Sostenibilidad Social en la Edificación.

Evaluación, desarrollo y aplicación.

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*Sostenibilidad Social en la Edificación.
Evaluación, desarrollo y aplicación.*

TESIS DOCTORAL

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RESUMEN

El concepto de sostenibilidad se ha desarrollado en tres dimensiones interrelacionadas: medio ambiente, economía y sociedad. Sin embargo, la dimensión social de la sostenibilidad ha sido generalmente olvidada, fundamentalmente dentro de la industria de la construcción. La utilización de definiciones sobre sostenibilidad social, muy variadas en contenido e incluso frecuentemente contradictorias entre sí, y las dificultades en proporcionar estándares cuantitativos apropiados para su medición, impidieron su aplicación en la industria de la edificación.

Sin embargo, al analizar estudios previos, parece haber un consenso en establecer la calidad de vida como el elemento central de la sostenibilidad social. En esa misma línea, la salud y el bienestar de los usuarios se han presentado como los aspectos clave para la calidad de vida y, especialmente, para la sostenibilidad regenerativa, un concepto emergente que promueve un cambio en el paradigma del concepto de sostenibilidad, evolucionando desde la eficiencia energética hacia los espacios saludables.

Este concepto aún se encuentra en un nivel teórico, por lo que requiere una aplicación práctica. Con el fin de promover, fundamentalmente, la implementación de la dimensión social de la sostenibilidad en la industria de la edificación, este proyecto de investigación tiene como objetivo proporcionar un conjunto preliminar de estándares prácticos que abordan los aspectos sociales y de salud en espacios residenciales, para que su incorporación a los códigos de construcción sea factible en un futuro próximo.

Para ello, se ha procedido a investigar, recopilar, y analizar documentación en dos áreas principales: estándares técnicos internacionales y estudios sociales sobre la influencia de los espacios construidos en sus usuarios. En el presente estudio, la combinación de conocimientos desarrollados en ambas áreas de investigación, y la combinación de técnicas metodológicas cuantitativas y cualitativas, ha permitido la elaboración de un sistema de valoración de la calidad de vida de los espacios residenciales. Mediante el empleo de este sistema de valoración se obtiene una valoración numérica que permite cuantificar parámetros cualitativos de los espacios residenciales.

Posteriormente se procede a la evaluación del estado de salud general de los residentes mediante el empleo de un cuestionario de salud, el cual también proporciona una valoración numérica.

Con las dos variables numéricas obtenidas, factores de calidad y salud, se procede a realizar un análisis estadístico para conocer la correlación entre ambas variables numéricas.

Los resultados derivados del desarrollo metodológico han mostrado una correlación positiva entre los factores de calidad de vida en espacios residenciales y la salud y bienestar de los usuarios, mostrándose la relevancia de incorporar parámetros de sostenibilidad social en los códigos de edificación.

ABSTRACT

The concept of sustainability has been developed on three interrelated dimensions: environment, economy, and social. The social dimension of sustainability has been neglected, especially within the building industry. Varied and contradictory definitions for social sustainability, and its challenging nature to provide appropriate quantitative standards, prevented its application in built environments.

A unified body of literature has established quality of life as the key element for social sustainability. Alongside, health and well-being have been presented at the core of both quality of life, and especially regenerative sustainability, an emerging concept that promotes a shift in the sustainability paradigm from energy-efficient to healthy built environments. However, the concept is still at a theoretical level that needs practical application.

To promote the implementation of social and regenerative sustainability in the building industry, this paper aimed to provide a preliminary set of practical standards that addressed social aspects and health within indoor built environments, so that their incorporation in building codes may be feasible in the near future.

To that end, this research project proceeded to compile and analyze documentation in two main areas: international technical standards, and social studies that addressed the influence of built environments on users and inhabitants. The combination of the conclusions derived from the analysis of both research lines,

technical and social, has been the base to develop a preliminary assessment system for quality of life parameters in residential spaces.

Consequently, the methodology was developed following three main courses of action: practical application of the assessment system on actual residences, obtaining numerical, and therefore, quantitative values for the quality of life parameters; evaluation of the general health status of the residential spaces' inhabitants by using a health questionnaire, validated scientifically, that provided another numerical value for every individual's health status; statistical analysis of the correlation between both numerical variables.

The results derived from the research have shown a positive correlation between both variables. Due to this correlation between quality of life factors present in residential environments and the health and well-being of their inhabitants, it has been observed the relevance of incorporating social sustainability parameters into mandatory building codes and regulations.

1

INTRODUCCIÓN

1. INTRODUCCIÓN

La presente Tesis Doctoral se encuadra en una línea de investigación multidisciplinar, teniendo su eje principal en la sostenibilidad dentro de la edificación, pero ampliando su alcance a factores sociales, tanto de forma general como dentro de la industria de la edificación.

En los siguientes apartados se abordará el concepto de sostenibilidad en general, para conocer sus orígenes, su desarrollo, y su incorporación en la edificación. Este último aspecto, a su vez, presentará las diferentes formas usadas para implantarse y sus consecuencias.

Se plantea también el concepto de sostenibilidad social de forma general, mostrando su estrecha relación con la calidad de vida de las personas, para finalmente concretarlo dentro de la edificación. Además se presentarán las principales formas de evaluación de la calidad de vida y su implementación en el sector a través de los códigos de edificación.

Por último, dentro de la sección de normativa de edificación, se presentará el tratamiento, en general, que dan los códigos a los factores sociales, analizando de forma pormenorizada el Código Técnico de Edificación.

1.1 Conceptos generales de sostenibilidad

En la última década, el concepto de sostenibilidad ha incrementado su presencia dentro de la sociedad como modelo de desarrollo óptimo a seguir, consistente en cubrir las necesidades presentes sin comprometer la habilidad de generaciones futuras de satisfacer las suyas. La sostenibilidad ha adquirido, por tanto, un significado de equilibrio intergeneracional, y de explotación responsable de los recursos naturales, económicos y sociales.

La sostenibilidad implica la interiorización de los conceptos de limitación y finitud de la naturaleza. A pesar de su alta capacidad de regeneración, los recursos naturales se pueden agotar mediante un uso irracional. De esta manera, las futuras generaciones no tendrían de medios para su subsistencia.

De igual manera, se puede aplicar este concepto a la economía y a la sociedad. Una economía sostenible debería promover un crecimiento económico equilibrado, evitando la creación de grandes diferencias entre los niveles económicos dentro de la sociedad. La sostenibilidad social, por otra parte, implicaría adquirir y mantener una cohesión social estable y duradera, en la que se fomenten los factores de calidad de vida (Stanislav y Chin, 2019).

De esta forma quedan representadas las tres dimensiones principales de la sostenibilidad: medioambiente, economía y sociedad.

Figura 1. Desarrollo sostenible

El desarrollo sostenible se basa en el equilibrio de las tres dimensiones (Sahely, Kennedy y Adams, 2005). Muchos de los retos actuales a los que la humanidad debe hacer frente, como el agotamiento de recursos naturales, o el cambio climático, tendrían una solución factible sustentándose equilibradamente en las tres dimensiones del desarrollo sostenible. El desarrollo sostenible se caracteriza por un avance equilibrado en el que se mejoran las condiciones de calidad de vida dentro de un estado dinámico de equilibrio duradero (Atanda, 2019; Dempsey et al., 2011).

Todos estos conceptos se recogieron originalmente en la definición de desarrollo sostenible propuesta por las Naciones Unidas en su informe “Nuestro Futuro Común” en el año 1987 (Brundtland,

1987). Desde entonces, la sostenibilidad ha alcanzado varios hitos. La Cumbre de la Tierra, celebrada en Río de Janeiro en 1992, supuso una consolidación del concepto de desarrollo sostenible incluyendo factores de calidad de vida. En cuanto al medioambiente, la gran aportación de esta cumbre fue la adopción del Convenio Marco de las Naciones Unidas sobre el Cambio Climático, donde se acordó la reducción de las emisiones de gases de efecto invernadero, conduciendo a la firma del Protocolo de Kioto en 1997. Los objetivos planteados en la cumbre han sido renovados periódicamente mediante otras conferencias, como la Cumbre de la Tierra celebrada en Johannesburgo en el año 2002, y la Conferencia de las Naciones Unidas sobre Desarrollo Sustentable, celebrada en el año 2012 nuevamente en Río de Janeiro. En cada uno de estos hitos, el desarrollo sostenible se ha ido reforzando con la inclusión de factores sociales, como derechos humanos, sanidad, educación, o pobreza, así como el alcance de compromisos políticos a nivel internacional.

Actualmente, el camino sigue avanzando con una nueva hoja de ruta. La Organización de las Naciones Unidas aprobó la Agenda 2030, firmada en el año 2015, que ha supuesto el compromiso internacional para hacer frente a los problemas sociales, económicos y medioambientales actuales a nivel internacional. En esta agenda se establecen los 17 Objetivos de Desarrollo Sostenible. Entre ellos, se encuentran dos objetivos relevantes para la presente investigación: Objetivo nº 3, Salud y Bienestar, en el que se pretende garantizar una vida sana y promover el bienestar para todos en todas las edades; y el Objetivo nº 11, Ciudades y Comunidades Sostenibles, donde se pretende conseguir que las

ciudades y los asentamientos humanos sean inclusivos, seguros, resilientes y sostenibles.

La relevancia para la tesis de estos objetivos consiste en el tratamiento de dos temas principales: salud y entornos construidos. La perspectiva ofrecida por los objetivos es general, por lo que sirve de base para realizar estudios en detalle, como el presentado en esta tesis.

1.2 La sostenibilidad en la edificación

Dentro de la industria de la edificación es de aplicación la definición de desarrollo sostenible, presentada anteriormente, la cual se basa en tres dimensiones principales: medioambiente, economía y sociedad.

Entendiendo la sostenibilidad como adaptación a la topografía, clima, y disponibilidad de materiales, se debe indicar la arquitectura vernácula como primera incorporación de factores medioambientales en la arquitectura (González, 2017).

Sin embargo, la incorporación de conceptos de sostenibilidad en la edificación de forma explícita se inició en los comienzos de la década de los años 90, principalmente mediante el nacimiento de dos de las certificaciones de sostenibilidad de edificios más importantes en la actualidad: LEED (Leadership in Energy and Environmental Design), creada en Estados Unidos, y BREEAM (Building Research Establishment Environmental Assessment Method), originada en el Reino Unido. Ambas certificaciones han seguido caminos paralelos dentro de la sostenibilidad, aunque con enfoques diferentes. Sin embargo, sus orígenes tuvieron un

aspecto común: la relación que los edificios tienen con el medioambiente y el desarrollo de estrategias para minimizar sus impactos negativos. La reducción del impacto medioambiental ha llevado asociado el desarrollo de la dimensión económica. En los inicios, las medidas sostenibles de los edificios creaban un coste adicional en los procesos de planificación y construcción, lo que supuso el movimiento de la economía (Kats, 2010)

En consecuencia, la incorporación de la sostenibilidad en la edificación se centró preferentemente en dos de las tres dimensiones: el medioambiente y la economía. La dimensión social fue tangencialmente tratada.

Figura 2. Sostenibilidad en la edificación

En concreto, el aspecto social fue tratado únicamente en términos de confort y calidad del aire interior principalmente. En la actualidad, la evolución hacia aspectos sociales ha sido mínima frente al progreso de las estrategias orientadas a minimizar el impacto medioambiental en la edificación. Los aspectos sociales dentro de la sostenibilidad continúan enfocándose en el confort humano, incluyendo parámetros nuevos como iluminación natural y vistas naturales (Dewing, 2009; Ma, Wong y Mak, 2018; Parkinson y De Dear, 2016).

Sin embargo, las estrategias medioambientales se han reforzado en los últimos años, incrementando los controles para la eficiencia energética orientados a la reducción del consumo de energía procedente de fuentes no renovables, disminuyendo las emisiones a la atmósfera de gases de efecto invernadero, promoviendo la reducción del consumo de agua, activando el empleo de recursos y materiales autóctonos, y considerando la ubicación de un desarrollo inmobiliario como aspecto global para fomentar la conectividad y el empleo de sistemas públicos de transporte urbano (Abdullah et al., 2009; Bragança et al., 2010).

Desde el nacimiento de estos dos sistemas de certificación, el concepto ha proliferado a nivel internacional, desarrollándose múltiples sistemas de certificación en muchos países de la unión Europea, llegando a existir varias certificaciones dentro de un mismo país, como sucede en España, Italia, o Alemania. En general, todas presentan similitudes aunque con enfoques diferentes. Sin embargo, el eje central en común entre todas es el medioambiente.

Además de los sistemas de certificación, dentro de los sistemas de normalización actuales, se encuentra el estándar ISO 15392:2008 (ISO, 2008) sobre Sostenibilidad en la Construcción de Edificios – Principio Generales. En este estándar, publicado en el año 2008, revisado y confirmado en el año 2014, se observa la necesidad de parametrización de la sostenibilidad. La visión proporcionada por los sistemas de certificación internacionales, aunque aceptada globalmente, carece de cohesión más allá de los aspectos puramente medioambientales. El estándar ISO 15392:2008 se originó para definir el concepto de sostenibilidad desde el punto de vista del ciclo de vida de un edificio. De forma similar a la definición proporcionada por la Naciones Unidas, trata las tres dimensiones de la sostenibilidad.

Los aspectos ambientales tratados consisten en el uso de la energía, los flujos de materiales, la gestión de residuos, y las emisiones de gases contaminantes, todos ellos observados durante el ciclo de vida completo de un determinado sistema, como por ejemplo, un edificio (Klopffer, 2007; Finkbeiner et al., 2010). Los aspectos medioambientales son abordados con el fin de mitigar los impactos derivados la actividad edificatoria, como pueden ser el cambio climático, y la disminución de la biodiversidad.

Los aspectos económicos consisten en los movimientos financieros generados alrededor de la edificación, como son los costes de construcción, la amortización, y los costes de mantenimiento. Se pretenden evitar impactos relacionados con riesgos financieros y pérdidas económicas derivadas de la construcción.

Los aspectos sociales considerados dentro de esta norma se basan en la interacción entre espacios construidos y usuarios. Se

incluyen aspectos como la calidad orientada a promover la salud y seguridad, la eliminación de barreras arquitectónicas, y el fomento de los índices de satisfacción de los usuarios. En general, el impacto que ejercen los edificios en sus usuarios puede tener implicaciones en el bienestar, y la salud a largo plazo.

A raíz del estándar ISO 15392:2008, se han generado estándares adicionales sobre sostenibilidad en la edificación. El estándar ISO 21929-1:2011 Sostenibilidad en construcción de edificios – Indicadores de Sostenibilidad – Parte 1: Marco para el desarrollo de indicadores para edificios (ISO, 2011), presenta las directrices que deben seguirse para desarrollar indicadores de sostenibilidad en la edificación. Los indicadores se usarán para evaluar y medir parámetros concretos sobre sostenibilidad, entendida como el equilibrio entre las tres dimensiones mencionadas anteriormente: medioambiente, economía, y sociedad.

Como continuación del proceso de normalización de la relación entre edificación y medioambiente, se desarrolló también el estándar ISO 21931-1:2010 Sostenibilidad en la Construcción de Edificios – Marco para el desarrollo de métodos de evaluación del comportamiento ambiental en la construcción de edificios – Parte 1: Edificios (ISO, 2010), presenta los aspectos a considerar en los métodos de evaluación del comportamiento medioambiental de los edificios a lo largo de su ciclo de vida, desde su concepción hasta su demolición.

1.3 Estándares de medición de la sostenibilidad

Analizando los estándares ISO presentados en el apartado anterior, se puede apreciar la necesidad de crear formas de medición de la sostenibilidad. En su origen, la definición de desarrollo sostenible presentaba un enfoque general y abstracto. La sostenibilidad no presentaba indicios de una forma de medición ni de cuantificación. A lo largo de los años, su incorporación en la industria de la edificación ha generado un proceso de materialización de la sostenibilidad, que le ha conferido propiedades cuantificables.

Al estudiar las tres dimensiones de la sostenibilidad, se aprecian sus formas de cuantificación. La dimensión medioambiental resulta cuantificable dentro de la edificación mediante el empleo de las unidades derivadas de parámetros como el consumo de energía, consumo de agua, volumen de emisiones de gases, e intensidad lumínica entre otros. Estos parámetros físicos son medibles cuantitativamente, y por lo tanto, su aplicación dentro de la industria de la edificación ha resultado factible (Bluyssen, 2009).

La dimensión económica es igualmente cuantificable desde un punto de vista de financiero. El impacto que la edificación ejerce en los mercados, así como la inversión que supone un proyecto en todas sus fases, son medibles económicamente.

Sin embargo, la dimensión social, debido a sus características cualitativas, en general más abstractas, ha presentado mayores dificultades para su cuantificación. Los factores sociales están profundamente arraigados a la naturaleza intrínseca del ser humano en la que predominan los parámetros cualitativos, cuya

forma de medición es principalmente subjetiva (Ahmad y Thaheem, 2017; Atanda y Öztürk, 2018).

Dentro de los estándares desarrollados en Europa, se destacan aquellos que introducen la evaluación de las tres dimensiones. El estándar EN 15643-2:2012 Sostenibilidad en la construcción – Evaluación de la sostenibilidad de los edificios – Parte 2: Marco para la evaluación del comportamiento ambiental (CTN 198, 2012a), presenta principios y directrices a seguir para el desarrollo de indicadores ambientales, incluyendo una lista de indicadores básicos. El estándar indica que el sistema de evaluación se basa en un análisis del ciclo de vida del edificio encuadrado en su entorno inmediato. El estándar presenta las bases para el desarrollo de posibles métodos de cuantificación, como niveles de referencia, pero no consiste en un sistema de evaluación en sí mismo.

Con respecto a los aspectos sociales, se desarrolló el estándar EN 15643-3:2012 Sostenibilidad en la construcción - Evaluación de la sostenibilidad de los edificios – Parte 3: Marco para la evaluación del comportamiento social (CTN 198, 2012b). Dentro de este estándar se presentan indicadores sociales relacionados con la accesibilidad en los edificios, su adaptabilidad, salud y confort de los usuarios, relación con su entorno y cargas al vecindario, mantenimiento, seguridad, fuente de materiales y servicios, e implicación de las partes interesadas. Estos indicadores son cuantificables, pero el estándar no entra en la definición de métodos de asignación de valores numéricos.

Para la evaluación del impacto económico se desarrolló el estándar EN 15643-4:2012 Sostenibilidad en la construcción - Evaluación

de la sostenibilidad de los edificios – Parte 4: Marco para la evaluación del comportamiento económico (CTN 198, 2012c). Nuevamente, se presenta como un estándar para el análisis del impacto económico durante el ciclo de vida de un edificio, excluyendo evaluación de riesgos y retornos de la inversión. De forma similar al Marco para la evaluación del comportamiento ambiental, la evaluación se encuadra al entorno inmediato de la parcela del edificio

Además de los estándares ISO, dentro de la industria de la edificación se encuentran los sistemas de evaluación de la sostenibilidad en los edificios a nivel internacional, tanto en Europa como en Asia, cuyo origen se basa en los primeros desarrollados en los comienzos de los años 90, LEED y BREEAM. A pesar de las diferencias de enfoque, la metodología de análisis de la sostenibilidad es similar en lo referente a la observación de determinados parámetros y determinación de su cumplimiento. En general, los sistemas de certificación evalúan múltiples factores medioambientales de un edificio en concreto, en los que se determina si los requisitos previstos en el sistema se cumplen. A partir de este punto se encuentran las grandes diferencias entre sistemas, como por ejemplo, variando la forma de puntuación, o la forma de ponderación para cada área analizada. En este sentido, los sistemas se podrían clasificar en tres tipos:

- Los sistemas basados en créditos, a los que se les asigna una determinada puntuación y ponderación. Dentro de este grupo se encontraría las certificaciones LEED y BREEAM.
- Los sistemas basados en el análisis de los impactos medioambientales derivados de un determinado proyecto y su comparación con un edificio de referencia establecido por

el sistema de evaluación. La certificación más representativa de este grupo sería la herramienta VERDE, desarrollada por el Green Building Council España (GBCE).

- Los sistemas basados en parámetros de eficiencia de un edificio, basados en la relación entre su rendimiento y sus cargas medioambientales. Dentro de este grupo destaca la certificación japonesa CASBEE, creada en el año 2001 por el Japan Sustainable Building Consortium (JSBC).

A nivel internacional, podemos encontrar alrededor de 600 sistemas de certificación sostenibles. Como referencia de los sistemas de certificación de la sostenibilidad de los edificios a nivel internacional, se mencionan los siguientes:

- Green Star, desarrollado en Australia por el Green Building Council Australia.
- DGNB System, creado en Alemania por el Deutsche Gesellschaft für Nachhaltiges.
- Protocollo ITACA, desarrollado por el Istituto per l'Innovazione e Trasparenza degli Appalti e la Compatibilità Ambientale, en Italia.
- HQE, creado por la Association pour la Haute Qualité Environnementale, en Francia.
- Green Globes, creado en Canadá por Green Building Initiative.
- HK BEAM, desarrollado en Hong-Kong por BEAM Society.
- Minergie, creado en Suiza por el Minergie Building Agency.

