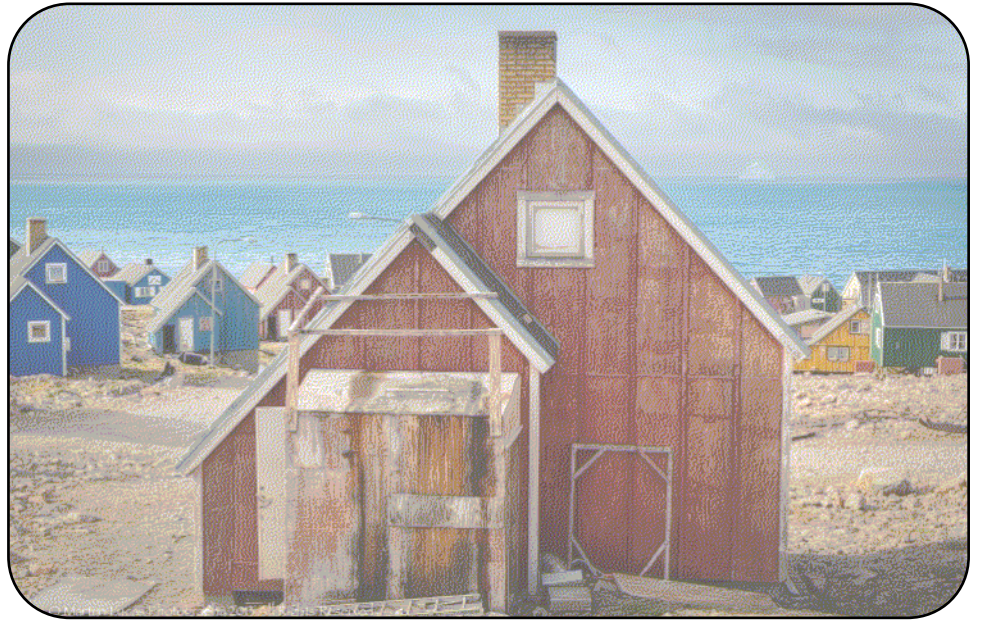
A5: Assessment criteria:

A5.1 Access to the home

A5.1

1. On completion, the builder issues the WHS workbook or building manual to the building owner Including any access and security policies and procedures such as keying - controls, maintenance schedules, warranties for plant and equipment, e.g. mechanical lifts and doors.
2. Confirm final inspection certificate and defects lists issued by Architect.
3. Confirm final Occupancy Certificate issued by Principle Certifying Authority (PCA)/ building Certifier/ building surveyor.
4. Residents are transferred control of the body corporate or community title and the developer maintains a feedback and continuous improvement processes.
5. Prior to (a) Development application, (b) building approval and again (c) prior to occupation, a statement from the architect confirming the development achieves Annex quality, safety and Accessibility Performance Requirements as shown in the plans and specifications approved for construction.
6. And finally apply an Annex approval rating logo to promote the investment and accreditation.





STAY IN TOUCH

A new web address, e-forum and developer tools will be available soon so please check back to arqua.com.au for details and links. Post feedback and questions to Annex on Google +

Stay up-to-date; Check for the latest release and links at arqua.com.au

