



# Housing Justice for the Aged MANIFESTO

***“The human right to adequate housing, which is thus derived from the right to an adequate standard of living, is of central importance for the enjoyment of all economic, social and cultural rights.”***

*U.N. General Comment No.4 on the Right to Adequate Housing adopted by the United Nations Committee on Economic, Social and Cultural Rights on December 12, 1991 (UN Documents: E/CN.4/1991/4)*

## **OLDER PERSONS' HOUSING BENCHMARKS**

### **Security of tenure**

**Older people have the right to secure tenure for as long as that housing is their preferred option**

*All people over the aged of 55 should be able to access housing that guarantees them lifetime tenancy.*

### **Affordable**

**Older people have the right to accommodation where the cost is not a financial burden**

*Older low-income tenants should not have to pay more than 20% of their base income in rent or fees. This is the maximum payable to enable a person to manage their other substantial living costs such as food, utilities such as gas, electricity and water, clothing, medicine, transport and recreation.*

### **Available**

**Older people have the right to access a range of housing options and accommodation types that can be obtained within a reasonable period of time**

*All people who reach aged pension age with assets of \$100,000 or less should be granted early housing status within the public and community housing systems.*

### **Accessible**

**Older people need housing that is purpose designed for suitable access and is adaptable as a person ages**

*All older persons' accommodation should meet Australian Access, Adaptability and Mobility Standards.*

### **Well-Maintained**

**Older people have the right to a home that is maintained in good condition, to a modern standard, with appropriate health and safety features**

*Legislation must be enacted that guarantees that older people have the protection of modern minimum housing standards in rental accommodation.*



## **OLDER PERSONS' HOUSING BENCHMARKS contd.**

### **Energy Efficient Design**

**Older people have the right to housing that is designed to provide a healthy environment, save energy and minimise a person's ancillary housing costs**

*Government housing budgets need to ensure there are sufficient funds to enable the construction of dwellings with the latest energy efficient design factors included. This should incorporate provision for programmed upgrading of existing stock.*

### **Location**

**Older people have the right to live in housing that is located in their chosen community, close to services and public transport.**

*Part A. Affordable rental housing must be provided in all areas of Melbourne and Victoria and linked to accessible services and public transport.*

*Part B. Public housing applicants should be able to choose to live in the community of their choice, close to services, transport, family and friends.*

### **Linked Aged Care Services**

**Older people have the right to live in a community that has appropriate aged care services available in the home and in residential care if they require it**

*A range of home-based aged care services must be available at no cost when required. The service must provide flexible assistance options according to a person's needs with immediate access to no cost residential care if needed.*

### **Tenant/Resident Participation**

**Older tenants need to be recognised as valuable contributors to the development of legislation, policies and procedures on issues that affect them, and that this participation is a fundamental right resourced by government.**

*Tenant participation needs to be formally recognised by government with the provision of tenant representative funding for all housing sectors that is sourced independently from the particular housing tenure's landlord.*

## **What is HAAG?**

Housing for the Aged Action Group is a member based organisation that believes that older people should have access to safe, secure and affordable housing. HAAG also offers free and confidential housing advice to older people.