En general, los sistemas de certificación mencionados analizan diversas áreas relacionadas con la sostenibilidad. Sin embargo, existen otros sistemas de evaluación centrados en la eficiencia energética, y la minimización del consumo y de las emisiones. Estos sistemas de certificación, como el Passive House

desarrollado en Alemania por el Passive House Institute, basan sus principios en la reducción del consumo de energía, y en la generación de espacios confortables para los usuarios, a través de estrategias pasivas. Este tipo de estrategias consisten principalmente en el aprovechamiento de las condiciones ambientales exteriores, como la radiación solar y los sombreamientos, ventilación natural, o recuperación de calor. Estas estrategias se basan también en el diseño de una envolvente con una gran capacidad de aislamiento térmico.

En relación con estos sistemas de reducción drástica del consumo energético, se encuentra la iniciativa de edificios de cero emisiones. Esta iniciativa tiene el objetivo de crear edificios que cubran todas sus demandas energéticas sin emisiones a la atmósfera de gases de efecto invernadero. Este objetivo implica la adopción de sistemas energéticos altamente eficientes, así como la aportación de energía de fuentes renovables.

Generalmente, los sistemas de evaluación de la sostenibilidad presentados muestran un fuerte componente medioambiental, con mínimas referencias a las otras dos dimensiones de la sostenibilidad: economía y sociedad. Los factores sociales han adquirido una mínima representación al abordar aspectos de confort de los usuarios. En ese sentido, los factores analizados están relacionados con la calidad del ambiente interior derivado de factores físicos como la temperatura, la ventilación, la calidad del aire, la iluminación, o la acústica.

1.5 La dimensión social de la sostenibilidad en general

En la actualidad, la edificación residencial sostenible está empezando a ser reconocida como una parte importante del desarrollo general de la sociedad. Entre las posibles razones, destaca el hecho de que los espacios residenciales no sólo proporcionan habitabilidad, también proporcionan un espacio que permite contextualizar la identificación social del individuo, así como el desarrollo de actividades personales que incluyen el ocio, la socialización, y la privacidad. También presenta implicaciones en cuanto al valor simbólico, o la representación del estatus social. En términos económicos, el impacto social que tienen los edificios residenciales consiste en la gran inversión económica que supone la adquisición de una vivienda, siendo, en general, la mayor inversión que un individuo realiza a lo largo de la vida. Debido a todos estos factores, la concepción y desarrollo de espacios residenciales merece una planificación y gestión adecuadas.

Por ello, se empiezan a plantear posibles definiciones para el concepto de sostenibilidad social. En general, las definiciones son muy variadas, dependiendo principalmente de los criterios empleados para su definición. Entre los criterios, se encuentran la salud y el bienestar, la participación social, la seguridad ciudadana, la accesibilidad, la educación, la identidad, e incluso las oportunidades para el desarrollo profesional (Almahmoud y Doloi, 2012).

Diversos autores han propuesto diferentes definiciones de sostenibilidad social (Burdge, 1987; Mckenzie, 2004; Littig y Griessler, 2005; Chan y Lee, 2008; Herd-Smith y Fewings, 2008; Labuschagne et al., 2005; Lamprinidi y Ringland, 2008; Valdes-

Vasquez y Klotz, 2010). Entre ellas destacan aquellas que relacionan el equilibrio entre política y justicia social; la relación duradera entre naturaleza y sociedad; el fomento de la cohesión social y sentido de comunidad; el progreso hacia una sociedad más avanzada dentro de un medioambiente estable y en proceso de mejora continua en paralelo; desarrollo urbano que fomenta la interacción social, el desarrollo profesional, el acceso a infraestructuras, el acceso a zonas verdes, satisfacción de necesidades psicológicas, y preservación de los recursos para las generaciones futuras.

La sostenibilidad social se puede alcanzar de diferentes maneras, tanto de forma objetiva como subjetiva, e igualmente desde una perspectiva tangible o intangible (Atanda y Öztürk, 2018).

A pesar de la diferencia de criterios, en cuanto a la definición de sostenibilidad social, se puede observar un cierto consenso en cuanto a su esencia, pudiéndose definir como el conjunto de condiciones positivas dentro de la sociedad y los medios para obtenerlas (Almahmoud y Doloi, 2012; Mckenzie, 2004).

Las condiciones positivas incluyen los siguientes factores:

- Igualdad de acceso a servicios básicos.
- Igualdad y equilibrio entre generaciones.
- Justicia social entre diferentes culturas.
- Participación activa de los ciudadanos en cuestiones políticas, especialmente a nivel local.
- Sensación de identidad, pertenencia, y formación de una comunidad.
- Acceso a medios para satisfacer las necesidades del conjunto social de un acomunidad.

- Acceso a la educación.
- Inserción laboral y estabilidad.
- Seguridad.
- Accesibilidad para personas con necesidades especiales.
- Salud y su conservación.

En todo caso, el concepto de sostenibilidad social permanece abierto. No se puede considerar como un concepto absoluto ni constante, sino dinámico y cambiante con el paso del tiempo (Dempsey et al, 2011). Esta interpretación conceptual imprecisa y flexible ha generado una visión de la sostenibilidad social tanto de debilidad como de fuerza. La debilidad se entiende bajo la necesidad de formular constantemente nuevas definiciones. De manera contraria, se puede entender como un concepto fuerte ya que obliga a la comunicación y colaboración entre diversas partes hasta alcanzar un consenso (Boström, 2012).

1.6 La dimensión social en la edificación

La mayor parte de las actividades humanas, aproximadamente un 90%, sucede dentro de edificios, y muchas de ellas tienen un alto componente social. Debido a ello, los factores sociales resultan inherentes a los edificios.

Los edificios son sistemas complejos compuestos de diferentes fases y niveles en los que los usuarios finales componen, generalmente, la última jerarquía, aceptando las consecuencias y las decisiones de la planificación urbanística, el diseño de los arquitectos, y el trabajo de múltiples consultores y contratistas intervinientes en el proceso edificatorio. Los usuarios reciben el

producto final, pero no suelen estar involucrados en la toma de decisiones en ninguna de las fases del proceso. Este “aislamiento” de los usuarios deriva en el desentendimiento de los valores socio-culturales, los cuales pierden representación en los edificios.

La sostenibilidad social en la edificación puede medirse en función de una serie de indicadores que suelen presentar dificultades en cuanto a su valoración y cuantificación en comparación con los indicadores de sostenibilidad medioambiental (Almahmoud y Doloi, 2012; Vanclay, 2004). Además, la identificación de mejoras de los aspectos sociales resulta complicada debido a la ambigüedad y la variedad de puntos de vista derivados de la subjetividad de los individuos implicados.

La visión global de un indicador consiste en un dato numérico que proporciona información sobre un factor aislado, o varios factores y la relación entre ellos (Farrell y Hart, 1998). Un indicador puede proporcionar información sobre condiciones de una situación actual, cambios de estado entre distintas situaciones, y también relaciones causa-efecto. Los indicadores se articulan en función de parámetros cuantificables, los cuales actúan como informadores numéricos obtenidos de diferentes fuentes que contribuyen a la valoración de un indicador.

En el caso de los indicadores de la sostenibilidad social podemos encontrar los siguientes (Almahmoud y Doloi, 2012):

- La calidad del diseño.
- El confort y la seguridad.

Como parámetros que contribuyen al análisis de los indicadores podemos encontrar los siguientes (Ahmad, y Thaheem, 2017):

- Capacidad de uso.
- Funcionalidad.
- Estética.
- Integración de valores culturales.
- Innovación.
- Calidad ambiental interior.
- Salud y bienestar.
- Seguridad.
- Espacio exterior.
- Accesibilidad.

Indicadores y parámetros quedarían agrupados según se muestra en la tabla 1.6:

Indicadores	Parámetros
Calidad del diseño	Capacidad de uso
	Funcionalidad
	Estética
	Integración de valores culturales
	Innovación
Seguridad y confort	Calidad ambiental interior
	Salud y bienestar
	Seguridad
	Espacio exterior
	Accesibilidad
Tabla 1.6 Indicadores y parámetros de sostenibilidad social	

Analizando los indicadores y sus parámetros, se encuentra un hilo conector que consiste en proporcionar un nivel adecuado de calidad de vida para los humanos. La calidad de vida puede definirse desde diferentes perspectivas, incluyendo higiene, justicia social, y satisfacción.

La gran variedad de definiciones, indicadores y parámetros deriva en la ausencia de un marco de evaluación sistemática de la relación entre edificios y usuarios.

La falta de presencia de factores sociales se ha argumentado desde el punto de vista de la desconsideración, o relegación de su valor en comparación con los factores económicos y medioambientales. Sin embargo, esta desconsideración también se puede argumentar desde el punto de vista de un mayor crecimiento de las dimensiones medioambiental y económica promovido por el potencial combinado de desarrollo de políticas medioambientales que promueven el movimiento y la aceleración de la economía.

Aunque varios países practican estándares sostenibles basados en los tres pilares, el componente social no ha sido completamente reconocido. Esto se debe a la dificultad de medir cuantitativamente la sostenibilidad social en comparación con la sostenibilidad económica o ambiental (Littig y Griessler, 2005; McKenzie, 2004).

La presencia de factores sociales en la edificación se encuentra generalmente limitada a factores de satisfacción y confort humano. Sin embargo, el componente humano en la edificación tiene una mayor presencia, la cual no se limita al confort físico o fisiológico.

Los factores sociales presentan parámetros adicionales con posibilidad de tratamiento en la edificación.

1.7 Concepto de calidad de vida

La calidad de vida es un concepto polifacético usado, analizado, y desarrollado por una gran variedad de disciplinas. En líneas generales, la calidad de vida está relacionada con la felicidad, la satisfacción vital, y la cobertura de necesidades. La calidad de vida es un concepto complejo que requiere una evaluación multidimensional.

El concepto de calidad de vida es entendido a nivel general por la población como las bondades de la vida, y la capacidad de llevar una vida plena (Brown y Brown, 2005). La calidad de vida resulta frecuentemente asociada al concepto de nivel económico o poder adquisitivo. Sin embargo, la calidad de vida se compone de varios indicadores que incluyen factores económicos, pero también sociales, como la salud, la educación, el trabajo, la participación, y el acceso a la vivienda.

La calidad de vida presenta un fuerte componente subjetivo, dependiente y variable según el individuo, el entorno social y medioambiental, los valores culturales, y el desarrollo económico (Mohit, 2013; Gregory et al., 2009). Las sociedades en países desarrollados presentan una perspectiva diferente sobre calidad de vida frente a la perspectiva de los países en vías de desarrollo y subdesarrollados.

En la actualidad existen numerosas definiciones sobre el concepto de calidad de vida. Sin embargo, la Organización Mundial de la

Salud presentó una definición en el año 1992 que consiste en la percepción que un individuo tiene de su lugar en el mundo, en el contexto de la cultura y los valores, y en relación con sus objetivos, sus expectativas, sus normas, y sus inquietudes. Se trata de un concepto que está fuertemente influido por la salud física del sujeto, su estado psicológico, su nivel de independencia, sus relaciones sociales, así como su relación con el entorno (O.M.S., 1992).

1.8 Orígenes y desarrollo del concepto de calidad de vida

El concepto de calidad de vida presenta unos orígenes básicos en la filosofía griega. Platón y Aristóteles plantearon la calidad de vida examinando el estilo de vida y la felicidad de los individuos que vivían en una sociedad en armonía en comparación con aquellos que vivían en sociedades en conflicto.

El siguiente hito histórico relacionado con la calidad de vida se encuentra en el trabajo de Maslow (1954), estableciendo una serie de necesidades que los seres humanos necesitan satisfacer para alcanzar un buen nivel de vida. Las necesidades básicas son las relacionadas con la fisiología humana, y la seguridad. Como ejemplos de necesidades fisiológicas se encuentran la respiración, la alimentación, y el descanso. La seguridad incluye factores como la estabilidad de empleo, la obtención o generación de recursos, protección personal y familiar, la propiedad privada y el alojamiento, y la salud.

Según Maslow (1954), una vez se han satisfecho las necesidades básicas, el ser humano procede a intentar satisfacer los siguientes

niveles de necesidades: la sensación de pertenencia, el reconocimiento, y la autorrealización. La necesidad de pertenencia se satisface a través de la asociación y participación con otros individuos, y la aceptación por parte de los demás. La necesidad de reconocimiento vendría después, cuando un individuo intenta satisfacer objetivos como la confianza, personal y colectiva, el respeto, y el éxito. La autorrealización consiste en la necesidad más relacionada con la psicología individual, considerando factores como la moralidad, la creatividad, y la aceptación de las situaciones que suceden en la vida.

La principal diferencia entre los niveles de necesidades consiste en que las necesidades fisiológicas y de seguridad son principalmente individuales, mientras que la satisfacción de las necesidades de pertenencia y reconocimiento implican la involucración de otros individuos. Esto supone la incorporación del individuo en la sociedad, y el reconocimiento del ser humano como un ser social. La autorrealización, como último nivel de necesidades a satisfacer, implica la combinación de individuo y sociedad.

El concepto moderno de calidad de vida comienza alrededor de los años 60 y 70 con el desarrollo de indicadores sociales, originados en Estados Unidos y extendidos por Europa. Los indicadores sociales se crearon para medir el desarrollo de la sociedad de forma independiente a la tendencia del momento en la que se relacionaba la calidad de vida a través de indicadores económicos, frecuentemente utilizados por sociólogos y economistas.

En la década de los años 80, el concepto de calidad de vida incorporó el campo de la medicina y la salud, centrándose en indicadores funcionales de pacientes. En la siguiente década, el

concepto de calidad de vida comenzó a generar un mayor interés dentro de los estudios científicos, especialmente en las ciencias sociales y la arquitectura, debido principalmente al desarrollo de políticas sociales a nivel internacional, con el consecuente desarrollo económico asociado. Estas políticas sociales estaban orientadas a crear centros urbanos más competitivos, mejor desarrollados, en los que se fomentara el bienestar de los residentes.

1.9 Calidad de vida en la actualidad

El concepto de calidad de vida actual presenta un aspecto polifacético, siendo empleado en varias disciplinas científicas. Se mantiene la tendencia de desarrollo de políticas sociales derivadas de las diferentes perspectivas sobre la calidad de vida, las cuales se relacionan a continuación:

- Economía y Ciencias Políticas, donde se miden los ingresos y el nivel de pobreza.
- Sociología y Psicología, donde se observa el bienestar tanto individual como comunitario.
- Salud, midiendo el bienestar individual.
- Vivienda, donde se observa el nivel de satisfacción de los individuos con su lugar de residencia, así como el nivel de bienestar subjetivo.
- Publicidad, midiendo el nivel de satisfacción del usuario con un producto determinado.
- Ciudades, donde se observa el bienestar social e individual a través del concepto, recientemente desarrollado, de “Habitabilidad” (“Livability”).

El concepto teórico de calidad de vida en la actualidad puede entenderse como una combinación de felicidad, satisfacción vital, y cobertura de necesidades.

La felicidad, como concepto subjetivo, puede entenderse como el estado afectivo y emocional de un individuo derivado de las reacciones positivas o negativas frente a las situaciones de la vida. Este concepto también presenta un aspecto temporal, viéndose como felicidad temporal, perteneciente al presente y modificable según los estímulos exteriores, y felicidad a largo plazo, la cual es independiente de los factores externos.

La satisfacción vital se puede entender como el resultado obtenido de la evaluación de la situación personal actual frente a las expectativas planteadas en términos de objetivos personales, valores, necesidades, y situación de familiares.

El concepto de satisfacción de necesidades tiene su origen en el trabajo de Maslow, según se ha descrito anteriormente. La relación entre este concepto y la calidad de vida se asienta en la noción de que para alcanzar un determinado nivel de calidad de vida, como mínimo deben satisfacerse los dos primeros niveles de necesidades. Una vez satisfechas las necesidades básicas, el individuo puede continuar su desarrollo personal y social mediante la satisfacción de los posteriores niveles de necesidades.

1.10 Calidad de vida y desarrollo sostenible

Calidad de vida y desarrollo sostenible son dos conceptos interrelacionados en el sentido en que el desarrollo sostenible tiene entre sus objetivos asegurar y consolidar un nivel de calidad de

vida adecuado para todos los individuos, tanto en el presente como en el futuro. Ambos conceptos son multidisciplinarios y requieren el equilibrio de las tres dimensiones: medioambiente, economía, y sociedad.

La combinación de ambos conceptos consiste en asegurar la satisfacción de las necesidades básicas a nivel general, como el acceso a viviendas adecuadas, residencia en espacios urbanos seguros y accesibles, la posibilidad de alcanzar el potencial individual a través de la educación, el empleo, la participación, así como el acceso a recursos adecuados para mantener la salud personal.

La interacción equilibrada entre las tres dimensiones del desarrollo sostenible es compleja, pero a la vez necesaria para asegurar la calidad de vida de todos los individuos. El Programa de Naciones Unidas para los Asentamientos Humanos publicó en el año 2013 un informe en el que establecía la calidad de vida como uno de los índices más importantes para la valoración de la prosperidad de las ciudades. En el informe se indicaba que los núcleos urbanos que promueven iniciativas para mejorar los niveles de calidad de vida suelen presentar mayores niveles de prosperidad económica, y también se desarrollan más en aspectos de sostenibilidad (Habitat U.N., 2013).

1.11 Valoración de la calidad de vida

De acuerdo con la literatura científica en general, la calidad de vida presenta dos formas de valoración: objetiva y subjetiva (Schalock y Verdugo, 2002). La valoración objetiva consiste en la satisfacción

de la demanda socio-cultural sobre aspectos como la riqueza material, el estatus social, y el bienestar. La valoración objetiva se puede observar y medir dentro del dominio público mediante el empleo de indicadores como frecuencias de uso de determinados sistemas. Entre los indicadores empleados para la valoración objetiva de la calidad de vida se encuentran: el estatus económico, medido a través de los ingresos, las posesiones, y el desarrollo profesional; las medidas políticas, incluyendo tasas de criminalidad, y consumo; la salud, medida a través de datos recopilados en centros de salud y hospitales; la educación, medida a través del nivel de estudios alcanzado; el medioambiente, medido a través de tasas de gases contaminantes, e indicadores climáticos; el desarrollo social, medido como capacidad de movilidad entre niveles sociales y profesionales, o las condiciones de habitabilidad en la vivienda.

Como inconveniente, la valoración objetiva puede presentar discrepancias que deriven en dificultades de validación de los datos. Un ejemplo sería la invalidez de determinar el nivel de felicidad de un individuo basado únicamente en los ingresos, ya que puede verse afectado por unas condiciones de trabajo estresantes.

La valoración subjetiva de la calidad de vida se centra en el bienestar del individuo medido a través de percepciones y valoraciones subjetivas sobre situaciones cotidianas.

Los datos obtenidos a través de estas valoraciones subjetivas permiten entender los aspectos más importantes para un determinado individuo.

La valoración subjetiva de la calidad de vida se basa en el bienestar y la satisfacción con aspectos de la vida en general. También consiste en la capacidad de un individuo para desarrollarse y asentarse en determinados roles sociales y profesionales, incluyendo valores morales y espirituales personales. La valoración subjetiva, finalmente, consiste en la medición de aspectos relacionados con la experiencia cognitiva del individuo, las implicaciones emocionales, y el consecuente comportamiento.

Dentro de la valoración subjetiva, la O.M.S. presentó en el año 1995 un instrumento de medición de la calidad de vida, utilizable interculturalmente a nivel internacional, llamado WHOQOL-100 (World Health Organization Quality of Life – 100), consistente en un cuestionario de 100 preguntas sobre la percepción subjetiva de un individuo en su contexto cultural, sistema de valores, objetivos personales, estándares, y preocupaciones (WHOQOL Group, 1995; World Health Organization, 1995).

Un año más tarde, en 1996, la O.M.S. presentó una versión reducida de este cuestionario, llamado WHOQOL-BREF, consistente en 26 preguntas con las que se valoran las mismas áreas que en el cuestionario WHOQOL-100 (World Health Organization, 1996).

Debido a la definición de salud propuesta también por la O.M.S. en 1946, en vigor desde 1948, la relación entre la calidad de vida y el bienestar derivado de la salud se ha reforzado, de forma que el cuestionario desarrollado para la valoración subjetiva de la calidad de vida tiene una base sólida en el componente de salud individual.

La definición de salud de la O.M.S. (World Health Organization, 2003), consiste en un estado completo de bienestar físico, mental, y social, y no solamente la ausencia de enfermedades. La determinación de un buen estado de salud, por tanto, se apoya en diferentes factores, físicos, mentales y sociales, los cuales, a su vez, dependen de numerosas variables contempladas en la valoración de la calidad de vida.

El cuestionario WHOQOL-100 se desarrolló de forma simultánea en 15 países, lo que le confiere su carácter transcultural. Las preguntas tienen su origen en observaciones sobre comentarios y sugerencias realizadas por pacientes con diferentes tipos de enfermedades, personas saludables, y profesionales de la salud, procedentes de diferentes entornos socio-culturales.

