

How smart is your home?

Here's a check list of some of the features of Smart Housing. Take the time to see how Smart your home is and your future home could be:

Front Yard and Entrance

- Footpaths and driveways are gently sloped
- The distance from car space to home is kept to a minimum
- The front entry is clearly visible from the driveway and footpath
- The street address is clearly visible
- Entrances are covered, have level landings and an outside light
- Casual surveillance of the front garden and the street is possible from the main living areas
- Walkways and landscaping lead visitors to entrances and away from private areas

Windows and Doors

- Interior doors that connect a garage to a building have a double cylinder dead bolt lock
- Laminated safety glass is used for all glass located within arm's reach of doors
- Exterior doors are hinged on the inside and have a double cylinder dead bolt lock with a minimum 25mm throw
- All doorways that open to the outside are well lit
- Wide hallways (1200mm) and doors (850mm)
- Stepless entries on all doorways
- Windows are located on north-facing walls for maximum exposure to winter sun
- Doors and windows are shaded from the sun and rain
- The location of the windows and doors provide for cross-ventilation
- Windows and doors are fitted with insect and security screens

Kitchen

- Reduced-slip flooring
- Clear floor space
- The kitchen position provides good visibility to inside and outside play areas
- Task lighting is provided over sink, stove and work surfaces
- Drawers and cupboards are located away from the stove/oven
- The kitchen does not double as a passageway

Bathrooms & Laundries

- Space to manoeuvre and hobless showers
- Easy to use taps, such as lever-type, with hot and cold clearly marked
- Walls are reinforced for the future fixing of hand-rails near bath, shower and toilet
- Bath taps are out of reach of small children
- Electrical outlets are positioned so that appliance cords do not extend across basins, or vanity units
- Childproof cabinet for the safe storage of poisons and medicines
- Reduced-slip floors
- A high shelf or a cupboard with childproof locks is provided
- Bathroom and toilet doors are fitted with removable hinges for emergency release
- Low water volume toilets and taps are installed

Bedrooms

- Located conveniently close to a bathroom
- Telephone and cable jack is installed
- A light switch is within easy reach of the bed

Stairs, Balconies & Elevated Verandahs

- Adequate lighting with switches inside
- Balustrades are high enough to prevent a child from climbing over
- Gaps between the vertical rails below the balustrade are small enough to stop a small child getting their head caught or objects falling through
- Stairs are a straight-run and at least 1,000 mm wide
- The whole stair area is well lit by both natural and artificial light, which does not cast shadows or dazzle the user

Electrical Outlets and Controls

- Electrical switches, outlets and mechanical system controls are in easily accessible locations, reachable from both sitting and standing positions
- Power outlets are safety-shuttered or plugged
- 'Safety Switches' are fitted to protect all circuits in the house – at least three devices are fitted so that some power remains when a fault occurs
- Rocker-type light switches have been installed
- Circuit breaker panel located on main floor for easy access
- Colour contrast can be used to help people find switches more easily
- Smoke alarms are hard wired in
- Sufficient power points have been provided to avoid trailing flexes and double adapters

General Considerations

- Main living level contains a kitchen, living room, bathroom and a space suitable for a bedroom
- Layout is simple and logical with no obstructions or hazards
- Evacuation is easy in the event of a fire
- The long axis of the building is orientated east-west, so that the long length of the building faces north-south
- Living areas are located to capture winter sun and summer breezes, while utility areas serve to act as a buffer
- Vents exist to eaves and at the roof
- Large enough to accommodate normal furnishings and provide adequate space for traffic
- Insulation in the walls and ceilings
- Materials with low long-term maintenance costs

Garden

- The driveway is separated from play areas
- Reduced-slip paved areas are designed for surface water to drain away easily
- There are no toxic or poisonous plants
- There is shade over the play areas
- All garden gates are self-closing and self latching and have childproof locks
- There is a lockable storage area for poisons, chemicals and tools etc