



Submission to Streamlining and Modernising the National Construction Code consultation

Housing for the Aged Action Group (HAAG) welcomes the opportunity to provide input into the Treasury inquiry on Streamlining and Modernising the National Construction Code (NCC) consultation. HAAG endorses the submissions made by People with Disability Australia (PWDA) and Summer Foundation. This submission focuses on the needs of older people considering Australia's ageing population and the need for more accessible housing.

HAAG is a member-based, community organisation specialising in the housing needs of older people. HAAG has more than 1,000 members across Australia actively working towards achieving housing justice. Established over 40 years ago as a grassroots movement, HAAG has developed a robust service delivery arm in Victoria and has a strong presence in advocacy for older people experiencing housing and homelessness related issues across Australia. During the 2024-25 financial year, HAAG supported over 2,600 older Victorians. About 50% of older people HAAG supported in 2024-25 financial year reported mobility challenges and required accessible housing.

Since 2016, HAAG has researched the depth of housing and homelessness issues for older people nationally, working with services, people with a lived experience, research and advocacy bodies across Australia. HAAG commissioned report *Priced Out, Run Down; Older Australians in unaffordable and poor-condition housing* found that a third of older renters, particularly older women live in unaffordable and poor-quality housing.¹ With an ageing population, there is stiff competition for the limited accessible housing currently available.

As highlighted in PWDA and Summer Foundation submissions, the lack of consistency across States and Territories, especially in relation to adoption of Liveable Housing Design Standard (LHDS) creates inequitable housing outcomes for people who need accessible housing including older people depending on where they reside. Therefore, as part of streamlining the code, it is imperative that there are mandates introduced through the NCC to ensure national consistency in relation to minimum standards for construction.

Considering the impact this framework would have on existing and future constructions, it is critical that people with lived experience or their representative advocacy bodies are part of the governance and advisory structures.

¹ P. Veeroja et al (research commissioned by Housing for the Aged Action Group), *Priced Out, Rundown: Older Australians in unaffordable and poor-condition housing*, 2025, accessible at: https://www.olderrenters.org.au/sites/default/files/priced_out_run_down_haag.pdf

Recommendations

- Introduce mandates on minimum standards through the NCC to increase national consistency especially in relation to LHDS.
- Ensure governance and advisory bodies include people with lived experience or their representative advocacy bodies.