Actualmente, este cuestionario se emplea en el campo de la medicina con el fin de determinar aquellas áreas en las que se puede mejorar la atención médica de un paciente, además de las relacionadas directamente con el tratamiento de la enfermedad. De esta forma, se genera una nueva dinámica de interacción entre los profesionales de la salud y los pacientes, estableciendo una relación más significativa y satisfactoria para ambas partes. El cuestionario también se emplea para saber si un determinado tratamiento está generando un impacto negativo en la calidad de vida del paciente. Las consecuencias derivadas del empleo de este cuestionario en el campo de la medicina tienen implicaciones en la creación y desarrollo de nuevas políticas de salud por parte de los gobiernos. En ese sentido, el cuestionario tiene una gran relevancia, generando un impacto en la sociedad a través de

políticas orientadas a mejorar las normativas sobre salud pública (World Health Organization, 2018).

1.12 Calidad de vida en la edificación

Como se ha tratado anteriormente, la calidad de vida se encuentra fuertemente asociada a la salud y el bienestar de los individuos. Actualmente, en la literatura científica se han desarrollado estudios que relacionan la calidad de vida con los edificios (Kellekci y Berköz, 2006; Maliene y Malys, 2009). Sin embargo, esta relación no está completamente determinada.

La salud y el confort son dos aspectos determinantes para la calidad de vida de los usuarios de un edificio. La asociación de condiciones saludables en los edificios presentó un gran desarrollo en Europa durante la primera mitad del siglo XIX, con mayor incidencia en el Reino Unido gracias a la contribución de Edwin Chadwick como impulsor del “Sanitary Movement” entre los años 1832 y 1854 (Ramos, 2014). Chadwick contribuyó en la modificación de la legislación británica relacionada con aspectos sociales, como la pobreza, la delincuencia, las condiciones de trabajo en fábricas, la educación, y principalmente la salud pública. Pobreza y salubridad estaban fuertemente relacionados, extendiéndose esta asociación hasta los edificios. Las epidemias de cólera en 1832, y de tifus en 1837, ambas en Londres, forzaron el desarrollo de condiciones mínimas de salubridad en los edificios relacionadas con la ventilación, el abastecimiento abundante a agua potable, desarrollo de redes de alcantarillado, y recogida de basuras.

En España, este movimiento sanitario se desarrolló bajo el nombre de “Higienismo”, consolidándose entre los años 1833 y 1868 gracias a la contribución de Pedro Felipe Monlau y Roca, Mateo Seoane, y Francisco Méndez Alvaro (Ramos, 2014). El higienismo comenzó tratando aspectos de higiene industrial, evolucionando hacia las condiciones higiénicas de las viviendas de los propios trabajadores. Este movimiento supuso un avance tanto para las condiciones higiénicas en los edificios, como para las condiciones sociales en general de la clase obrera durante este periodo.

Dentro del siglo XX, hacia finales de los años 80, y a partir de la definición de salud propuesta por la O.M.S. (World Health Organization, 2003), la literatura científica comenzó a desarrollar el interés en analizar y valorar los factores que determinaban la salud de los usuarios dentro de los edificios, llegando a adoptar el concepto de “edificios saludables”. Los factores estudiados estaban relacionados con la calidad del aire interior, el confort térmico, la iluminación, y el confort acústico. Adicionalmente, un edificio saludable no está construido con materiales peligrosos (asbestos, plomo), y favorece la salud y el bienestar de sus ocupantes durante todo su ciclo vida, reconociéndolos como prioridades en el diseño.

El análisis de las variables directamente relacionadas con el confort y el bienestar de los usuarios consiste en una valoración objetiva, medible cuantitativamente, ya que estas variables presentan unidades de medida. Sin embargo, la calidad de vida en relación con los edificios, incluye factores cualitativos, medibles de forma subjetiva, de manera similar a la metodología seguida en los cuestionarios WHOQOL de la O.M.S. Estos parámetros están relacionados con la percepción subjetiva de los usuarios,

incluyendo calidad del diseño, configuración interior, accesibilidad y facilidad de uso, privacidad, y simbolismo del espacio.

1.13 Sostenibilidad en los códigos de edificación

Los códigos de edificación, entendidos como conjuntos de reglas emitidos por un determinado gobierno para la construcción de edificios, son catalizadores de las tendencias edificatorias de cada momento. Debido a su condición de obligado cumplimiento, los edificios deben adaptarse a los condicionantes marcados en los códigos. Como se ha mencionado anteriormente, el sector de la edificación ha abordado el desarrollo sostenible desde la eficiencia energética, y los códigos han contribuido con ello mediante la exigencia de requisitos de eficiencia energética más restrictivos.

Los problemas medioambientales actuales, unidos al incremento de los costes de la energía, entre otros factores, han marcado el avance de los códigos de edificación hacia la eficiencia energética en las cuatro últimas décadas. Con el incremento de la frecuencia y la intensidad de episodios climáticos adversos en áreas urbanas a nivel internacional, según las zonas climáticas, la adaptación de la industria a las nuevas condiciones medioambientales se ha convertido en un factor relevante dentro de las políticas edificatorias, obligando a los órganos de gobierno a plantear medidas de obligado cumplimiento.

Las decisiones políticas que derivan en el desarrollo de códigos edificatorios vienen generalmente determinadas por los factores económicos presentes en un determinado momento. De esta forma, las dimensiones económica y medioambiental del desarrollo

sostenible se encuentran unidas en su avance. Por ello, los códigos edificatorios también pueden ejercer esta misma influencia con la consideración de factores sociales dentro de la normativa edificatoria.

La evolución de los códigos de edificación viene marcada por la influencia de factores externos que ejercen su fuerza en direcciones contrarias, positivas y negativas. La influencia de mayor fuerza determina el avance. Como ejemplo de los factores externos, la industria de la edificación recibe la influencia de nuevas tendencias sobre eficiencia energética y desarrollo sostenible, desarrolladas a nivel internacional y con resultados demostrables, pero también recibe la influencia opuesta por parte de las empresas consolidadas en el sector, con una visión tradicional de la edificación y de los sistemas constructivos. Esta visión impide que se asuman nuevos riesgos a pesar de los factores favorables, ralentizando, en consecuencia, el progreso de nuevas tendencias.

Uno de los factores que impulsan el cambio en los códigos de edificación consiste en promover normativas de aplicación voluntaria más rigurosas que los requisitos mínimos exigidos por las normas obligatorias. La aplicación de estas normativas voluntarias pueda derivar en otro tipo de beneficios para los agentes intervinientes en el proceso edificatorio, como por ejemplo, beneficios fiscales en forma de reducciones de impuestos o tasas de intereses más ventajosas. Estos estándares voluntarios pueden ser desarrollados por el propio gobierno local o nacional, como por ejemplo, en casos de proyectos de promoción pública, o pueden estar desarrollados por entidades privadas, como es el caso de LEED, BREEAM, o Passive House.

La innovación que supone la aplicación de estándares voluntarios suele implicar riesgos, y por lo tanto, generan rechazo entre las empresas promotoras de menor tamaño y, en consecuencia, menor volumen de facturación. Serían las empresas de mayor volumen las que pudieran asumir los riesgos, implementar los requisitos más exigentes, y hacer avanzar la industria. Los requisitos más exigentes que comenzaron como voluntarios, pueden convertirse en obligatorios al consolidar su presencia en la edificación. Este factor es aplicable tanto a medidas de eficiencia energética como a medidas de carácter social.

1.14 Normativa europea

Los edificios contribuyen significativamente en el consumo de energía global. En el caso de Europa, los edificios son responsables del 40% del consumo total de energía. Debido a este factor, las políticas en cuestión de normativa edificatoria han estado orientadas a reducir el consumo energético de los edificios.

La Unión Europea se compone de 28 Estados miembros, en los cuales se presentan una gran diversidad de zonas climatológicas. La normativa en materia de edificación de cada Estado miembro viene marcada por la correspondiente Directiva Europea, siendo cada Estado responsable de adaptarla a sus condicionantes climatológicos, políticos, sociales, y culturales.

En el caso de Europa, la Directiva de Eficiencia Energética en Edificios 2010/31/EU Energy Performance of Buildings Directive – EPBD (European Commission, 2010), introducida en el año 2002 y revisada en el 2010, ha marcado la tendencia de los estados

miembros hacia buenas prácticas constructivas orientadas al consumo energético casi nulo (Nearly Zero Energy Housing – NZEH), siendo obligatorio este requisito a partir del año 2020.

Otra consecuencia derivada de esta Directiva consiste en el desarrollo y publicación de los Certificados Energéticos (EPC por sus siglas en inglés – Energy Performance Certificates). Estos certificados se desarrollaron con la intención de motivar la transparencia de información en el mercado inmobiliario sobre el consumo de energía de los edificios. De esta forma, se fomenta el conocimiento entre la sociedad, convirtiéndose también en un factor de decisión entre los futuros compradores de inmuebles, así como entre los dueños.

1.15 Código técnico de la edificación (CTE)

De acuerdo con la Ley 38/1999, de 5 de noviembre, de Ordenación de la Edificación (Ley 38, 1999), el Código Técnico de la Edificación (CTE) queda definido como el marco normativo donde se recogen los requisitos básicos de calidad de los edificios y sus instalaciones. El objetivo fundamental del CTE consiste en alcanzar mayores niveles de calidad en la edificación, incluyendo la protección y la seguridad de los usuarios, así como el fomento del desarrollo sostenible. Con este objetivo, los requisitos básicos del CTE se agrupan en tres categorías principales: funcionalidad, seguridad, y habitabilidad.

Dentro de la funcionalidad se engloban los aspectos relativos a la utilización de los edificios, su accesibilidad, y el acceso a servicios de telecomunicación. Los aspectos relativos a la seguridad hacen

referencia a la estabilidad estructural, protección contra incendios, y seguridad de utilización. En cuanto a la habitabilidad, se consideran factores de higiene y salubridad, aislamiento acústico, aislamiento térmico, e incluso ahorro de energía.

En general, tomando como referencia normativas de edificación previas, el CTE ha supuesto un aumento del nivel de calidad constructiva de los edificios. Su entrada en vigor ha supuesto la aplicación de una normativa más exigente en todos los aspectos indicados anteriormente. Según ha indicado la Asociación de Promotores Inmobiliarios Madrileños (Carrasco y González, 2006) en su estudio sobre las consecuencias en el sector derivadas de la aplicación del CTE, los proyectos de edificación han incrementado su contenido documental debido principalmente a la necesidad de justificar el cumplimiento de los nuevos requisitos que el CTE exige.

Dentro de los aspectos mejorados, la eficiencia energética ha encontrado representación. Los requisitos de la Directiva Europea de Eficiencia Energética se han traspuesto a la normativa española mediante el CTE, en el Reglamento de Instalaciones Térmicas (RITE) y los Certificados Energéticos.

El CTE aborda la eficiencia energética dentro del Documento Básico DB-HE, de ahorro de energía. Su objetivo consiste en un uso eficiente y controlado de la energía necesaria para acondicionar térmicamente un edificio, incluyendo el empleo de fuentes de energía renovables.

Actualmente, el CTE se encuentra en proceso de renovación. En el mes de Diciembre 2019, se ha publicado la última versión del CTE,

más restrictiva, principalmente en materia de eficiencia energética, con una entrada en vigor inicialmente prevista para Junio 2020, pero pospuesta, sin fecha determinada en estos momentos, debido al Estado de Alarma actual decretado por el Gobierno español como consecuencia de la crisis sanitaria del COVID-19.

Promovido por las nuevas exigencias europeas en materia de consumo energético, la nueva versión del CTE presenta un renovado DB-HE con mayores exigencias energéticas orientadas al consumo casi nulo. Los nuevos requisitos incluyen un indicador complementario al existente sobre el consumo de energía primaria no renovable consistente en una limitación del consumo de energía primaria total. Se aumentan también las condiciones mínimas de calidad de la envolvente térmica, y se establece un aporte mínimo procedente de energías renovables para la producción de agua caliente sanitaria.

1.16 Dimensión social de la sostenibilidad en el CTE

De acuerdo con el Real Decreto 314/2006, de 17 de Marzo, por el que se aprueba el Código Técnico de la Edificación (Real Decreto 314, 2006), la nueva normativa se ha desarrollado para satisfacer la demanda social de edificios de mayor calidad, implicando funcionalidad, economía, armonía y equilibrio medioambiental, y en consecuencia, una mejora de la calidad de vida de los usuarios. De forma similar a la presentación de los aspectos medioambientales, principalmente recogidos en el Documento Básico DB-HE de ahorro de energía, los aspectos sociales se recogen en tres Documentos Básicos principalmente:

- DB-SUA – Seguridad de utilización y accesibilidad.

- DB-HR – Protección contra el ruido.
- DB-HS – Salubridad.

El DB-SUA tiene como objetivos principales reducir los riesgos para los usuarios derivados de las actividades previstas en los edificios, y facilitar su accesibilidad a todos los usuarios. En este sentido, el aspecto social se encuentra en un nivel básico e intrínseco para todos los edificios, como es su uso, seguro y accesible para todos. Los edificios deben plantearse garantizando la posibilidad de tránsito, uso y disfrute para todas las personas, incluyendo aquellas con necesidades especiales. Las provisiones de viviendas accesibles, en general, se determinan en los Planes Urbanísticos, pero las condiciones que deben cumplir las viviendas quedan registradas en el CTE.

El DB-HR se creó con la principal función de limitar los riesgos de molestias o enfermedades derivadas del ruido, tanto dentro como fuera del edificio. En principio, los cerramientos exteriores y las tabiquerías deben proporcionar unos niveles de aislamiento acústico, según los casos definidos en el documento, que garanticen un nivel adecuado de confort para los usuarios. Las fuentes sonoras que generen molestias pueden ser externas, como el tráfico rodado o aéreo, y las internas proceden por lo general de los demás usuarios del edificio. En ambos casos, el CTE plantea un nivel de protección acústica adecuada para garantizar el confort.

El DB-HS tiene como objetivo principal limitar el riesgo de padecer molestias o enfermedades fomentando las condiciones de higiene y salubridad de los edificios. Mejorando estos aspectos, también se favorecen el mantenimiento y la durabilidad del edificio. Los

requisitos del CTE para fomentar estas condiciones de salubridad están orientados hacia la protección frente a la humedad, la calidad del aire interior, la ventilación natural y mecánica, la recogida y evacuación de residuos ordinarios, suministro de agua, y protección frente al gas radón. Esta última consideración hacia el gas radón ha sido añadida recientemente, en la última versión del CTE publicada en Diciembre de 2019.

La salubridad de los edificios, según está planteada en el CTE, se obtendría gestionando adecuadamente factores como la humedad y la tasa de ventilación de cada espacio habitable. La gestión de los residuos ordinarios y el suministro de agua potable son indispensables para la higiene, la cual deriva también en condiciones saludables. Los posibles problemas de salud producidos por la exposición prolongada al gas Radón se pueden mitigar mediante la creación de barreras físicas adecuadas, según las condiciones marcadas en el documento.

Sin embargo, no parece haber referencias a condiciones de salud diferentes de las fisiológicas, como por ejemplo la salud emocional. Tampoco se observan referencias a las condiciones de los edificios para regenerar la salud aparte de las condiciones acústicas. En cuanto a la accesibilidad, los edificios se proyectan, en general, definiendo recorridos accesibles que permiten un uso limitado de las instalaciones para las personas con necesidades especiales, sin poder acceder por cualquier recorrido.

En general, se observa una predisposición a considerar factores sociales dentro del CTE, pero desde un punto de vista de la sostenibilidad, existe potencial para considerar factores sociales adicionales, como la accesibilidad total, la regeneración de la

salud, el incremento de la capacidad de uso de los espacios para usuarios de todas las edades y condiciones, o el fomento de la socialización mediante la configuración y el tamaño de los espacios.

1.17 Consideraciones preliminares

Partiendo de la información presentada en la introducción, a continuación se extraen los aspectos más relevantes para el desarrollo de la presente tesis.

En primer lugar, la tesis se encuadra dentro del marco general del desarrollo sostenible, el cual se compone de tres áreas principales: medioambiente, economía y sociedad. Dentro de estas tres áreas, la presente investigación se centra en el aspecto social. En este capítulo, se ha observado que la industria de la edificación no ha gestionado los factores sociales con la misma prioridad dada a los factores económicos y medioambientales, generando un desequilibrio entre las tres áreas del desarrollo sostenible.

Dentro del aspecto social, de acuerdo a los diversos componentes analizados, se observa que la calidad de vida es uno de los factores principales, el cual a su vez se asienta fundamentalmente en la salud y el bienestar humanos. Por tanto, la temática principal de la presente investigación consiste en los factores sociales, la calidad de vida, y la salud en la industria de la edificación.

Dentro de esta temática, se presenta la gestión que la industria edificatoria realiza sobre los parámetros sociales. Según se ha indicado en la Introducción, los factores sociales son fundamentalmente cualitativos, por lo que su cuantificación

resulta de gran dificultad debido principalmente a su carácter subjetivo. Sin embargo, en la edificación predominan los parámetros cuantitativos, cuya principal característica es su posibilidad de medición mediante valores numéricos y unidades. Este hecho ha permitido la incorporación de requisitos cuantitativos en los códigos de edificación frente a los cualitativos, generando un desequilibrio en cuanto a la presencia de factores sociales en la edificación.

En la presente tesis, se trata este desequilibrio mediante la propuesta de un sistema de cuantificación de los factores sociales principales con el fin de facilitar su incorporación en los códigos edificatorios.

En los siguientes capítulos se muestra la base teórica y científica del sistema de cuantificación, los parámetros sociales estudiados, y su evaluación en casos prácticos correspondientes a viviendas existentes.

Posteriormente, se procederá a presentar los resultados así como las conclusiones más destacadas de la presente investigación.

2

ESTADO DE LA CUESTIÓN

2. ESTADO DE LA CUESTIÓN

En este capítulo se pretende proporcionar una visión general de los estudios que tratan sobre la situación actual de la sostenibilidad y, en concreto, sobre su componente social.

En el apartado 2.1 se hace referencia a los factores sociales y a su evolución dentro del sector de la edificación.

En los apartados 2.2 y 2.3, se presentan los estudios científicos relacionados con los espacios construidos y su componente social en relación con el nivel de calidad de vida que proporcionan. Los estudios se han clasificado en cuantitativos y cualitativos, fundamentalmente por la diferencia de enfoques que motivaron su realización.

En el apartado 2.4 se hace referencia a la presencia de los parámetros cuantitativos y cualitativos dentro del campo de la edificación.

El apartado 2.5 presenta la evolución de los códigos de edificación en general, desde la perspectiva de la aplicación de parámetros cuantitativos y cualitativos.

El apartado 2.6 introduce la documentación técnica actual, a nivel internacional, con los criterios de calidad de vida en espacios residenciales que han servido de base para cuantificar los factores sociales, en el sistema de evaluación residencial desarrollado en la presente investigación.

El apartado 2.7 presenta los estudios científicos que han relacionado los factores sociales de salud y bienestar con los

espacios residenciales, destacando tanto los efectos nocivos como beneficiosos derivados de la influencia que ejercen los espacios residenciales en sus habitantes.

El apartado 2.8 presenta la agrupación por categorías de los factores cualitativos analizados en el punto anterior, en función de su relación con aspectos cuantitativos de los espacios residenciales. Se incluye la base teórica sobre la que se asientan cada una de las categorías.

2.1 Factor social de la sostenibilidad

El concepto de desarrollo sostenible fue creado en el año 1987 en el Informe de la Comisión Mundial sobre el Medioambiente y el Desarrollo (Brundtland, 1987; WCED, 1990). El informe se originó y redactó a partir de la preocupación de la Naciones Unidas por la supervivencia de la humanidad en simbiosis con el planeta, concretamente pensando en el futuro. De acuerdo con el informe, el desarrollo sostenible consiste en “... el desarrollo que satisface las necesidades de la generación presente sin comprometer la capacidad de las generaciones futuras para satisfacer sus propias necesidades.”

A partir del concepto de desarrollo sostenible, se creó la definición de sostenibilidad, la cual se basa en interrelacionar equilibradamente tres pilares fundamentales: el medioambiente, la economía y la sociedad (Dempsey et al., 2011; Hutchins y Sutherland, 2008; McKenzie, 2004). Este concepto se ha llamado en numerosas ocasiones “triple bottom line” (Hall and Purchase, 2006).

En las últimas tres décadas se ha incrementado la concienciación sobre el desarrollo sostenible. Inicialmente, una de las primeras reacciones de la industria para materializar el desarrollo sostenible en el sector fue la creación de sistemas de evaluación de los edificios, para medir su compromiso con el desarrollo sostenible, y otorgar una certificación acreditativa de tal compromiso. En esa línea, en la década de 1990 nacieron las dos certificaciones que mayor desarrollo e impacto en la industria han obtenido en la actualidad: Leadership in Energy and Environmental Design (LEED), y Building Research Establishment Environmental

Assessment Method (BREEAM). A partir de ellas, en años posteriores se fueron creando sistemas de certificación similares, tanto a nivel mundial como a nivel nacional.

En general, todos los sistemas de certificación presentan variaciones, tanto sobre las áreas del edificio que deben analizarse, como sobre el sistema de puntuación. Sin embargo, desde la década de 1990 hasta ahora, el eje principal de los sistemas de certificación ha sido la evaluación de la eficiencia energética. Desde entonces, la industria se ha centrado en diseñar edificios y en desarrollar tecnología orientadas a reducir el consumo de energía, especialmente de origen fósil, y por tanto reducir de forma simultánea tanto el consumo de recursos naturales como la emisión de gases contaminantes a la atmósfera.

