

**Submission
No 13**

INQUIRY INTO APARTMENT DESIGN STANDARDS

Name: Ms Kirsty Ellem

Date Received: 26 October 2021

Inquiry into Apartment Design Standards

Ms Ellem Kirsty

Organisation Name:

Your position or role:

YOUR SUBMISSION

Submission:

My pathway to home ownership has been, as it is for a growing number of Victorians, buying an apartment. My home in a building I share with 198 other homes and a layer of retail.

You frame the enquiry terms of reference about design - there's evidence about good design, access to light, airflow, appropriate storage, usable functioning spaces for food preparation and cooking, sound separation between apartments. Glazing to cut road and industrial noise as frequently our planning regime builds apartments on transport corridors and in high noise areas. Let's look at quality solutions. Common area storage is insecure.

Also apartments should be designed like houses have been that allow for families - multigenerational living, multiple living areas, more than 2 bedrooms, just denser.

My thoughts now having lived in an apartment for over seven years are about the legislative frameworks and how these communities fit in service provision design. Local governments write themselves out of providing waste services to these facilities in their localities, leaving us without hard waste services, required to meet our own environmental planning run our own contracts.

Parcel delivery, leaving keys all things you can manage in your house become a challenge in contemporary secure buildings.

The legislation governing builders and developers leaves apartment purchasers with less protection than consumer goods. The interactions of legislation to protect group property vs individual property don't work well for example - the skin exterior of the apartment is common property but not the balcony surface. In modern building where is the protective layer and how can it be managed?

The owners corporation management legislation and services sector is not well run not functioning with long term asset management expertise or planning skill, the requirements on committees of management and chairs are huge un-remunerated and require significant knowledge and expertise, especially when they become of scale. A single building can have multiple owners corporations and nothing requires that they are linked this is impractical and a failure legislatively.

This not just a design issue, it's quality, governance, planning, legislation, integration into service planning on all fronts. Lots of people live this way give us the same protections afforded other Victorians.

FILE ATTACHMENTS

File1:

File2:

File3:

Confidentiality:

{Confidential1:value}

Signature:
Ellem Kirsty