



**Australian
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Commission**

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**Michael Small
Disability Rights Unit**

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**Facility Management Association
Adelaide June 2009**



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Areas to be covered

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- DDA and facilities management
- Design and construction
- Maintenance, management and services
- Premises Standards update





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FMA core value



- FMA Australia will strive to respond to the needs of consumers, to social changes and developments across the industry



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DDA and facilities management

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- Coverage includes:
 - Building access
 - Information access
 - Service access
 - Employment equity
 - Education programs
 - Events organisation



Design and construction

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- **BCA compliance**
 - Accessible paths of travel
 - Accessible facilities
 - Signage - facilities and lifts
 - Hearing augmentation
 - Safe stairways, floor surfaces and glazing
- **Discrimination laws such as DDA**
 - Higher levels of access
 - Broader scope eg fitout



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Maintenance, management and services

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- Maintain accessible paths of travel, facilities, hearing augmentation, floor surfaces etc
- Ensure staff training in consumer relations
- Ensure accessible information
- Ensure fitout is accessible
- Ensure accessible ticketing, booking and registration processes
- Sound, lighting and technology
- Catering, social events and language



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Resources



Guidelines on access to buildings and services

http://humanrights.gov.au/disability_rights/buildings/guidelines.htm

Accessible events – a guide for organisers

www.meetingsevents.com.au/research/



Premises Standards update

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- Clearly defines DDA requirements
- Consistent requirements across Australia
- Surety for industry and approval bodies
- Surety for disability community
- Consistency with building law – BCA changes



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Consultative process

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- BAPC developed draft 2001 - 2004
- Community consultation 2005
- Sector/Government negotiations 2008
- House of Reps Legal and Constitutional Affairs Committee inquiry 2009
- Report tabled 15 June



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Timeframe

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- Government decision to proceed
- Refer issues to ABCB and Standards Australia
- Formal parliamentary process unlikely to be completed before end 2009 or early 2010
- Finalise BCA and Standards Australia changes
- Extensive information and professional development program
- Unlikely to be implemented before 2011



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Scope of Premises Standards

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- Limited at this stage to those issues covered under the access provisions of the BCA
- Emergency egress - needs more work
- Wayfinding – needs more work



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Major features of Premises Standards

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- Trigger is an application for approval for new buildings or new building work
- Building certifier, developer or manager responsible for ensuring compliance
- Exceptions and concessions built into the Premises Standards



Major features of Premises Standards

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- Class 1b access requirements for rooms/cabins
- Increased provisions for Class 3 SOU's
- Access into swimming pools over 40m perimeter
- Accessible entrances and doorways
- Circulation space
 - Toilets
 - Lifts
 - Turning and passing spaces
 - Doors and doorways
 - Passages with greater than 60 degree turn



Major features of Premises Standards

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- Increased provision in cinema/theatre
- Unisex accessible toilets
- Ambulant accessible toilets
- Hearing augmentation requirements
- Exemptions
 - Areas of buildings
 - 2 and 3 storey small buildings
- Lift features and limitation



Committee recommendations

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- Proceed without delay
- Class 2 common areas
- Class 1b concession for existing only
- Develop second stage on fitout
- Improved stairway access features
- Focus on health a safety for area concessions
- Clarify heritage provisions
- Clarify unjustifiable hardship provisions



Committee recommendations

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- Improve access features on fire isolated stairs
- Refer technical matters to Standards Australia
- Undertake new research on circulation space
- Clarify safety issues on stairway lifts
- Complete work on emergency egress
- Commissioner power to make complaints
- Review criteria and process to be clarified



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More information and Contact



Committee report

www.aph.gov.au/house/committee/laca/disabilitystandards/index.htm

michael.small@humanrights.gov.au

www.humanrights.gov.au