Contrastando esta evolución que la industria de la edificación ha tenido en los últimos treinta años con el concepto de desarrollo sostenible presentado anteriormente, se puede comprobar que la industria de la edificación ha dedicado la mayor parte de la atención a unos de los tres pilares: el medioambiente (Reed, 2007). Sin embargo, el desarrollo sostenible implica una relación equilibrada de los tres pilares, por lo que resulta necesario que la industria de la edificación dedique una mayor atención a los otros dos pilares: la economía y la sociedad. El estudio de cada uno de estos pilares en el ámbito de la edificación tiene un gran alcance, ya que las ramificaciones de la edificación en ambos campos se extienden profundamente.

Estas ramificaciones se pueden observar en el glosario de sostenibilidad de AENOR (Diez Reyes et al., 2000), en el cual se edificación sostenible de la siguiente forma:

"Aquella que, desde planteamientos respetuosos con el medioambiente, utiliza adecuadamente el agua y los distintos tipos de energía, selecciona desde el proyecto y aplica eficientemente durante la obra recursos, tecnologías y materiales; evita los impactos medioambientales, gestiona los residuos que genera su ciclo de vida; busca un mantenimiento y conservación adecuados del patrimonio construido; reutiliza y rehabilita siempre que sea posible y, además y finalmente, resulta más saludable."

En esta definición se pueden observar dos de los tres pilares de la sostenibilidad: medioambiente y sociedad. El tercero, la economía, queda descrita de manera implícita en la aplicación eficiente de los recursos y de los residuos, y conservación del patrimonio. Destaca la incorporación dentro de la definición del concepto de salud. Según está descrita, una edificación sostenible resulta saludable.

En una perspectiva global de la sostenibilidad social en la edificación, Valdes-Vasquez y Klotz (2013) identificaron y clasificaron cincuenta factores relacionados con la actividad edificatoria. En esencia, estos factores presentan el mismo hilo conductor, consistente fundamentalmente en estrategias orientadas a la inclusión social de grupos minoritarios, justicia social y laboral, acceso al empleo, y participación activa en la toma de decisiones. Otros autores destacaron el nivel de satisfacción y el diseño de espacios residenciales armoniosos como factores inherentes de la sostenibilidad social (Chan and Lee, 2008).

En las dos últimas décadas se ha observado un esfuerzo notable por parte de todos los agentes intervinientes en el proceso edificatorio en aplicar estrategias de sostenibilidad social en la industria. Este proceso ha sido fomentado por el desarrollo en

paralelo de nuevos marcos teóricos y nuevas formas de evaluación de la sostenibilidad social (Hendiani y Bagherpour, 2019).

Tanto la economía como la sociedad han sido analizadas detalladamente en el contexto del desarrollo sostenible. En el estudio realizado por Xu et al. (2019), se analizaron los costes ecológicos en comparación con beneficios económicos y medioambientales, y obtuvieron como resultado una relación directamente proporcional. Un incremento del coste en aspectos ecológicos implicó una mejora significativa de los factores sociales y medioambientales.

Sin embargo, dentro del sector de la edificación, el factor social ha quedado relegado a un segundo plano (Vallance et al., 2011) frente al medioambiente y la economía. En consecuencia, con la intención de equilibrar la atención dedicada a los tres pilares de la sostenibilidad, se ha elegido el más desfavorecido dentro de la edificación.

El factor social del desarrollo sostenible ha sido ampliamente estudiado por la comunidad científica fuera del ámbito de la edificación. El análisis de estudios previos muestra un cierto consenso en emplear el término sostenibilidad social para referirse al factor social. Sin embargo, en cuanto a su definición concreta, no parece haberse alcanzado un consenso. Entre las razones principales destacan dos: la gran variedad de definiciones presentadas por diversos autores e investigadores, muchas veces contradictorias entre sí (Bramley y Power, 2009); y las dificultades para establecer un sistema de medida para cuantificar objetivamente la sostenibilidad social de manera apropiada (Weich et al., 2001). Dentro del ámbito de la edificación, estas mismas dos

razones han impedido su evolución y aplicación en la industria (Dempsey et al., 2011; Hutchins y Sutherland, 2008; McKenzie, 2004).

Analizando la primera de las dos razones, la variedad de definiciones sobre sostenibilidad social, se ha prestado especial atención a los estudios científicos que muestran la necesidad de mantener los aspectos sociales a lo largo del tiempo, para que se transmitan a las generaciones futuras (Vallance et al., 2011). Esta tendencia parece adecuada para un estudio en mayor profundidad ya que está en consonancia con el desarrollo sostenible. En esa línea, Polèse et al. (2000) definieron la sostenibilidad social como un sistema colectivo de funcionamiento eficiente, que simultáneamente permite alcanzar un nivel de calidad de vida satisfactorio a los individuos que lo componen.

Como continuación de esta visión de sostenibilidad social, varios autores destacaron la relevancia de la calidad de vida como punto central de la sostenibilidad social (Colantonio, 2009; Hutchins y Sutherland, 2008; Mihelcic et al., 2003; Vallance et al., 2011). De forma similar, otros autores asociaron la sostenibilidad social con una adecuada distribución del bienestar, tanto en el presente como en el futuro (Mostafa y El-Gohary, 2014; Valdés-Vásquez y Klotz, 2013).

Tomando como base estos antecedentes teóricos, la sostenibilidad social y la calidad de vida parecen estar claramente interrelacionadas (Bluyssen, 2010). Al asociar la sostenibilidad social con la industria de la edificación, resulta inevitable centrar la atención en cómo los edificios pueden contribuir a mejorar la calidad de vida de sus usuarios. Siguiendo esta línea de

investigación, para mantener o incluso mejorar la calidad de vida de las personas, se deben abordar factores de salud en la edificación (Braubach y Power, 2011; Burton et al., 2011; Costa-Font, 2013; Oswald y Wu, 2010).

Analizando la segunda de las razones, las dificultades para la cuantificación de la sostenibilidad social, se puede observar que, de manera general, los aspectos humanos y sociales resultan intangibles, abstractos, y, por lo tanto, su aplicación en una industria tan material y tangible no ha prosperado.

A modo de comparación para entender las dificultades de cuantificación de la dimensión social de la sostenibilidad, se observa cómo se cuantifica el factor medioambiental en la edificación. El factor medioambiental de la sostenibilidad es cuantificable mediante la medición del impacto que tiene la industria de la edificación en el medioambiente. El consumo de energía, el consumo de agua, las emisiones de gases, entre otras variables, son cuantificables, medibles cuantitativamente, con valores y unidades de medida. Sin embargo, el impacto que tiene la industria de la edificación en la sociedad resulta medible de forma cualitativa, no presentando valores numéricos ni unidades de medida.

Retomando el ejemplo de los sistemas de certificación mencionados anteriormente, como parte de su evolución incorporaron algunos factores de calidad de vida y salud entre sus áreas de evaluación. Debido a su gran atención a la eficiencia energética, sistemas de certificación como el LEED empezaron a evaluar el impacto de aspectos como ventilación e iluminación en los usuarios. Cabe destacar la gran relación entre ventilación, iluminación y eficiencia

energética, ya que son dos de las instalaciones más importantes de los edificios. Comenzando desde su aspecto medioambiental, derivaron hacia un aspecto social a través del confort.

En las dos últimas décadas se desarrolló una gran tendencia dentro de los estudios científicos por determinar cuál era el impacto que tenían los edificios en sus usuarios. Esta tendencia derivó en dos ramas principales: estudios cuantitativos y estudios cualitativos. Los estudios cuantitativos se centraron en medir los factores físicos de los ambientes interiores y su impacto en la salud física y psicológica de los ocupantes, siguiendo una línea más directamente relacionada con la iniciada por los sistemas de certificación de eficiencia energética (Liddell y Morris, 2010; Maidment et al., 2014; Sharpe et al., 2015). En contraste, los estudios cualitativos se enfocaron en evaluar las características del ambiente interior que influyen en la salud de los ocupantes desde un enfoque de percepción subjetiva (Evans y McCoy, 1998).

2.2 Estudios cuantitativos

Los estudios cuantitativos se centraron en el impacto de los parámetros físicos, como el confort térmico, la calidad del aire, la iluminación y el ruido, en la salud de los ocupantes (Bluyssen, 2010). La influencia de estos parámetros en la salud de los ocupantes, se determinó mediante la asociación de las unidades de medida de los parámetros al estado de salud de los usuarios (Hutchins y Sutherland, 2008).

Varios estudios destacaron los problemas de salud relacionados con deficientes condiciones ambientales en espacios interiores (Halpern, 1995; Peat et al., 1998; Evans et al., 2000; Liddell y

Morris, 2010; Maidment et al., 2013). En general, las condiciones deficientes de ventilación, temperatura, y de iluminación se identificaron como la causa de problemas de deterioro de los edificios, incluyendo la formación de moho, incremento de humedades interiores, e infestaciones. A su vez, estos problemas se relacionaron con las enfermedades que los ocupantes de los edificios objeto de estudio desarrollaron como consecuencia de haber estado expuestos a condiciones deficientes.

Entre los problemas de salud destacaron el aumento de la presión arterial, el incremento de casos de asma y otras enfermedades respiratorias (Evans et al., 2000; Liddell y Morris, 2010; Maidment et al., 2013), problemas físicos y musculo-esqueléticos, y también trastornos psicológicos (Evans et al., 2000; Halpern, 1995; Peat et al., 1998). En consecuencia, con la intención de mejorar la salud de los ocupantes, se desarrollaron varios modelos de confort en forma de índices de confort térmico, índices de calidad del aire, escalas de iluminación, niveles de ruido o aislamiento acústico aceptables, e índices de ventilación adecuados (ASHRAE 55, 2004; Bluyssen, 2009; Fanger y Christensen, 1986).

Como factor adicional, la obtención de escalas de medición fomenta el desarrollo de uno de los factores más importantes de la industria de la edificación: la estandarización (Gibb e Isack, 2001). Como consecuencia de determinar valores numéricos apropiados para la salud y el confort de los usuarios, se crearon estándares, fácilmente replicables en cualquier tipo de edificación. Al incrementarse su uso, se fomentó también su incorporación como requisitos obligatorios en los códigos de edificación a nivel internacional.

Figura 3. Factores cuantitativos y su efecto en la salud.

2.3 Estudios cualitativos

Los estudios cualitativos se desarrollaron para explicar el impacto que las características inherentes de un espacio interior concreto tienen en la salud. La base principal de estos estudios es la percepción subjetiva de los usuarios. La influencia de los factores cualitativos de un espacio construido en los humanos está relacionada principalmente con los procesos psicológicos. A través de la percepción, los seres humanos intentan comprender su entorno. En ese intento, el usuario pone el espacio en el contexto de satisfacer sus necesidades cognitivas y emocionales, así como sus deseos (Oswald et al., 2006; Wahl et al., 2013).

Dependiendo de la simplicidad o complejidad del entorno, los usuarios pueden experimentar una amplia gama de sensaciones, como confianza, relajación, frustración o ansiedad, según la forma en que se procesa la información (Kaplan y Kaplan, 1989; 2009).

Cuando el procesamiento de la información proporcionada por el entorno se realiza de manera inapropiada, bien sea por razones del propio entorno o por razones personales, se desarrollan efectos

perjudiciales en la salud, principalmente en forma de estrés, el cual deriva en problemas físicos después de una exposición prolongada. El estrés afecta significativamente la salud física (Cohen et al., 1986) al afectar los sistemas endocrino, inmune y nervioso (Bluyssen, 2009).

En resumen, la percepción subjetiva de los factores cualitativos de los espacios influye en la salud de los ocupantes, lo que en última instancia afecta su calidad de vida (Cohen et al., 1986; Evans y McCoy, 1998).

Figura 4. Factores cualitativos y su efecto en la salud.

2.4 Parámetros cuantitativos y cualitativos en edificación

La principal diferencia entre los parámetros cuantitativos y cualitativos se encuentra en el sistema de medición y valoración.

Los parámetros cuantitativos consisten fundamentalmente en valores medibles en unidades, como la calidad del aire, la ventilación, la temperatura o la iluminación. Los valores numéricos son objetivos, y al tener la capacidad de ser medibles, se han podido desarrollar escalas precisas con las que determinar la correlación entre los parámetros físicos y la salud de los usuarios.

Como consecuencia de este factor, se han creado modelos de confort que han tenido un claro impacto en los códigos de edificación a nivel internacional (Bluyssen, 2009).

De forma opuesta, los parámetros cualitativos consisten principalmente en las características del entorno construido evaluables de forma subjetiva, las cuales, generalmente, no son numéricas. Las evaluaciones cualitativas han servido de base para múltiples estudios científicos, pero varios autores destacaron la necesidad de realizar evaluaciones objetivas y cuantitativas de las características de los espacios construidos (Winkel et al., 2009). Según otros autores, esta forma de valoración es factible, pero la dificultad para establecer la validez de las medidas objetivas ha sido la razón de la cantidad limitada de estudios empíricos (Weich et al., 2001).

En contraste con los parámetros cuantitativos, los parámetros cualitativos no han llegado a tener la misma representación, en general, dentro de los códigos de edificación.

Figura 5. Evolución de los estudios cuantitativos y cualitativos.

2.5 Parámetros de los códigos de edificación

Los códigos de edificación se crearon y desarrollaron principalmente para proporcionar condiciones mínimas de habitabilidad (Neilson, 2004), así como para controlar la calidad de construcción y la seguridad de uso (Lawrence, 2002). Para poder habitar un espacio determinado, el cumplimiento de unos estándares básicos es indispensable (Burdette et al., 2011; Clark y Kearns, 2012; Marsh et al., 2000; Newman y Garboden, 2013).

Sin embargo, a pesar de que los códigos establecen las condiciones mínimas de habitabilidad, varios estudios han resaltado una inconsistencia aparente entre las condiciones que los códigos requieren y las necesidades de los usuarios, así como disparidad entre las expectativas de los usuarios y la materialización real al ocupar el espacio edificado (Bluyssen et al., 2013).

Para evitar esas discrepancias, y a la vez fomentar la salud y el bienestar de los ocupantes, los códigos de edificación deberían abordar las necesidades psicológicas y emocionales de los ocupantes (Suresh, 2007). De esta manera, se fomentaría también el desarrollo de la sostenibilidad social en la edificación.

Las normativas edificatorias de obligado cumplimiento ejercen una gran influencia en el impulso del cambio de una construcción tradicional e ineficiente hacia una construcción sostenible (Hendiani y Bagherpour, 2019). Debido a la gran relevancia dada a los factores medioambientales por parte de los estudios científicos, otros autores están destacando la necesidad de profundizar en los aspectos sociales en edificación (Zuo et al., 2012). Para un cambio efectivo de la normativa edificatoria resulta

necesario obtener el compromiso de los diferentes agentes intervinientes en la industria. Según indicaron Almahmoud y Doloi (2015), cuanto mayor es el grado de satisfacción de los agentes de la industria, mayor es el rendimiento y el compromiso con aspectos sociales en la edificación.

Comparando los espacios residenciales con los espacios de oficinas, la literatura científica presenta los beneficios económicos derivados del bienestar y la satisfacción de los usuarios, los cuales se traducen en un incremento de la productividad, así como la reducción de ausencias derivadas de enfermedades (Bluyssen, 2014; Danielsson y Bodin, 2008; Danielsson et al., 2015). Sin embargo, la aplicación de factores que promuevan el bienestar y la satisfacción en los espacios residenciales no ha proliferado de la misma forma.

2.6 Documentación técnica internacional

Dentro de la documentación técnica revisada se ha procedido a realizar una selección de los estándares más relevantes, de los que se ha podido extraer los puntos de evaluación del diseño residencial más relacionados con el bienestar de los usuarios. Las siguientes son las normas utilizadas como referencias:

- Livable Housing Design Guidelines (Livable Housing Australia, 2010).
- Apartment Design Guide (NSW DPE, 2015).
- Code for Sustainable Homes – Technical Guide (Department for Communities and Local Government, 2010).

- Lifetime Homes Design Guide (Habinteg Housing Association, 2011).
- London Housing Design Guide (Greater London Authority, 2016).
- Housing Quality Indicators (National Affordable Homes Agency, 2008).

2.7 Factores de salud del diseño residencial

La Tabla 2.7 resume los factores y su influencia en la salud según los estudios realizados por los autores correspondientes.

Factor Percibido	Influencia en la salud	Autores
Habitabilidad y control sobre el entorno	Estrés derivado de las limitaciones físicas del espacio. Rigidez del espacio y mobiliario	(Cohen et al., 1986; Glass and Singer, 1972;
	Abandono social derivado de espacios de socialización inadecuados	Rechavi, 2009; Wells and Harris, 2007)
	Frustración derivada de una exposición prolongada a entornos de difícil manejo	(Cohen et al., 1986;
	Control limitado sobre condiciones climáticas e iluminación	Sherrod and Cohen, 1979; Sommer, 1969)
	Fatiga psicológica que deriva en enfermedad fisiológica	(Peterson et al., 1993)
	Relación positiva directa entre necesidades sociales y funcionalidad	(Fadamiro, 2005; van der Voordt et al., 1997)
	Satisfacción derivada de un tamaño adecuado	(Dekker et al., 2011; Li and Song, 2009)
Sobrepoblación en espacios residenciales	Frustración derivada del uso de espacios inaccesibles.	(Heywood, 2005; Imrie, 2006)
	Sentimiento de dependencia	
	Sobreestimulación	(Aiello, 1987; Baum and Paulus, 1987).
	Dificultad para concentrarse	
	Fatiga psicológica	(Evans et al., 2003, 1998;
	Problemas mentales	Galea, et al., 2005;
	Alta probabilidad de depresión	Honold, et al., 2012;

		Lederbogen et al., 2011).
	Ansiedad e insomnio Disfunción social Sentimientos de depresión	(Migita et al., 2005; van Hoof et al., 2010).
	Aislamiento social permanente	(Evans, et al., 1989; Lepore et al., 1992; Wells and Harris, 2007)
	Frustración por sensación de falta de control	(Altman, 1975)
Incoherencia del espacio	Aislamiento social	(Evans, et al., 1987; Lepore et al., 1992; Wells y Harris, 2007)
	Trastornos psicológicos	(Hartig et al., 2003; Repetti y Wood, 1997; Evans y McCoy, 1998)
Privacidad	Fatiga psicológica derivada de la ausencia de privacidad y espacio personal Estrés	(Pedersen, 1999; Coolen, 2006; Hartig et al., 2003; Scopelliti and Giuliani, 2004; Sebba and Churchman, 1983)
	Incremento de la sensación de felicidad Mejoría de la atención, y la capacidad cognitiva Reducción del estrés	(Kaplan and Kaplan, 2009; Pfeiffer and Cloutier, 2016)
Conexión con la naturaleza	Mejoría del bienestar general, físico y mental	(Abraham et al., 2010; Bratman et al., 2012; Carrus et al., 2015; Lachowycz and Jones, 2013; Scopelliti et al., 2004; Alcock et al., 2015)
	Reducción de la presión sanguínea	(Brown et al., 2013; van den Berg et al., 2007)
	Bienestar emocional derivado de la presencia de elementos personales	(Heft, 2001; Eisenhauer et al., 2000; Kyle et al., 2004; Milligan, 1998, 2003)
Simbolismo	Compenetración con el entorno Sensación de pertenencia	(Moulaert et al., 2011)
	Sensación de apoyo emocional para realizar las tareas diarias	(Csikszentmihalyi and Halton, 1981)
	Coherencia social al compartir valores y simbolismo con otras personas	(Bronfenbrenner and Evans, 2000)

Satisfacción residencial	Bienestar emocional derivado de la satisfacción con el entorno: confort, distribución, iluminación, materiales.	(Fernández-Portero et al., 2017; Brown, 1995, 1997; Phillips et al., 2004; Siu and Phillips, 2002; Rojo-Perez et al., 2001; Salleh, 2008)
	Superficie de la vivienda: Frustración por la falta de espacio	(Kahana et al., 2003; Lawton et al., 1980; Rent and Rent, 1978; Türkoğlu, 1997)

Tabla 2.7 Factores de salud del diseño residencial

2.7.1 Habitabilidad y control sobre el entorno

El control sobre el entorno consiste en la capacidad para usar y modificar el espacio residencial según las necesidades de los usuarios, así como favorecer la interacción social. La falta de control y las dificultades para usar adecuadamente una residencia durante periodos prolongados se han asociado a sensación de impotencia (Cohen et al., 1986), y trastorno psicológico, los cuales pueden derivar en enfermedad física (Peterson et al., 1993).

La falta de espacio, las configuraciones inflexibles y la limitación en el control climático o de iluminación desfavorecen la satisfacción de las necesidades individuales de interactuar efectivamente con el espacio (Hedge, 1991; Sherrod y Cohen, 1979).

Por otra parte, una configuración espacial inflexible, incluyendo mobiliario, dificulta la interacción social y las relaciones interpersonales (Sommer, 1969), quedando las necesidades psicológicas y sociológicas de los seres humanos desatendidas (Fadamiro, 2005; van der Voordt et al., 1997).

Una vivienda es un espacio social, por lo que un espacio de reunión tanto para residentes como para visitantes debe tener el tamaño, la comodidad y el atractivo suficientes (Rechavi, 2009; Wells y Harris, 2007).

Otro factor de control consiste en la accesibilidad. La accesibilidad en toda la vivienda promueve una sensación de control al fomentar la independencia y la autonomía. Los usuarios pueden circular por el entorno construido con una asistencia mínima o nula (Heywood, 2005; Imrie, 2003).

2.7.2 Sobrepoblación en espacios residenciales

Cuando se excede el número adecuado de personas que deben alojarse en un espacio residencial, según las dimensiones y la previsión de residentes de un espacio concreto, se generan efectos adversos como la sobre-estimulación, dificultad para concentrarse (Aiello, 1987; Baum y Paulus, 1987), trastornos psicológicos, problemas mentales, y se incrementan las probabilidades de desarrollar depresión. (Evans et al., 1998, 2003; Galea, et al., 2005; Honold, et al., 2012; Lederbogen et al., 2011).

Otros efectos negativos derivados de la sobrepoblación son la ansiedad, el insomnio, y la disfunción social (Migita et al., 2005; van Hoof et al., 2010).

2.7.3 Incoherencia del espacio

La incoherencia de los espacios derivada de una distribución deficiente y desorganizada tiene efectos negativos en los residentes que pueden llevar al aislamiento social permanente (Evans, et al.,

1987; Lepore et al., 1992; Wells y Harris, 2007), así como producir trastornos psicológicos (Hartig et al., 2003; Repetti y Wood, 1997; Evans y McCoy, 1998).

2.7.4 Privacidad

La privacidad se considera necesaria como medida de protección temporal frente a elementos del entorno e interacciones personales (Coolen, 2006; Hartig et al., 2003; Scopelliti y Giuliani, 2004; Sebba y Churchman, 1983). En ese sentido, el acceso a la privacidad personal se considera un elemento restaurador de la salud al atenuar el estrés (Evans y McCoy, 1998).

2.7.5 Conexión con la naturaleza

El acceso a espacios abiertos, naturales y verdes puede aumentar directamente la felicidad de los usuarios (Kaplan y Kaplan, 2009; Pfeiffer y Cloutier, 2016).

Los espacios naturales ejercen una influencia positiva en la restauración de la atención cognitiva, y puede promover la recuperación del estrés y la fatiga (Kaplan y Kaplan, 2009), así como el bienestar físico, mental y social (Abraham et al., 2010; Bratman et al., 2012; Carrus et al., 2015; Francis et al., 2012; Lachowycz y Jones, 2013)

2.7.6 Simbolismo

Cada elemento concreto en la vivienda tiene un valor para sus usuarios en un momento particular dependiendo de si ese

elemento satisface, frustra o es irrelevante para sus objetivos (Heft, 2001).

Las posesiones personales son recordatorios de identidad y de relaciones interpersonales. Por lo tanto, también se necesitan zonas para la disposición de objetos personales (Csikszentmihalyi y Halton, 1981).

El significado que los usuarios atribuyen a los entornos residenciales está asociado a las actividades realizadas dentro de esos entornos (Eisenhauer et al., 2000; Kyle et al., 2004; Milligan, 1998, 2003).

2.7.7 Satisfacción residencial

El bienestar psicológico está estrechamente unido a la satisfacción residencial con el hogar mismo (Fernández-Portero et al., 2017; Brown, 1995, 1997; Phillips et al., 2004; Siu y Phillips, 2002).

La satisfacción residencial está relacionada con atributos de los espacios residenciales como la comodidad, el tamaño, la distribución, grado de iluminación (Rojo-Pérez et al., 2001), número de habitaciones, tamaño, ubicación de las cocinas, y calidad de los materiales (Salleh, 2008).

El tamaño y la calidad de la vivienda contribuyen positivamente a la satisfacción residencial (Dekker et al., 2011; Li y Song, 2009).

2.7.8 Consideraciones sobre los factores de salud

De acuerdo con la información presentada en los puntos anteriores, se puede deducir que las áreas de influencia sobre la

salud de los usuarios están principalmente relacionadas con la capacidad que los propios ocupantes tienen para utilizar y disfrutar el espacio en toda su extensión.

Siguiendo estos conceptos, una residencia debe fomentar tanto la posibilidad de obtener privacidad como de socializar adecuada y cómodamente, la posibilidad de acceder a espacios abiertos, naturales, la capacidad de desarrollar un espacio simbólico, con significado personal, la posibilidad de usar cada espacio interior con facilidad y de circular sin obstáculos, y la capacidad de adaptarse a las cambiantes circunstancias personales y de la vida en general.

Con el fin de proporcionar criterios de diseño residencial que fomenten todas las capacidades y posibilidades descritas anteriormente, primero deben agruparse en categorías, para ser desarrollados posteriormente. Las categorías de agrupación se muestran en la figura 6, a continuación:

Figura 6. Categorías de criterios de diseño residencial.

2.8 Categorías de estándares

En los apartados siguientes se presenta la base teórica sobre la que se asientan las cuatro categorías de agrupación de criterios de diseño residencial.

2.8.1 Accesibilidad

El concepto de accesibilidad está muy relacionado, en general, con la eliminación de barreras arquitectónicas para personas con discapacidad, según la denominación más tradicional, o capacidades distintas, según se ha denominado recientemente. Sin embargo, al analizar la documentación técnica, se ha comprobado que la accesibilidad tiene un mayor alcance, que es el que se ha presentado en esta investigación. La accesibilidad incluye la eliminación de barreras arquitectónicas también para todo tipo de personas, que sin limitaciones físicas permanentes, pueden tener épocas de su vida en las que no dispongan de plenas habilidades. Por ejemplo, durante la infancia y durante la tercera edad. Sin necesidad de experimentar una discapacidad, los usuarios pueden sentirse incapaces de utilizar determinados elementos arquitectónicos de su residencia. El objetivo de los estándares recogidos en esta área consiste en minimizar las barreras físicas, y aumentar el control y la funcionalidad de la residencia. Por lo tanto, se mitigarán, e incluso eliminarán, los efectos negativos descritos en la tabla 2.7, como la angustia, la sensación de impotencia y el estrés.

De acuerdo con la Teoría de Ulrich sobre “Supportive Design” (Ulrich, 1991), el espacio construido debe ser accesible para cumplir dos objetivos: fomentar un sentido de control, y tener

acceso a la privacidad. Los residentes deben poder circular libremente, con ayuda mínima, y principalmente nula (Heywood, 2005; Imrie, 2003). Como factores de accesibilidad se pueden incluir inodoros adaptados para personas con movilidad reducida en el piso principal o cerca de la entrada principal; pasillos, puertas y espacios de circulación en general más anchos que los requeridos por la normativa correspondiente, y diseñar baños con refuerzos en paredes en previsión de una posible instalación de barras (Saugeres, 2011; van der Voordt et al., 1997; Ward et al., 2014; Wright et al., 2017).

Adicionalmente, debido a que en la vivienda se desarrollan actividades sociales, como reuniones y celebraciones, la accesibilidad también debe ser considerada como factor de diseño para los visitantes y, por lo tanto, las áreas de socialización de una residencia deben estar adecuadamente dimensionadas y ser accesibles (Campagna, 2016; Rechavi, 2009; Wells y Harris, 2007).

2.8.2 Flexibilidad

La sección de Flexibilidad tiene como objetivo promover la versatilidad de los espacios interiores, facilitando su alteración, temporal o definitiva, cuando el usuario lo necesite, y en cualquier momento de su vida. Los estándares de esta sección están destinados a eliminar la incoherencia, desorganización, disfuncionalidad y rigidez de los diseños de espacios residenciales que, según se ha descrito en la tabla 2.7, pueden producir ansiedad, disfunción social, depresión y, en general, trastornos psicológicos.

La flexibilidad también se ha identificado con diseño funcional (Fakere et al., 2017), diseño inclusivo (Milner y Madigan, 2004) y adaptabilidad del entorno construido al cambio (van der Voordt, et al., 1997). La correlación entre las necesidades psicológicas y sociológicas de los ocupantes y la funcionalidad del espacio también se ha establecido en investigaciones anteriores (Fadamiro, 2005).

Los estudios orientados a evaluar la satisfacción residencial consideraron la flexibilidad como uno de los atributos del entorno construido a evaluar (Adriaanse, 2007; Chou et al., 2002; Mridha, 2015). En relación con el aspecto simbólico de una residencia, la flexibilidad favorece la interacción adecuada con el espacio y, por lo tanto, la creación de significado (Hedge, 1991; Moulaert et al., 2011; Sherrod y Cohen, 1979).

2.8.3 Diseño regenerativo

La sección de Diseño Regenerativo presenta los estándares necesarios para diseñar condiciones ambientales que promueven la recuperación de los usuarios de cargas cognitivas excesivas, interacciones sociales no deseadas o incontrolables, y otros factores de agotamiento, tanto intelectual como físico, a los que el ser humano puede estar sometido a lo largo del día. Los estándares contenidos en esta sección fomentan el acceso a espacios privados y tranquilos dentro de la vivienda, incrementan el acceso a luz e iluminación natural, vistas relajantes y contacto con la naturaleza y la vegetación. Como se describe en la tabla 2.7, todas estas características han sido muy estudiadas, y se ha podido establecer

un vínculo entre estos factores de diseño y la salud y el bienestar de los ocupantes.

Los espacios privados o personales dentro de una vivienda ofrecen la posibilidad de retiro momentáneo, brindan protección contra las alteraciones o incomodidades provocadas por otros usuarios, ofrecen control temporal sobre las interacciones personales, y establecen un determinado nivel de territorialidad (Coolen, 2006; Giuliani y Scopelliti, 2009; Hartig et al., 2003; Scopelliti y Giuliani, 2004) . El acceso a la privacidad dentro de una vivienda debe considerarse imprescindible para mejorar los resultados de bienestar (Clark y Kearns, 2012; Heywood, 2005).

Con respecto a la conexión con la naturaleza, existen numerosos estudios que destacan los beneficios para la salud de los seres humanos. Kaplan y Kaplan (2009) establecieron las bases teóricas para los beneficios restauradores de la naturaleza.

2.8.4 Superficie útil

La sección de Superficie Útil se ha desarrollado con el fin de proporcionar las dimensiones mínimas apropiadas para una vivienda en relación con el número total de residentes que la vivienda puede albergar. Las dimensiones indicadas en esta sección tienen una estrecha relación con cada una de las categorías descritas anteriormente, ya que es necesario aportar una cierta cantidad de espacio para acomodar todas las actividades y funcionalidades que promueven la salud y el bienestar de los ocupantes.

2.9 Métodos estadísticos de referencia

A continuación se muestran estudios con métodos estadísticos de referencia, incluyendo sus resultados más relevantes en cada caso, así como su tratamiento e interpretación.

Dwelling conditions and life satisfaction (Fernández-Portero et al., 2017)

Este estudio consiste en el análisis del bienestar psicológico en personas de la tercera edad que residen en entornos urbanos, considerando factores de satisfacción residencial. La metodología consiste en relacionar la satisfacción con los aspectos personales de la vida de los usuarios con su percepción de satisfacción residencial.

Este estudio emplea una metodología cualitativa únicamente, desarrollada mediante tres instrumentos de evaluación, de elaboración propia, que emplean un sistema de valoración tipo Likert. Las respuestas consisten en valoraciones subjetivas de los individuos de la muestra.

El análisis estadístico empleado consiste en un modelo de regresión, observando principalmente el coeficiente Beta estandarizado, que sería fundamentalmente equivalente al coeficiente de correlación de Pearson. En general, el estudio presenta valores del coeficiente Beta estandarizado dentro de un rango entre 0,24 y 0,56, siendo en estos casos una relación estadísticamente significativa. En concreto, a continuación se muestran los resultados principales de la investigación:

- El análisis de las características del hogar predicen el grado de adaptación a la vivienda de personas de la tercera edad (Beta Estandarizado = 0,56), así como el nivel de satisfacción residencial (Beta Estandarizado = 0,48).
- El análisis de las características del entorno de la vivienda predice significativamente el nivel de satisfacción residencial de las personas de la tercera edad (Beta Estandarizado = 0,32).
- El nivel de satisfacción con aspectos personales de la vida de las personas de la tercera edad depende de la percepción subjetiva del nivel de adaptación de la vivienda a sus necesidades (Beta Estandarizado = 0,36), y al nivel de satisfacción residencial (Beta Estandarizado = 0,24).

Estas conclusiones están basadas en unos coeficientes Beta aparentemente bajos, y sin embargo, estadísticamente significativos.

Housing and neighborhood physical quality - Children's mental health and motivation (Rollings et al., 2017)

Este estudio consiste en el análisis de la relación entre la calidad de la vivienda con la salud mental y la motivación de niños y adolescentes residentes en áreas rurales.

El estudio emplea una metodología cualitativa únicamente. Las valoraciones sobre la calidad de la vivienda, así como la salud mental, se realizan mediante cuestionarios estandarizados. La calidad de la vivienda se considera la variable independiente, y la

salud mental, la variable dependiente, las cuales son analizadas mediante regresión.

Los coeficientes Beta de algunos de los resultados parciales se muestran a continuación:

- Niños y adolescentes que residen en viviendas de baja calidad experimentan mayores síntomas de interiorización e incomunicación (Beta Estandarizado = 0,09; $p \leq 0.001$), y exteriorización (Beta Estandarizado = 0,11; $p \leq 0.001$) que aquellos residentes en casas de mejor calidad.

Se puede observar que el estudio considera válidos los resultados con valores Beta muy próximos a cero, pero sin embargo, estadísticamente significativos ($p \leq 0.001$).

*Nexus between participation of residents in house design
(Fakere et al., 2017)*

Este estudio consiste en el análisis de la relación entre el nivel de participación de los usuarios en el diseño de la vivienda (variable independiente) y el nivel de satisfacción residencial (variable dependiente). Las variables son analizadas mediante regresión lineal.

La metodología del estudio es principalmente cualitativa. Las dos variables principales se analizan mediante el empleo de cuestionarios valorados mediante escalas tipo Likert. Posteriormente se realiza un análisis de regresión en el que se obtiene una $R^2=0.382$. De acuerdo con los autores, el modelo de regresión explicaría el 38,2% de la variación en el nivel de satisfacción con las casas estudiadas. Los autores indican que el

bajo valor de R^2 se debe probablemente a la influencia de otros factores en el nivel de participación fuera del alcance de su investigación.

En el estudio también se observan valores de Beta Estandarizado = 0,237 para la relación entre el nivel de participación y la capacidad de decisión sobre el número de dormitorios, y Beta Estandarizado = 0,154 para la relación entre el nivel de participación y la capacidad de organización del espacio interior de la vivienda.

A pesar del valor de R^2 , y de los valores de Beta, el análisis de regresión es estadísticamente significativo ($p\text{-value} \leq 0.000$), por lo que los autores aceptan su validez.

Linking crowding housing inadequacy and perceived housing stress (Campagna, 2016)

Este estudio analiza la influencia de un entorno residencial inadecuado sobre el nivel de estrés general. La metodología es principalmente cualitativa, consistente en el empleo de cuestionarios sobre la percepción subjetiva de la idoneidad del entorno residencial, y la percepción subjetiva de cada usuario sobre el nivel de estrés que experimenta. El estudio incluye el efecto mediador de otras variables relacionadas con aspectos residenciales.

El análisis estadístico consiste en un modelo de regresión múltiple en el que se observan valores de Beta Estandarizado en un rango desde 0,25 hasta 0,87. En todos los casos, el p-valor del modelo de regresión ha sido estadísticamente significativo.

Go greener, feel better? The positive effects of biodiversity on the well-being of individuals visiting urban and peri-urban green areas (Carrus et al., 2015)

Estudio cualitativo sobre el efecto positivo de la biodiversidad en el bienestar individual derivado de la visita de zonas verdes cercanas a núcleos urbanos. La metodología incluye el empleo de cuestionarios sobre la percepción subjetiva de la sensación de bienestar y recuperación de la salud.

El modelo estadístico empleado consiste en un análisis de correlación, a través del cual los autores concluyen que el bienestar está significativamente relacionado con la duración de la visita a una zona verde, con un valor r (coeficiente de correlación=0,15). La percepción de bienestar resultó altamente relacionada con la percepción de recuperación de la salud ($r=0,68$). En esta correlación conviene destacar que ambas variables fueron analizadas mediante cuestionarios sobre la percepción subjetiva de cada individuo.

Living in an apartment (Mridha, 2015)

En este estudio se analizan los elementos que componen una vivienda y su relación con el nivel de satisfacción residencial. La metodología es cualitativa, empleándose cuestionarios distribuidos a los residentes de una determinada zona urbana en los que se valoran seis variables independientes. El nivel de satisfacción residencial es la variable dependiente.

En el estudio se emplean dos modelos estadísticos: la regresión múltiple para conocer la contribución de cada una de las seis

variables independientes en la satisfacción residencial, y un modelo de correlación para conocer la relación entre las variables y la satisfacción residencial.

En el modelo de regresión se analizan los valores de Beta Estandarizado = -0,19; -0,14; 0,08; 0,22; 0,28; y 0,48, siendo todos los modelos de regresión estadísticamente significativos. El análisis de correlación presenta unos coeficientes $r = -0,4$; -0,38; 0,13; 0,49; 0,50; y 0,70, siendo todos estadísticamente significativos a excepción de $r = 0,13$.

The impact of household energy efficiency measures on health: a meta-analysis (Maidment et al., 2014)

Este estudio consiste en el análisis del efecto que ejerce en la salud la incorporación de medidas de eficiencia energética en la vivienda. El estudio analiza 36 investigaciones anteriores, en las que se analizaron las intervenciones de eficiencia energética cuantitativamente, y el nivel de salud general se valoró cualitativamente mediante cuestionarios, observaciones e informes médicos.

El modelo estadístico empleado consiste en el tamaño del efecto (coeficiente d , de Cohen), en el que se mide la fuerza de la relación entre dos variables, siendo similar en interpretación al coeficiente de correlación de Pearson.

Según indican los autores, la media del tamaño de efecto es $d = 0,08$, siendo un valor bajo pero estadísticamente significativo. Los autores concluyen que, aunque bajo, las intervenciones para la

mejora de la eficiencia energética de una vivienda tienen un efecto positivo en la salud.

Housing quality, psychological distress, and the mediating role of social withdrawal: A longitudinal study of low-income women (Wells y Harris, 2007)

En este estudio cualitativo se analiza la relación entre la calidad de la vivienda y la fatiga psicológica en grupos de mujeres de bajo poder adquisitivo que son trasladadas de su vivienda, en malas condiciones de habitabilidad, a una nueva vivienda.

Las condiciones de habitabilidad de la vivienda origen son analizadas mediante una escala de cuatro categorías relacionadas con la limpieza, orden, peligros, y estabilidad estructural. La valoración se realiza mediante preguntas puntuadas en escalas tipo Likert, siendo las propias participantes quienes valoran las condiciones de su vivienda. La fatiga psicológica se valora empleando un cuestionario médico estandarizado específico.

Se emplea un modelo de regresión para estudiar la variación en la fatiga psicológica entre la vivienda origen y la nueva. De acuerdo con los autores, el cambio de calidad entre viviendas explicaría el 15,6% de la variación en la fatiga psicológica ($R^2=0,156$, $p \leq 0.005$), siendo este modelo de regresión estadísticamente significativo.

Housing Quality and Mental Health (Evans et al., 2000)

Este estudio examina el vínculo entre la calidad residencial y la salud mental. En este estudio se observa la variación en la valoración de la salud mental en un proceso de transición entre

viviendas de diferentes calidades, tanto en entornos rurales como urbanos.

La calidad residencial se analiza mediante escalas de valoración rellenas por personal entrenado para tal propósito. Las escalas incluyen diversos aspectos de valoración de la calidad residencial procedentes de fuentes gubernamentales y empresas privadas. La salud mental de los usuarios se valora mediante un cuestionario médico estandarizado específico.

Se emplea un modelo de regresión para estudiar la relación entre ambas variables. En el entorno rural, los autores consideran que la calidad residencial es un factor significativo para predecir la salud mental (Beta = -0,46; $p \leq 0.05$), siendo el modelo de regresión estadísticamente significativo.

3

JUSTIFICACIÓN DE LA TESIS

3. JUSTIFICACIÓN DE LA TESIS

El desarrollo sostenible se asienta en tres pilares fundamentales: medioambiente, economía, y sociedad. En la industria de la edificación, los aspectos medioambientales y económicos se han desarrollado. Sin embargo, el aspecto social de la sostenibilidad se ha relegado a un segundo plano. Ante esta situación, surge la necesidad de desarrollar esta tesis basada en los siguientes aspectos:

- Para un desarrollo sostenible, resulta imprescindible elevar la presencia del factor social de la sostenibilidad al nivel de los otros dos factores.
- Para realizar tal equiparación, se debe potenciar la aplicación del elemento esencial del factor social de la sostenibilidad dentro de la industria de la edificación, consistente en la mejora y conservación de la calidad de vida de las personas.
- La industria de la edificación debe satisfacer las necesidades de calidad de vida de sus usuarios a través del diseño de los edificios.
- Para materializar los aspectos de calidad de vida, y así fomentar el factor social de la sostenibilidad, se considera imprescindible que los códigos de edificación y la normativa vigente recojan estándares de calidad de vida en la edificación. De esta forma, al ser obligatorios, la industria los aplicaría para el disfrute y beneficio de los usuarios.

- Los factores de calidad de vida presentan dificultades para su medición objetiva y cuantitativa, en comparación con los factores medioambientales.

En base a estos hechos, la presente tesis encuentra su justificación en la necesidad de crear y desarrollar un sistema de estandarización de los parámetros de calidad de vida en los edificios residenciales.

4

HIPÓTESIS Y OBJETIVOS

4. HIPÓTESIS Y OBJETIVOS

La hipótesis de partida de la presente investigación consiste en que la industria de la edificación puede desarrollar su componente social mediante la adopción de requisitos que fomenten la calidad de vida de los usuarios, centrándose en factores de salud y bienestar.

Dada la hipótesis de partida, el objetivo principal de la tesis consiste en diseñar un sistema de estandarización que facilite la incorporación de factores de calidad de vida de los usuarios en la normativa de edificación.

Para alcanzar este objetivo principal, se han determinado una serie de objetivos específicos:

Objetivo 1. Definición de la metodología de investigación.

Definición de la metodología más adecuada para el estudio de factores sociales, principalmente cualitativos, en combinación con los parámetros, principalmente cuantitativos, de la edificación residencial.

Objetivo 2. Selección de la documentación técnica internacional.

Selección de estándares concretos y cuantificables, relacionados con los aspectos de calidad de vida en los espacios residenciales.

Objetivo 3. Redacción del Índice de Calidad Residencial (RQI)

Redacción del documento para la estandarización de la calidad de vida de los espacios residenciales en forma de Índice de Calidad Residencial, “RQI” (Residential Quality Index), según sus siglas en inglés.

Objetivo 4. Evaluación de espacios residenciales.

Evaluación de una muestra de espacios residenciales mediante el empleo del RQI.

Objetivo 5. Selección del método de evaluación del estado de salud general

Selección del sistema de evaluación del estado de salud general y bienestar de los usuarios de los espacios residenciales objeto del estudio.

Objetivo 6. Evaluación de la salud general de los usuarios

Determinación del estado de salud general de los usuarios que residen en las viviendas analizadas mediante el RQI.

Objetivo 7. Evaluación de la satisfacción residencial

Evaluación del grado de satisfacción residencial que los usuarios tienen con su residencia, basándose esta información en la percepción subjetiva.

Objetivo 8. Determinación de la correlación estadística

Determinación de la correlación estadística entre la valoración objetiva proporcionada por el RQI y el estado general de salud de los usuarios, así como la correlación entre la valoración objetiva y la valoración subjetiva.

5

METODOLOGÍA

5. METODOLOGÍA

A continuación se describen las estrategias de metodología empleadas para la consecución del objetivo principal, y los objetivos específicos.

- Metodología del Objetivo 1. En primer lugar se realiza una selección de las diferentes técnicas metodológicas encontradas en la bibliografía que podrían ser de aplicación para la investigación dentro de un campo multidisciplinar como el de la edificación, ofreciendo una visión general de los métodos cualitativos y cuantitativos, incluyendo sus ventajas e inconvenientes dependiendo del tipo de investigación y de los objetivos a alcanzar.
- Metodología del Objetivo 2. Se presenta la metodología de análisis de la documentación técnica internacional, estableciendo los criterios de selección de los documentos técnicos estudiados.
- Metodología del Objetivo 3. Para la redacción del RQI, se emplean las áreas de influencia de los espacios residenciales sobre sus usuarios, y las valoraciones cuantitativas seleccionadas de la documentación técnica internacional.
- Metodología del Objetivo 4. Para dar respuesta a este objetivo, se indican los criterios de selección de las viviendas a analizar, y se procede al empleo del RQI para obtener una valoración numérica sobre la calidad de las viviendas.
- Metodología del Objetivo 5. Posteriormente, una vez establecidos los criterios de selección de las viviendas, se determinan los criterios metodológicos para la evaluación del estado de salud de los usuarios. En este punto se presenta una visión general de los tipos de cuestionarios, sus casos de uso, el tipo de resultados obtenidos, y su conveniencia para la presente tesis.
- Metodología del Objetivo 6. Se procederá a evaluar la salud de los usuarios residentes en las viviendas evaluadas

mediante el empleo del cuestionario de salud seleccionado como resultado del objetivo 5.

- Metodología del Objetivo 7. Para alcanzar este objetivo, se determina el criterio metodológico para la evaluación de la satisfacción residencial de los usuarios con sus viviendas, incluyendo la selección de la técnica más adecuada para esta investigación.
- Metodología del Objetivo 8. Se procederá a realizar un análisis estadístico de la correlación entre los datos obtenidos a través del sistema de estandarización RQI, y los datos obtenidos a través de la evaluación de la salud de los usuarios, siendo estos dos conjuntos de datos las dos variables a analizar estadísticamente. Además, se analizará estadísticamente la correlación entre la valoración objetiva y la percepción objetiva de los espacios residenciales, así como la correlación entre la percepción subjetiva y la salud.

A continuación, la figura 7 muestra de forma esquemática el proceso de la investigación, indicando el orden secuencial de los objetivos:

Figura 7. Proceso de la investigación

5.1 Metodología del Objetivo 1. Definición de la metodología de investigación

En esta sección, se pretende determinar la metodología de investigación más adecuada para el análisis de factores cualitativos y cuantitativos. Para ello, se ha procedido al análisis de diferentes estrategias de investigación orientadas a obtener una visión global de los espacios residenciales.

5.1.1 Criterios de selección del método de investigación

Una disciplina científica queda definida por el conocimiento generado dentro de ella y, en general, el conocimiento se crea mediante la investigación científica. Dentro de la edificación, la investigación científica puede nutrirse de varias fuentes, como pueden ser las ciencias naturales, las ciencias sociales, la ingeniería, o la gestión de proyectos entre otras (Fellows and Liu, 1997). Debido a la multidisciplinaridad de la investigación científica en edificación, es conveniente establecer una metodología adecuada para alcanzar los objetivos propuestos (Buckley et al., 1975).

De acuerdo con Silverman (1998), los métodos de investigación se clasifican en cuantitativos y cualitativos. Los métodos cuantitativos se basan en un fuerte componente académico tradicional centrado en los valores numéricos como representantes de conceptos y opiniones. Los métodos cualitativos se centran en las descripciones verbales y en las observaciones orientadas a describir la realidad. Según se indicó en el análisis de Easterby-Smith et al. (1991), ambos tipos de estudio presentan puntos fuertes y débiles, por lo que varios autores han presentado las ventajas de una metodología

mixta, la cual combina métodos cualitativos y cuantitativos (Greene et al., 1989; Bryman et al., 2008; Lee, y Smith, 2012).

De acuerdo con Yin (1994), la metodología de investigación debe decidirse en función de cada situación concreta. Cada método tiene sus propias características particulares, y sin embargo, existen áreas de superposición. Este factor puede complicar la selección de un tipo de metodología. En estos casos, la decisión debería basarse en tres aspectos fundamentales:

- La hipótesis planteada.
- El nivel de control sobre factores de comportamiento.
- El nivel de atención al componente temporal de los eventos.

Por otra parte, de acuerdo con el estudio de Greene et al. (1989), la decisión de elegir una metodología mixta se debería basar en los siguientes aspectos:

- Triangulación: búsqueda de convergencia de resultados empleando diferentes metodologías.
- Complementariedad: explicación de los resultados obtenidos por un método mediante los datos obtenidos por otros métodos.
- Nuevas perspectivas: la aplicación de diferentes métodos permite un planteamiento flexible de la hipótesis y de las estrategias de investigación.
- Capacidad de desarrollo: los resultados obtenidos mediante un método permiten servir de base para el planteamiento de las estrategias de otros métodos.
- Expansión: empleo de diferentes métodos para estudiar diferentes fenómenos.

Estos cinco puntos, junto con los tres puntos anteriores conforman los criterios de selección del tipo de metodología de investigación más adecuada para la presente investigación.

5.2 Metodología del Objetivo 2. Selección de la documentación técnica internacional.

En esta fase se da respuesta al segundo objetivo específico. Para ello, se han analizado varios documentos técnicos y guías de edificación internacionales, los cuales son de aplicación principalmente voluntaria. Del análisis se obtuvieron los parámetros y los estándares más relevantes en función de su relación con la calidad de vida en los espacios residenciales.

5.2.1 Criterios de selección de estándares internacionales

La documentación técnica a nivel internacional sobre edificación sostenible es muy abundante. En general, prácticamente todos los países desarrollados tienen, como mínimo, un sistema de certificación sostenible, y es frecuente encontrar países con más de dos sistemas de certificación. Estos serían los casos de Europa, Estados Unidos, y Oceanía. Por lo general, la documentación sobre edificación sostenible está predominantemente relacionada con la dimensión medioambiental, por lo que la presencia de factores sociales ha sido muy limitada.

El proceso de búsqueda de documentación técnica internacional sobre sostenibilidad con un alto componente social se inició dentro de la bibliografía científica. En los estudios científicos analizados en el estado de la cuestión se hacen referencias a documentos

técnicos, los cuales, en general, no son estrictamente documentos científicos, pero contienen información cuantitativa de gran valor.

Para la selección de la documentación técnica adecuada para la presente investigación, se eligieron unos criterios de selección según se definen a continuación:

- Ámbito de aplicación
- Disponibilidad y facilidad de acceso a la documentación
- Facilidad de uso
- Casos prácticos
- Sistema de puntuación
- Criterios cuantitativos
- Criterios cualitativos
- Claridad de presentación de resultados
- Potencial de desarrollo futuro

5.3 Metodología del Objetivo 3. Redacción del Índice de Calidad Residencial (RQI)

Con el desarrollo del RQI se pretende alcanzar el tercer objetivo específico. Los parámetros seleccionados procedentes de los estándares estudiados en la fase anterior se agrupan en varias categorías que facilitarán su empleo, y en consecuencia, la obtención de valores cuantificables.

La metodología empleada para el desarrollo del RQI ha consistido en el análisis de los documentos seleccionados en la fase anterior en función de su relación y su aplicabilidad en cada una de las

categorías de estándares descritas en el punto 2.7 de la presente investigación, indicadas nuevamente a continuación:

- Accesibilidad.
- Flexibilidad.
- Diseño Regenerativo.
- Superficie útil.

Dentro de la documentación técnica internacional seleccionada se encuentran numerosos criterios de evaluación cuantitativos, de los cuales se seleccionarán aquellos que estén directamente relacionados con las categorías de estándares, y que su aplicación contribuya a una mejor definición y medición de los aspectos cualitativos asociados a cada una de las categorías.

Para la categoría de “Accesibilidad dentro de la vivienda”, se seleccionarán aquellos criterios que permitan valorar cuantitativamente la accesibilidad. Se anticipa, de manera no exhaustiva, la selección de dimensiones mínimas de circulación, recorridos accesibles, eliminación de barreras arquitectónicas, dimensiones para rampas y escaleras, sistemas de elevación alternativos, dimensiones de estancias de las viviendas incluyendo dormitorios, cocinas y baños. Además de los aspectos puramente dimensionales, se tendrá en cuenta la relación con factores sociales, como por ejemplo, la posibilidad de albergar a invitados en determinadas ocasiones puntuales, o la capacidad de permitir la socialización.

Para la categoría de “Flexibilidad del espacio interior”, se seleccionarán aquellos criterios cuantificables relacionados con la adaptación de la vivienda a las necesidades de sus usuarios a lo

largo del tiempo, y a condicionantes particulares puntuales. De manera no exhaustiva se prevé la selección de criterios que definan dimensiones mínimas para dormitorios, con una cierta capacidad para su ampliación o reducción según las necesidades, posición del mobiliario, y capacidad de uso de la vivienda.

Dentro de la categoría “Restauración de la salud y el bienestar”, se incorporarán aquellos criterios relacionados con el fomento del bienestar dentro de las viviendas. La cuantificación de estos criterios, mayormente cualitativos, se realizará mediante la presentación, entre otros criterios, de distancias mínimas hasta fuentes de generación de incomodidad visual y sonora, dimensiones mínimas de espacios vivideros orientados a permitir privacidad, distancias a espacios naturales o verdes, y dimensiones de espacios abiertos privados.

Para la categoría “Tamaño de la vivienda”, la selección de criterios cuantificables se basará en las superficies útiles mínimas de viviendas para fomentar aspectos sociales. Se puede observar en los puntos anteriores que el fomento de la accesibilidad, de la flexibilidad, y de la restauración de la salud, requiere de espacio vividero, potencialmente mayor de los mínimos obligatorios generalmente requeridos por la normativa pertinente en cada caso.

5.4 Metodología del Objetivo 4. Evaluación de espacios residenciales

Para la evaluación de los espacios residenciales se ha realizado el siguiente proceso:

- Selección de espacios residenciales.

- Evaluación cuantitativa del espacio.

5.4.1 Selección de las viviendas

Como criterio de selección se optó por aceptar únicamente aquellas viviendas y espacios residenciales que, en general, tuvieran unas condiciones de habitabilidad aceptables dentro del marco legal edificatorio vigente. Por ejemplificar este criterio, del total de viviendas iniciales, se eliminaron aquellas que se encontraban en sótanos, con iluminación y ventilación deficientes, y tamaños de todas las habitaciones por debajo de las dimensiones requeridas por la normativa vigente. Durante la investigación, frecuentemente se han encontrado viviendas reformadas en las que se han incorporado tabiques o particiones de otras índoles con posterioridad a su edificación original que han originado espacios prácticamente inhabitables, solamente ocupados por inquilinos con muy bajo nivel adquisitivo. Aplicando este criterio, la muestra de unidades residenciales resultó homogénea en términos formales.

5.4.2 Evaluación de las viviendas

Una vez seleccionadas las unidades residenciales, se procedió a analizarlas utilizando el sistema de evaluación de espacios residenciales, desarrollado a partir de los estándares obtenidos del estudio del Estado de la Cuestión.

Para evaluar cuantitativamente los espacios se recurrió al empleo de dos estrategias principales:

- Análisis “in situ”.

- Análisis sobre plano.

Para el análisis “in situ” se realizaron visitas a los espacios a analizar, tomando las medidas necesarias y verificando en el propio espacio el cumplimiento de las observaciones contenidas en el sistema de evaluación.

Para el análisis sobre plano, se realizó la verificación del cumplimiento de las observaciones en función de la información presente en el plano, facilitado por los residentes, u obtenido por otros medios, bien sea a través de internet o a través de entidades públicas. En los casos de dudas sobre determinados aspectos de la residencia, se recurrió al empleo de fotografías y conversaciones con los propios residentes. Anticipando la posibilidad de que no todas los espacios residenciales podrían ser accesibles o valorables “in situ”, el sistema de evaluación se desarrolló con el fin de poder usarse obteniendo datos generales de la vivienda que no requirieran una evaluación detallada del espacio. El análisis sobre plano también se encuentra justificado en estudios científicos previos (van der Voordt, 1997), en los que se analizaron características cualitativas de espacios residenciales.

Para la evaluación cuantitativa de la calidad de vida de los espacios residenciales se ha utilizado el RQI, el cual se compone de las siguientes cuatro categorías:

- Accesibilidad.
- Flexibilidad.
- Diseño Regenerativo.
- Superficie útil.

Para proceder a evaluar cuantitativamente los parámetros de calidad de vida de los espacios residenciales, cada estándar contenido en cada una de las cuatro categorías está presentado como una observación objetiva que evalúa cuantitativamente un aspecto específico de cada residencia. Cada observación proporciona un valor numérico, establecido en 1 punto para cada observación que se cumpla por el espacio residencial. Cada área tiene un número distinto de observaciones, estando ponderadas para que cada área proporcione una valoración de 25 puntos, y así, la valoración total tendrá un máximo de 100 puntos.

Para facilitar la evaluación de cada espacio residencial, se ha desarrollado un documento en Excel, presentado en el Anexo 1, en el cual se han incorporado las cuatro áreas con sus correspondientes observaciones. Una vez completadas todas las observaciones, se obtiene la valoración total y un diagrama que representa gráficamente el peso que cada área ha tenido sobre el total.

Cada observación ofrece tres opciones: “Sí”, “No”, y “No Aplicable” o “N/A”. Cuando se completa una observación con un “Sí”, se obtiene 1 punto. Cuando se completa con un “No”, no se obtiene ningún punto. Cuando la observación resulta “No Aplicable”, debido a las características y la tipología edificatoria del espacio residencial, esa observación no computa sobre el total de puntos, distribuyéndose el peso de la valoración de un área determinada, los 25 puntos, sobre las observaciones que han sido completadas con un “Sí” o un “No”.

En el capítulo de resultados se presenta un ejemplo del sistema de estandarización. La relación completa de viviendas y sus respectivos resultados se encuentran en el Anexo 2.

5.5 Metodología del Objetivo 5. Selección del método de evaluación del estado de salud general

Dentro de la medicina existen numerosos tipos de cuestionarios en función del tipo de enfermedad o patología que se quiera atender. En general, la mayoría de los cuestionarios están orientados a la atención primaria, la cual es entendida como el primer contacto con el sistema de atención médica. La atención primaria es el punto de entrada al sistema de salud, donde se evalúa al público en general para posteriormente derivarles, en caso necesario, a otro nivel de atención médica, usualmente, al especialista (Donaldson et al., 1996). Para este primer nivel de evaluación de la salud el facultativo quien decide el modelo en función de síntomas preliminares observados.

Dentro de los modelos de cuestionarios se pueden encontrar, fundamentalmente, dos tipos principales:

- Cuestionarios orientados a conocer el estado de salud general, incluyendo salud física y salud mental.
- Cuestionarios orientados a conocer el estado de salud en un área de especialidad concreta.

Para proceder a la selección del cuestionario más adecuado, se ha procedido a generar unos criterios de selección según se describen a continuación:

- Ámbito de aplicación

- Disponibilidad y facilidad de acceso al cuestionario
- Complejidad de uso
- Sistema de puntuación
- Interpretación de resultados
- Referencias

5.6 Metodología del Objetivo 6. Evaluación de la salud general de los usuarios

Para alcanzar este objetivo, la metodología consistirá en el empleo del cuestionario de salud general seleccionado en el punto anterior.

La administración del cuestionario a los usuarios de las viviendas objeto de estudio se realizará a distancia, a través de una página web en la que se han preparado las preguntas del cuestionario.

Debido a la sencillez de interpretación y contestación de las preguntas, cada usuario podrá rellenar el cuestionario sin dificultades. Los resultados obtenidos se transformarán siguiendo las instrucciones del cuestionario, obteniéndose una puntuación numérica sobre el estado de salud general de cada usuario. Los datos numéricos obtenidos serán empleados en el análisis estadístico.

5.7 Metodología del Objetivo 7. Evaluación de la satisfacción residencial

En este punto se pretende alcanzar el séptimo objetivo específico, consistente en la evaluación de la satisfacción residencial de los residentes de las viviendas objeto de estudio de la presente

investigación. Para alcanzarlo, se empleará una metodología propia de la industria de la edificación, como son los cuestionarios post-ocupación.

5.7.1 Post occupancy evaluations (POE's)

Para realizar la evaluación, se ha elegido como metodología el empleo de un cuestionario post-ocupación, más conocido por sus siglas en inglés P.O.E. (Post Occupancy Evaluation). Este tipo de metodología se encuentra muy extendida dentro de la edificación debido a su sencillez de administración, y a la cantidad de información obtenida sobre el rendimiento de un determinado edificio desde que empieza a usarse. El objetivo de una P.O.E. consiste fundamentalmente en verificar si los objetivos para los que se concibió el proyecto se han alcanzado (Preiser et al., 2015). La forma de evaluación se realiza mediante la administración de cuestionarios entre los usuarios, o mediante entrevistas personales. Las preguntas de los cuestionarios se diseñan específicamente para cada tipo de proyecto, en función de los parámetros que se quieran conocer.

Para el caso concreto de la presente investigación, se ha desarrollado el “Cuestionario sobre satisfacción residencial”.

5.7.2 Cuestionario sobre satisfacción residencial

Este cuestionario se ha creado para conocer datos de los usuarios participantes en el estudio, datos generales de las viviendas analizadas, y la satisfacción de los usuarios con la vivienda en la que residen.

Debido al carácter multidisciplinar del presente estudio, se determinó que las preguntas del cuestionario deberían orientarse a obtener los siguientes datos:

- Factores de influencia indirecta sobre la satisfacción residencial:
 - Datos biométricos básicos de los usuarios.
 - Tipo de uso del inmueble, en alquiler o en propiedad.
 - Número de usuarios.
- Factores de influencia directa sobre la satisfacción residencial:
 - Datos sobre la tipología residencial.
 - Satisfacción con el área de ubicación del inmueble, satisfacción con el edificio, y satisfacción con la vivienda.
 - Datos sobre la selección del inmueble.

5.8 Metodología del Objetivo 8 - Determinación de la correlación estadística

En este punto se procede a la ejecución del análisis estadístico, consistente en la correlación entre los datos obtenidos a través del sistema de estandarización, y los datos obtenidos a través de la evaluación de la salud de los usuarios, y de satisfacción residencial. Se ha empleado como indicador estadístico el coeficiente de correlación de Pearson, y el programa informático utilizado ha sido el Statgraphics.

Con el fin de reforzar el concepto de incorporación de estándares de calidad de vida en los códigos de edificación, se ha procedido a realizar un análisis estadístico entre los siguientes grupos de variables:

- Valoración cuantitativa objetiva de los espacios residenciales y el estado de salud general de los residentes.
- Valoración de los espacios residenciales y nivel de satisfacción residencial.
- Valoración del estado de salud de los residentes y nivel de satisfacción residencial.

El análisis estadístico principal consiste en la determinación de la correlación entre la valoración cuantitativa objetiva de la vivienda y el estado de salud general de los residentes. La correlación entre ambas variables es la de mayor importancia para la presente investigación ya que indica la relación directa entre ambas variables.

Los dos análisis estadísticos adicionales se realizan para obtener datos complementarios que refuercen la correlación obtenida en el análisis estadístico anterior.

Adicionalmente, se ha considerado relevante conocer si existe relación entre la percepción subjetiva de una vivienda en forma de satisfacción residencial y la calidad de la vivienda medida de forma objetiva mediante el RQI propuesto en la presente investigación. De esta forma, se podría determinar si los usuarios perciben la calidad del entorno en el que residen.

Además, de forma similar, se ha considerado importante saber si existe relación entre la salud y la percepción subjetiva de la vivienda. Este análisis permitiría obtener datos a comparar con estudios previos sobre esta relación.

Para complementar la investigación, se ha realizado un análisis estadístico sobre la contribución a la puntuación total de cada una de las categorías que componen el RQI, y la relación entre ellas.

5.8.1 Coeficiente de correlación de Pearson

El coeficiente de correlación de Pearson permite conocer si el aumento o la disminución del valor de una variable supone un aumento o disminución de la otra variable. Este análisis estadístico determina una relación entre dos variables, pero no una causalidad.

En estadística existen múltiples y variados análisis que estudian el comportamiento y la relación entre dos variables. Para la presente investigación, se ha seleccionado el coeficiente de correlación de Pearson por las siguientes razones:

- En primer lugar, por su sencillez de aplicación y evaluación. La presente investigación se encuadra en un marco multidisciplinar, con base principal en el campo de la edificación, en el que se estudian factores sociales. El análisis estadístico de factores sociales en profundidad requiere el empleo de técnicas estadísticas más complejas, fuera del alcance de esta tesis, principalmente por referirse a factores sociales y no de edificación. El coeficiente de correlación de Pearson ha resultado ser el más eficiente y sencillo de evaluar una relación entre variables de distintos campos de investigación.
- En segundo lugar, el coeficiente de correlación de Pearson resulta adecuado para evaluar la relación lineal entre dos variables aleatorias cuantitativas y continuas, siendo este

el caso de las dos variables a estudiar. Como ventaja adicional frente a otros indicadores estadísticos, como la covarianza, la correlación de Pearson es independiente de la escala de medida de las variables estudiadas. Adicionalmente, el coeficiente de correlación de Pearson resulta adecuado para conocer si los valores de una de las variables aumentan o disminuyen en la misma proporción que aumentan o disminuyen los valores de la otra variable, e incluso si ambas variables no están relacionadas. El coeficiente de correlación no proporciona necesariamente una medida de la causalidad entre ambas variables sino el grado de relación entre las mismas.

El coeficiente de Pearson (r_{xy}) mide el grado de asociación lineal entre dos variables cuantitativas (X, Y), y se expresa:

$$r_{xy} = \frac{\sum Z_x Z_y}{N}$$

$\sum Z_x Z_y$: Sumatorio de los productos cruzados de las puntuaciones estandarizadas de las variables X, Y.

N : Número de muestras analizadas.

Por tanto, el coeficiente de correlación de Pearson consiste en la media de los productos cruzados de las puntuaciones estandarizadas de X y de Y.

Para un conjunto de datos, r_{xy} puede tomar cualquier valor entre -1 y $+1$. El valor de r_{xy} será positivo si existe una relación directa

entre ambas variables, es decir, si las dos aumentan al mismo tiempo. Será negativo si la relación es inversa, es decir, cuando una variable disminuye a medida que la otra aumenta. Un valor de +1 ó -1 indicará una relación lineal perfecta entre ambas variables, mientras que un valor 0 indicará que no existe relación lineal entre ellas. Conviene resaltar que un valor de cero no indica necesariamente que no exista correlación, ya que las variables pueden presentar una relación no lineal.

Para un conjunto de datos cualquiera, y una vez calculado el coeficiente de correlación entre dos variables (X, Y), se realiza el test de Student para valorar la significación del coeficiente de correlación y confirmar si existe o no una asociación estadísticamente significativa entre ambas características. Estudiar la significación estadística del coeficiente de correlación es, en definitiva, determinar si r_{xy} es estadísticamente diferente de cero.

Desde el supuesto de la Hipótesis Nula, se demuestra que la distribución muestral de correlaciones procedentes de una población caracterizada por una correlación igual a cero ($p=0$) sigue una ley de Student con $N-2$ grados de libertad, de media el valor poblacional y desviación tipo:

$$S_r = \sqrt{\frac{1 - r_{xy}^2}{N - 2}}$$

r_{xy} : Coeficiente de correlación de Pearson.

r_{xy}^2 : Coeficiente de determinación.

N : Número de muestras analizadas.

Por tanto, dado un determinado cierto coeficiente de correlación r_{xy} obtenido en una determinada muestra, se trata de comprobar si dicho coeficiente es posible que se encuentre dentro de la distribución muestral especificada por la Hipótesis nula. Para ello se calcula el número de desviaciones tipo que se encuentra el coeficiente obtenido del centro de la distribución, según la fórmula:

$$t = \frac{r_{xy} - 0}{\sqrt{\frac{1 - r_{xy}^2}{N - 2}}}$$

r_{xy} : Coeficiente de correlación de Pearson.

r_{xy}^2 : Coeficiente de determinación.

N : Número de muestras analizadas.

Posteriormente, se compara el valor obtenido a través de la fórmula con el existente en la tabla del Anexo 9, para $t_{(n-2)}$.

La validez del test de hipótesis sobre la correlación entre dos variables requiere que al menos una de ellas tenga una distribución normal en la población de la cual procede la muestra, a pesar de que el coeficiente de correlación de Pearson puede ser calculado para cualquier conjunto de datos. En la sección de resultados se muestran y analizan los datos obtenidos, y se comprobará que los datos derivados del análisis de las viviendas siguen una distribución normal, por lo que se puede realizar el test de t de Student.

Otro modelo de interpretación adicional consiste en la proporción de variabilidad compartida o explicada, o coeficiente de

determinación. Dicho coeficiente consiste en el cuadrado del coeficiente de correlación, es decir r^2_{xy} . El coeficiente de determinación indica en porcentaje la relación entre dos variables.

En el capítulo de Resultados, se muestran los datos para la t de Student y el coeficiente de determinación.

6

RESULTADOS

6. RESULTADOS Y DISCUSIÓN

En este capítulo se presentan los resultados obtenidos para cada uno de los puntos indicados en el capítulo de Metodología.

Recordando el objetivo principal de la presente investigación, consistente en elaborar un sistema de estandarización que facilite la incorporación de factores de calidad de vida de los usuarios en la normativa de edificación, en los siguientes apartados se muestra el proceso de trabajo desarrollado en cada una de las fases y sus resultados.

6.1 Objetivo 1 - Definición de la metodología de investigación

Como se ha observado en el Estado de la Cuestión, existen fundamentalmente dos metodologías principales de investigación: cuantitativas y cualitativas. Los criterios de selección seguidos para la determinación de la metodología más adecuada son los siguientes:

- La hipótesis planteada.
- El nivel de control sobre factores de comportamiento.
- El nivel de atención al componente temporal de los eventos.
- Triangulación: búsqueda de convergencia de resultados empleando diferentes metodologías.
- Complementariedad: explicación de los resultados obtenidos por un método mediante los datos obtenidos por otros métodos.
- Nuevas perspectivas: la aplicación de diferentes métodos permite un planteamiento flexible de la hipótesis y de las estrategias de investigación.

- Capacidad de desarrollo: los resultados obtenidos mediante un método permiten servir de base para el planteamiento de las estrategias de otros métodos.
- Expansión: empleo de diferentes métodos para estudiar diferentes fenómenos.

6.1.1 Criterios de selección

Hipótesis planteada

La hipótesis de la presente investigación consiste en que la industria de la edificación puede desarrollar su componente social mediante la adopción de requisitos que fomenten la calidad de vida de los usuarios, centrándose en factores de salud y bienestar.

De acuerdo con esta hipótesis, se observan dos aspectos principales: edificación y sociedad.

En general, la investigación científica en edificación suele ser predominantemente cuantitativa. Por el contrario, las investigaciones sobre temas sociales son fundamentalmente cualitativas.

Sin embargo, se puede apreciar una mayor aplicación y aceptación de métodos cualitativos dentro de la edificación (Amaratunga et al., 2002). En concreto, varios autores han indicado la necesidad de combinar ambos métodos, cuantitativos y cualitativos, empleando una metodología mixta (Nau, 1995; Jayaratne, 1993; Amaratunga et al., 2002).

En general, la comunidad científica contiene una metodología mixta en la que se combinan los métodos cuantitativos y

cualitativos para aprovechar los puntos fuertes de ambos y así complementarse entre ellos (Das, 1983, Rossman and Wilson, 1991).

En consecuencia, de acuerdo al tipo de hipótesis planteada, la metodología mixta resulta aparentemente más adecuada para esta investigación.

Nivel de control sobre factores de comportamiento.

De acuerdo con la hipótesis y con los objetivos de esta investigación, no resulta necesario tener control sobre factores de comportamiento. En la metodología se contempla el tratamiento de datos procedentes de usuarios, pero ninguno de estos datos implica conocer factores de comportamiento.

En ese sentido, de acuerdo con Yin (1994), el empleo de una metodología cualitativa en forma de cuestionario resultaría adecuada.

Los cuestionarios son una de las estrategias más usadas en investigación debido principalmente a su flexibilidad, facilidad de aplicación, y la profundidad de alcance de los datos (King et al., 1994). Además de la versión de Yin (1994), en general, un cuestionario se considera adecuado bajo las siguientes circunstancias:

- Necesidad de estudio de la percepción individual dentro de una unidad social.
- Necesidad de realizar un trabajo exploratorio previo a la realización de un estudio cuantitativo.
- Necesidad de interpretación del significado de los datos obtenidos tras un estudio cuantitativo.

Los cuestionarios también pueden emplearse como metodología cuantitativa mediante la asignación de valores numéricos a las respuestas obtenidas.

En consecuencia, de acuerdo al nivel de control sobre factores de comportamiento, se puede aceptar el empleo de una metodología cualitativa que contemple el uso de cuestionarios.

El nivel de atención al componente temporal de los eventos.

La presente investigación analiza factores residenciales, factores de salud, y factores subjetivos de satisfacción residencial en un determinado momento, por lo que se considera la componente temporal.

De acuerdo con Yin (1994), en los tipos de investigación en los que se considera la componente temporal, se considera adecuado nuevamente el empleo de métodos cualitativos en forma de cuestionarios.

Adicionalmente, Yin (1994) también considera adecuado el empleo de casos prácticos, en los que se analizan variables dentro de su contexto, y en un momento concreto. Este tipo de estrategia se encuadra, en general, dentro de la metodología cualitativa. Sin embargo, esta estrategia presenta una gran variedad de técnicas de recopilación de datos que le confieren la particularidad de poder pertenecer a ambos métodos, tanto cualitativos como cuantitativos (Hartley, 1994).

En este sentido, el empleo de estrategias cualitativas, como cuestionarios, ya indicados anteriormente, y casos prácticos, los cuales tienen la capacidad de poder emplearse tanto en estudios

cualitativos como cuantitativos, se consideran adecuados para la presente investigación.

Triangulación

Según se ha indicado anteriormente, la triangulación consiste en la búsqueda de convergencia de resultados empleando metodologías cuantitativas y cualitativas, complementándose los puntos fuertes de ambos métodos.

Según se indicó en el análisis de Easterby-Smith et al. (1991), ambos tipos de estudio presentan puntos fuertes y débiles según se resume a continuación:

- Métodos cuantitativos:
 - Puntos fuertes:
 - Proporcionan un amplio rango de cobertura de posibles situaciones en una investigación.
 - Independencia del observador con respecto al elemento analizado.
 - Tienden a realizarse de manera rápida, efectiva, y en consecuencia, económica.
 - Ofrecen un valor fiable para la toma de decisiones políticas en análisis estadísticos en muestras de población de gran tamaño.
 - Puntos débiles:
 - Este tipo de métodos tienden a ser inflexibles, y en ocasiones forzados, creando una metodología de análisis artificial.
 - Presentan deficiencias en la interpretación de procesos humanos, y comportamientos.
 - Presentan poca utilidad para formular teorías.

- Muestran dificultades para predecir cambios sociales, y en consecuencia, pierden eficacia para la definición de programas políticos a futuro.
- Métodos cualitativos:
 - Puntos fuertes:
 - La forma de recabar datos tiende a ser más natural que artificial.
 - Presentan una mayor flexibilidad para ajustarse a nuevas situaciones según se presentan en el curso de una investigación.
 - Se muestran eficientes para observar un proceso de cambio a medio y largo plazo.
 - Presentan una gran utilidad para descifrar valores humanos gracias a la riqueza de datos descriptivos.
 - Contribuyen a la formación de teorías e hipótesis.
 - Puntos débiles:
 - La forma de recabar datos requiere más recursos.
 - La interpretación de los datos tiene un carácter eminentemente subjetivo, el cual puede generar dificultades en determinados tipos de investigaciones.
 - El ritmo de la investigación puede ser más irregular, y puede resultar difícil determinar el final de la investigación.
 - Pueden perder peso en las decisiones políticas por una supuesta falta de credibilidad.

Debido a los factores principales de la hipótesis de partida de la presente investigación, edificación y sociedad, se considera necesario obtener datos a través de diferentes métodos para proceder posteriormente a su comparación.

Complementariedad

Este criterio de selección de la metodología de investigación consiste en la explicación de los resultados obtenidos por un método mediante los datos obtenidos por otros métodos.

Nuevamente, debido al componente social de esta investigación, encuadrada en la edificación, los datos cualitativos sobre salud y satisfacción residencial obtenidos de los usuarios pueden complementarse con los datos cuantitativos obtenidos del análisis de los espacios residenciales, resultando adecuada, en consecuencia, la metodología mixta.

Nuevas perspectivas

Este criterio consiste en el planteamiento flexible de la hipótesis y de las estrategias de investigación mediante la aplicación de diferentes métodos.

En las investigaciones en las que intervienen usuarios, en general, se plantean métodos flexibles de investigación, debido al carácter variable de los factores humanos. Los métodos cuantitativos, según Easterby-Smith et al. (1991), tienden a ser inflexibles, y presentan deficiencias en la interpretación de factores humanos, siendo éstos puntos fuertes de los métodos cualitativos.

Capacidad de desarrollo

Dentro de este criterio de selección, los resultados obtenidos mediante un método permiten servir de base para el planteamiento de las estrategias de otros métodos.

En el caso de esta investigación, los datos cuantitativos obtenidos en el análisis de las viviendas pueden, preliminarmente, servir de base para el desarrollo de las estrategias cualitativas, como el desarrollo de cuestionarios con preguntas precisas.

Expansión

El criterio de expansión hace referencia al empleo de diferentes métodos para estudiar diferentes fenómenos. En este sentido, se considera adecuada una metodología mixta que sirva para estudiar factores sociales y factores edificatorios.

6.1.2 Metodología seleccionada

Tras analizar los criterios de selección, y debido a la multidisciplinaridad de la industria de la edificación, se ha procedido a emplear una metodología mixta, en la que se han analizado factores cualitativos mediante el empleo de encuestas de satisfacción residencial así como de salud y bienestar generales de los usuarios, y factores cuantitativos mediante el empleo del RQI.

Los factores cualitativos de los espacios residenciales también se han analizado a través del estudio del estado de la cuestión, donde se recogieron los factores cualitativos más relevantes de la edificación residencial en materia de salud y bienestar. Los factores cualitativos se han estudiado en la documentación técnica internacional. De estos documentos se han obtenido los valores cuantificables necesarios para medir los factores cualitativos.

Los factores cualitativos se pueden definir en el contexto de la presente investigación como las características de las viviendas

que, de acuerdo al análisis del Estado de la Cuestión, tienen influencia sobre la salud y el bienestar de sus usuarios. Los factores cualitativos se han valorado cuantitativamente en el RQI, y analizado cualitativamente a través del cuestionario de satisfacción residencial.

Los factores cualitativos analizados han consistido fundamentalmente en el diseño y configuración, facilidad de uso, iluminación adecuada, y vistas.

Los factores cuantitativos analizados han consistido en las características de las viviendas que pueden medirse, fundamentalmente en forma de dimensión. En el presente estudio, se han empleado variables cuantitativas como anchos de puertas y pasillos, dimensiones de ventanas, superficies de espacios interiores y exteriores, distancias a determinados tipos de vistas, y distancias de separación con fuentes de ruido.

La metodología mixta empleada ha consistido en relacionar los criterios cuantitativos con los cualitativos. De esta forma, la valoración cualitativa de una vivienda en cuanto a diseño y configuración interior se puede cuantificar en forma de dimensiones de las habitaciones, y de los espacios exteriores. La facilidad de uso se puede cuantificar en forma de dimensiones de puertas, pasillos, y zonas de circulación que faciliten el acceso y el uso de toda la vivienda; dimensiones de estancias que fomenten su uso personal y social, que permitan la planificación de futuros cambios así como la gestión de imprevistos personales, que permitan realizar tareas puntuales, como trabajos ocasionales. La iluminación se puede cuantificar, además de emplear unidades de intensidad lumínica, mediante dimensiones de ventanas y

aberturas al exterior, orientación de la vivienda, y relación entre la superficie de una estancia y la superficie de los huecos presentes en esa estancia. Las vistas de una vivienda se pueden cuantificar en forma de distancias a elementos naturales y espacios verdes desde la vivienda, superficies de las aberturas al exterior en cada estancia, y superficies de los espacios exteriores.

Debido al empleo de ambos métodos se ha obtenido una visión general del estudio. Las estrategias cualitativas, fundamentalmente desarrolladas en forma de cuestionarios, han aportado la información relacionada con la percepción subjetiva de los usuarios con respecto a las viviendas en las que residen. La información obtenida de mayor relevancia ha consistido en la satisfacción residencial que los usuarios perciben de sus viviendas. Esta información, contratada con los datos cuantitativos, ha permitido explicar la medida en que los usuarios pueden percibir la calidad de los espacios en los que residen.

Los métodos cuantitativos han permitido medir el espacio físico de manera objetiva, cuantificando los parámetros cualitativos de las viviendas analizadas. Las consideraciones verbales expresadas por los usuarios se han transformado en dimensiones tangibles apropiadas para las viviendas. De esta forma, se facilita fundamentalmente su inclusión en códigos de edificación. Por otra parte, la cuantificación de variables cualitativas ha permitido también su transformación en datos numéricos analizables estadísticamente.

6.2 Objetivo 2. Selección de la documentación técnica internacional.

Durante el proceso de búsqueda de la documentación técnica internacional se recopilaron los siguientes documentos:

- Building for Life. Delivering great places to live: 20 questions you need to answer (Commission for Architecture and the Built Environment, 2005).
- MHS Homes Design Guide (MHS Homes, 2012).
- Housing Preservation Development - Design Guidelines for Supportive Housing (HPD, 2012).
- Design Guide for the Built Environment of Behavioral Health Facilities (National Association of Psychiatric Health Systems, 2014).
- Guidelines for Healthy Housing (World Health Organization, 1988).
- Fair Housing Act Design Manual (HUD, 1996).
- Livable Housing Design Guidelines (Livable Housing Australia, 2010).
- Apartment Design Guide (NSW DPE, 2015).
- Code for Sustainable Homes – Technical Guide (BRE, 2010).
- Lifetime Homes Design Guide (Habinteg Housing Association, 2011).
- London Housing Design Guide (Greater London Authority, 2016).
- Housing Quality Indicators (National Affordable Homes Agency, 2008).

La metodología para la selección de la documentación técnica internacional más adecuada para la presente investigación ha consistido en el análisis de cada uno de los documentos indicados en la lista anterior siguiendo los criterios de selección presentados en el punto 5.2.1:

- Ámbito de aplicación
- Disponibilidad y facilidad de acceso a la documentación
- Complejidad de uso
- Casos prácticos
- Sistema de puntuación
- Criterios cuantitativos
- Criterios cualitativos
- Claridad de presentación de resultados
- Potencial de desarrollo futuro

A continuación se muestran los resultados de la selección.

6.2.1 Building for Life. Delivering great places to live

El documento “Building for Life. Delivering great places to live: 20 questions you need to answer” (Commission for Architecture and the Built Environment, 2008), fue creado a partir de la asociación de entidades gubernamentales locales de Londres, Reino Unido, con empresas privadas del sector de la edificación, con el fin de proponer criterios de calidad diseño de edificios y áreas residenciales. Los criterios se formulan como preguntas a

satisfacer por parte de los diseñadores durante el proceso de planificación de un proyecto, tanto a nivel urbanístico como a nivel de edificio.

Siguiendo los criterios de selección marcados, el documento es accesible, y fácil de manejar. Presenta casos prácticos de ejemplo, pero sin detallar claramente las estrategias seguidas. Presenta proyectos de referencia únicamente.

El documento no consiste en una herramienta de valoración cuantitativa, por lo que no ofrece ningún tipo de puntuación numérica. Por otra parte, tampoco ofrece estándares cuantitativos medibles en edificación. Las valoraciones ofrecidas en el documento son únicamente cualitativas, y además, son generales, sin aportar soluciones concretas, definidas, o medibles. Por estas razones, se ha descartado para su empleo en la presente tesis. Adicionalmente, este documento se publicó en el año 2008, y desde entonces no se ha actualizado con nuevas versiones, por lo que su potencial de desarrollo no es considerable.

Criterios de selección	
Ámbito de aplicación	☒
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	
Casos prácticos	
Criterios cuantitativos empleados	
Criterios cualitativos empleados	
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	
Tabla 6.2.1 Aplicación de Criterios de Selección	

6.2.2 MHS Homes design guide

El documento “MHS Homes Design Guide” (MHS Homes, 2012) consiste en una guía de buenas prácticas de diseño y construcción elaborado por la empresa privada MHS, en el Reino Unido, perteneciente al sector de la promoción residencial. Este documento se basa directamente en otros estándares del Reino Unido, analizados en la presente tesis, y es de aplicación únicamente en proyectos pertenecientes a la empresa promotora, sin presentar alcance a nivel local. Además, el documento es mayoritariamente cualitativo, por lo que no ofrece valoraciones numéricas. Además, al consistir en un documento desarrollado por una entidad privada, la documentación no resulta fácilmente accesible. Por estas razones, el documento no se ha utilizado en la presente investigación.

Criterios de selección
Ámbito de aplicación
Disponibilidad y facilidad de acceso a la documentación
Sencillez de uso
Casos prácticos
Criterios cuantitativos empleados
Criterios cualitativos empleados
Sistema de puntuación
Claridad de presentación de resultados
Potencial de desarrollo futuro
Tabla 6.2.2 Aplicación de Criterios de Selección

6.2.3 HPD Design guidelines for supportive housing

La guía de diseño “Housing Preservation Development - Design Guidelines for Supportive Housing” (HPD, 2012) ha sido creada por el Ayuntamiento de Nueva York, EE.UU., como modelo de normativa para la construcción de edificios residenciales de promoción pública, tanto para venta como alquiler. Los estándares de diseño son de obligado cumplimiento únicamente en proyectos de viviendas de protección a nivel local.

El documento presenta consideraciones de diseño para el entorno donde está ubicado el edificio, y para el propio edificio, incluyendo factores de eficiencia energética, por lo que su ámbito de aplicación es amplio.

La mayoría de los criterios son cualitativos. Únicamente ofrece valores numéricos de referencia para las superficies útiles mínimas de los espacios residenciales. De todo el documento, las dimensiones de superficies útiles mínimas fueron consideradas para la presente investigación. Sin embargo, al analizar documentos adicionales, se comprobó que las superficies mínimas requeridas en este documento eran inferiores a las requeridas en otras guías de diseño, más relevantes para esta investigación. Debido a estos factores indicados, finalmente no se utilizó esta guía para la presente tesis.

Criterios de selección	
Ámbito de aplicación	☒
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	
Casos prácticos	
Criterios cuantitativos empleados	
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	
Tabla 6.2.3 Aplicación de Criterios de Selección	

6.2.4 Design guide for the built environment of behavioral health facilities

El documento “Design Guide for the Built Environment of Behavioral Health Facilities” (National Association of Psychiatric Health Systems, 2014) fue creado con la intención de presentar criterios de diseño de centros de salud mental y comportamiento. Presenta estándares cualitativos enfocados exclusivamente a diseñar entornos especializados para pacientes con problemas de salud mental. Preliminarmente, esta guía fue considerada por la posibilidad de encontrar valoraciones cuantitativas que pudieran ser de aplicación en espacios residenciales para personas con un cuadro leve. Sin embargo, al analizar en profundidad el documento no se observó ningún criterio adecuado para la presente investigación, por lo que fue descartado.

Criterios de selección	
Ámbito de aplicación	
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	
Casos prácticos	
Criterios cuantitativos empleados	
Criterios cualitativos empleados	
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	
Tabla 6.2.4 Aplicación de Criterios de Selección	

6.2.5 WHO Guidelines for healthy housing

La guía creada por la Organización Mundial de la Salud “Guidelines for Healthy Housing” (World Health Organization, 1988) está orientada principalmente al fomento de áreas residenciales saludables en términos de higiene y salubridad, especialmente en zonas de población subdesarrolladas y en riesgo de fragmentación social. Consiste en un documento de valoraciones cualitativas sobre los criterios de diseño que deben aplicarse para crear espacios residenciales salubres. Destaca el aspecto social del documento principalmente en la relación directa que presenta entre alta densidad de ocupación y salubridad. En espacios residenciales con un alto número de ocupantes existen mayores probabilidades de desarrollo de enfermedades. Adicionalmente, presenta estándares de salubridad orientados a reducir la formación de moho, la presencia de humedades tanto de filtración

como de condensación, y el fomento de condiciones de humedad y temperatura adecuadas. El documento presentaba un alcance de cumplimiento de objetivos a nivel mundial para el año 2000. Recientemente se ha actualizado con una nueva publicación en el año 2018, la cual trata fundamentalmente los mismos problemas de salubridad, pero de aplicación en la actualidad. Al no presentar valoraciones cuantitativas, no se ha utilizado en la presente investigación. Por otra parte, los condicionantes de salubridad han sido analizados dentro del campo de la investigación científica ampliamente, y dentro del alcance de la presente tesis se encuentra la valoración de aspectos relacionados con la percepción de los espacios residenciales, asunto que no se trata en la guía de la Organización Mundial de la Salud.

Criterios de selección	
Ámbito de aplicación	
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	
Casos prácticos	
Criterios cuantitativos empleados	
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	
Tabla 6.2.5 Aplicación de Criterios de Selección	

6.2.6 HUD Fair housing act design manual

El documento de obligado cumplimiento a nivel nacional “Fair Housing Act Design Manual” (HUD, 1996) fue creado por el gobierno de EE.UU. para la construcción de viviendas con unos requisitos mínimos de accesibilidad para personas con algún tipo de discapacidad. Presenta valoraciones cuantitativas, aunque prácticamente de forma exclusiva sobre parámetros de accesibilidad. Al analizar otros documentos técnicos internacionales, se ha observado que los criterios de accesibilidad propuestos son fundamentalmente similares, y en otros documentos se han observado requisitos más exigentes.

Al consistir en un documento normativo publicado por el gobierno, no presenta ningún tipo de puntuación. Igualmente, por ser un documento de origen gubernamental, su potencial de desarrollo queda limitado fundamentalmente a decisiones políticas. Debido a estos factores, no se ha utilizado esta guía para la presente investigación.

Criterios de selección	
Ámbito de aplicación	
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	
Casos prácticos	
Criterios cuantitativos empleados	
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	

Tabla 6.2.6 Aplicación de Criterios de Selección

6.2.7 Livable housing design guidelines

Este documento “Guía de Diseño Residencial Habitable”, fue elaborado en Australia, estando su primera edición publicada en el año 2010 (Livable Housing Australia, 2010). Esta guía se redactó debido a la necesidad de edificar viviendas protegidas, de promoción pública, que fueran eminentemente accesibles.

Bajo la denominación de “habitable”, el Gobierno Australiano elaboró por primera vez en el país esta guía en la que predominan los estándares para la accesibilidad universal, tanto para personas con alguna discapacidad, como para ancianos y niños. Bajo ese concepto, se abordó la flexibilidad de la vivienda como capacidad para adaptarse a sus residentes.

El documento se redactó bajo el consenso de las autoridades públicas y el sector de la edificación en Australia. Esta guía es únicamente de aplicación en promociones públicas de viviendas, no siendo de obligado cumplimiento para promociones privadas. Dentro de esta colaboración, se realizó un estudio de mercado para poder valorar adecuadamente los beneficios de su implantación. Como conclusión de este estudio se destacó que la rentabilidad económica de realizar viviendas con un diseño de partida accesible, siendo hasta veintidós veces más económico que realizar la reforma posteriormente, cuando los usuarios lo necesiten.

De acuerdo con esta guía, una vivienda “habitable” debe estar diseñada y construida para satisfacer las necesidades cambiantes de sus ocupantes a lo largo de sus vidas. El aspecto fundamental de una vivienda “habitable” es su sencillez de uso para todos los ocupantes, entre los que se pueden encontrar personas con

discapacidad, ancianos, personas con incapacidades temporales, y familias con niños. En ese sentido, una vivienda “habitable” deberá estar diseñada para satisfacer los siguientes puntos:

- Facilidad de acceso.
- Facilidad de circulación, interior y exterior.
- Capacidad para adaptarse a las necesidades de los usuarios, bien sea por su propia configuración, o bien mediante la realización de una reforma sencilla y rentable.

La guía se compone de los siguientes 16 capítulos:

1. Acceso exterior a la vivienda (Dwelling Access)
2. Punto de entrada a la vivienda (Dwelling entrance)
3. Aparcamiento (Car parking)
4. Puertas y pasillos interiores (Internal doors & corridors)
5. Inodoro (Toilet)
6. Ducha (Shower)
7. Refuerzo de paredes en baño y aseo (Reinforcement of bathroom & toilet walls)
8. Escaleras interiores (Internal stairways)
9. Cocina (Kitchen space)
10. Lavandería (Laundry space)
11. Dormitorio en planta baja, o nivel de entrada (Ground, or entry level, bedroom space)
12. Interruptores y enchufes (Switches and powerpoints)
13. Accesorios para puertas y grifos (Door and tap hardware)
14. Sala de estar (Family/living room space)
15. Alféizares de ventanas (Window sills)
16. Solados (Flooring)

Siguiendo los criterios marcados para la selección de estándares adecuados para la presente investigación, este documento presenta numerosos puntos favorables. La documentación completa está disponible en internet y es totalmente accesible, incluyendo el sistema de puntuación. Consiste en un documento sencillo de usar, y es mayoritariamente cuantitativo. Su ámbito de aplicación se puede considerar limitado en cuanto a su predominante orientación hacia la accesibilidad. Sin embargo, la filosofía de base de este documento tiene un alcance más amplio. Los criterios de accesibilidad se usan en esta guía para favorecer el diseño de espacios residenciales inclusivos, para todas las edades, desde la infancia hasta la tercera edad; las dimensiones de accesibilidad propuestas favorecen la socialización; los espacios accesibles mejoran la satisfacción de sus usuarios, especialmente en situaciones de estrés, como pueden ser lesiones temporales, acomodación de personas mayores que requieran cuidados adicionales y con necesidades especiales; la accesibilidad favorece la permanencia en una vivienda, simplificando la vida a las personas mayores al evitar la búsqueda de nuevos hogares adecuados a sus nuevas necesidades; este mismo factor tiene implicaciones emocionales en cuanto al desarrollo de identidad y pertenencia a una determinada comunidad. Adicionalmente, debido a estas características, el documento presenta potencial de desarrollo. La primera edición fue publicada en el año 2010, y la segunda en 2012. Actualmente, es un documento que sigue vigente como estándar de aplicación obligatoria en determinados edificios.

Por estas razones, el documento “Livable Housing Design Guidelines” ha sido uno de los documentos seleccionados para la presente investigación.

Criterios de selección	
Ámbito de aplicación	
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	☒
Casos prácticos	☒
Criterios cuantitativos empleados	☒
Criterios cualitativos empleados	☒
Sistema de puntuación	☒
Claridad de presentación de resultados	☒
Potencial de desarrollo futuro	☒
Tabla 6.2.7 Aplicación de Criterios de Selección	

En concreto, de los 16 capítulos que componen esta guía, se seleccionaron los siguientes estándares:

- Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, and kitchen spaces provide a minimum clear opening width of 850mm.
- Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.
- Kitchen - At least 1200mm clearance is provided in front of fixed benches and appliances
- Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward

of the toilet pan exclusive of the swing of the door. At least one bathroom features a slip resistant, step-free, shower recess.

- The shower and toilet should be located to enable the installation of grab rails at a future date.
- In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach.

De los estándares que componen la guía, se han seleccionado aquellos que presentan una mayor relación con el interior de una vivienda. La guía incluye criterios para viviendas unifamiliares aisladas, las cuales requieren atención a la accesibilidad desde el exterior. Con la intención de simplificar el número de criterios a utilizar en la presente investigación, los estándares de accesibilidad para el exterior de la residencia no se han considerado, eligiendo los de mayor representación en la tipología de viviendas analizadas.

Los estándares que componen la guía se pueden clasificar en dos niveles: primario y secundario. En el nivel primario se encuentran aquellos estándares mínimos de accesibilidad aplicables a cada espacio de una vivienda. En el nivel secundario se encuentran aquellos estándares cuya presencia en una vivienda facilitan la accesibilidad, pero su ausencia no merma las posibilidades de accesibilidad de una vivienda. En este sentido, los estándares seleccionados forman parte del nivel primario. Sin su aplicación, una vivienda no se podría considerar accesible. En el nivel secundario se encuentran los estándares relacionados, por ejemplo, con la tipología de los suelos, normalmente

antideslizantes, los accesorios de los baños, como las griferías, e incluso los tipos de manivelas para las puertas de paso.

Los estándares seleccionados, pertenecientes al nivel primario de accesibilidad, favorecen la sensación de control sobre el entorno, y su funcionalidad.

6.2.8 Apartment design guide

Este documento, “Guía de Diseño de Apartamentos”, fue creado y publicado por el Gobierno local de la región de New South Wales en Australia, concretamente por el Departamento de Planeamiento y Medioambiente (Department of Planning and Environment), en el año 2015 (NSW DPE, 2015).

Esta guía se concibió como un recurso para todos los profesionales y empresas del sector, arquitectos, constructores, y promotores, con el fin de mejorar la planificación y el diseño de complejos residenciales en la zona. Anteriormente, el mismo Gobierno publicó otro documento similar, pero de menor alcance, el Código de Diseño de Apartamentos Residenciales, introducido en 2002, siendo actualizado y reemplazado por la nueva guía. Este documento no es de obligado cumplimiento, aunque está estrechamente relacionado con la normativa medioambiental local.

El objetivo de la guía consiste en ofrecer una serie de estándares de diseño residencial para alcanzar los siguientes objetivos:

- Integración adecuada al carácter del área, el entorno paisajístico y el vocabulario arquitectónico circundante.
- Mejora de la calidad de los apartamentos a través de un mejor diseño de la distribución interior, alturas de techos,

acceso a iluminación y ventilación naturales, y privacidad visual.

- Mejorar los factores de sostenibilidad del entorno a través de soluciones adecuadas para el transporte público y la circulación del tráfico de la zona del proyecto, mayor adaptabilidad y resiliencia del edificio a posibles cambios climáticos adversos, una mayor eficiencia energética y un diseño urbano sensible al consumo de agua.
- Mejorar la integración de los proyectos con los espacios públicos, incluyendo calles y parques.
- Diversificar las opciones de diseño de apartamentos para favorecer su elección entre posibles compradores.

La “Guía de Diseño de Apartamentos” se compone de las siguientes partes:

Parte 1 - Identificación del contexto. Esta parte introduce los conceptos estratégicos que un determinado proyecto debe alcanzar. Un proyecto debe estar integrado en el contexto, la configuración, y el carácter local. La aplicación de los estándares de esta sección se realiza predominantemente durante las fases equivalentes a las de anteproyecto y proyecto básico.

Parte 2 - Desarrollo. Esta parte contribuye a la planificación de la envolvente del edificio, altura, edificabilidad, retranqueos, lindes, vuelos, entre otros requisitos urbanísticos.

Parte 3 – Localización del proyecto. Esta parte presenta los parámetros de relación entre el proyecto y su contexto, considerando la interacción con otros edificios y espacios públicos existentes.

Parte 4 – Diseño del edificio. Esta parte aborda el diseño de edificios residenciales en detalle. Los estándares de esta sección se centran en la forma global del edificio y su aspecto exterior, el diseño, la funcionalidad, las zonas verdes, y la eficiencia energética e impacto medioambiental.

Parte 5 - Revisión del diseño. Esta parte contiene la información para realizar una revisión del diseño del edificio por un grupo de expertos seleccionado por el Gobierno local, para la adecuada integración del proyecto en el entorno, y su adherencia a los estándares propuestos en la guía.

Este documento presenta estándares diversos y de amplio alcance que son de gran relevancia para la presente investigación. Siguiendo los criterios marcados para la selección de estándares, este documento tiene un amplio ámbito de aplicación. Sus estándares representan numerosas áreas de análisis, incluyendo factores de accesibilidad, consideraciones de flexibilidad y adaptabilidad, estrategias de sostenibilidad, eficiencia energética y diseño pasivo, condiciones mínimas de iluminación natural, factores de confort personal como la privacidad, el aislamiento acústico, y acceso a espacios abiertos.

La documentación es fácilmente accesible, y su empleo es sencillo. Presenta criterios cualitativos y cuantitativos, cuyos resultados son presentados de manera sencilla. Se incluyen ejemplos prácticos que facilitan la comprensión de la aplicación de los criterios.

Por estas razones, el documento “Apartment Design Guide” ha sido seleccionado para la presente investigación.

Criterios de selección	
Ámbito de aplicación	
Disponibilidad y facilidad de acceso a la documentación	☑
Sencillez de uso	☑
Casos prácticos	☑
Criterios cuantitativos empleados	☑
Criterios cualitativos empleados	☑
Sistema de puntuación	☑
Claridad de presentación de resultados	☑
Potencial de desarrollo futuro	☑
Tabla 6.2.8 Aplicación de Criterios de Selección	

De los estándares que componen la guía se han seleccionado los siguientes:

- The back of a kitchen is not more than 8 m away from a window.
- Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 m from a window.
- The width of cross-over, cross-through, and railroad apartments over 15 m deep is 4 m or greater to avoid deep narrow apartment layouts.
- Master bedrooms have a minimum area of 12 m² and other bedrooms 9 m² (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3 m (excluding wardrobe space).
- Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9 am and 3 pm at mid-winter.

- Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the balcony is equal or longer than 2 m, the window area should be 1/6 of the net area of the room.
- Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.
- The total area of operable doors and windows of the room is 1/20 of the net area of the room.
- Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is:
 - Studio apartments: 4m²
 - 1 bedroom apartments: 8 m²
 - 2 bedroom apartments: 10 m²
 - 3+ bedroom apartments: 12 m²

Los estándares seleccionados, de manera similar al proceso de selección el documento analizado en el punto anterior, se centran principalmente en el interior de la vivienda. Los aspectos relacionados con el emplazamiento, la relación con el entorno, la urbanización, la estética, y la funcionalidad del edificio como conjunto, no se han considerado ya que el alcance de la tesis se centra en la unidad de vivienda.

El documento consta de criterios cualitativos y cuantitativos, de entre los cuales, se ha dado mayor prioridad a los cuantitativos, ya que proporcionan valoraciones numéricas necesarias para cuantificar los aspectos cualitativos de una vivienda.

Debido al amplio ámbito de aplicación de esta guía, de los criterios que conforman el documento se han seleccionado aquellos que presentan una relación directa con aspectos sociales. En general, los aspectos sociales tratados en esta guía se cuantifican mediante dimensiones y superficies mínimas de los espacios interiores de las viviendas y de los espacios exteriores privados a los que se puede acceder desde la vivienda. Los criterios seleccionados promueven los aspectos sociales como la posibilidad de tener privacidad y también poder socializar, mejoría del bienestar personal al disponer de acceso a espacios abiertos, incluso vistas a espacios naturales, y el incremento de la iluminación natural.

6.2.9 Code for sustainable homes – Technical guide

Este documento “Código para Hogares Sostenibles – Guía Técnica”, ha sido redactado por el Building Research Establishment (BRE, 2010) bajo la dirección y supervisión del Departamento de Comunidades, del Gobierno central del Reino Unido (Department for Communities, UK Government).

Este código está desarrollado como un método de evaluación ambiental para calificar y certificar la eficiencia de proyectos residenciales de obra nueva. Este documento es un estándar nacional, de uso voluntario, con el fin de ser usado para el diseño y construcción de viviendas sostenibles. Su lanzamiento se realizó en Diciembre de 2006, y comenzó a aceptarse en proyectos de edificación a partir de Abril de 2007.

El “Código para Hogares Sostenibles – Guía Técnica” está compuesto por nueve categorías de diseño sostenible:

- Energía y Emisiones de CO2
- Agua
- Materiales
- Tratamiento de agua superficial
- Residuos
- Contaminación
- Salud y bienestar
- Gestión
- Ecología

Cada categoría incluye una serie de posibles impactos ambientales que un determinado proyecto residencial puede generar. Con esta guía se pretende evaluar el rendimiento de un proyecto en cuanto a mitigación o no generación de los impactos medioambientales. Este rendimiento se valora en forma de cumplimiento de créditos. En general, los requisitos indicados en esta guía son de mayor alcance y mayor restricción que los mínimos exigidos por la normativa edificatoria nacional vigente.

Los estándares propuestos en este documento tienen un ámbito de aplicación eminentemente orientado a la eficiencia energética y a la sostenibilidad desde un punto de vista de impacto medioambiental. La documentación es fácilmente accesible y sencilla de usar. Contiene criterios cualitativos, pero predominan los cuantitativos, consecuentemente con su orientación hacia la eficiencia energética.

El documento incluye casos prácticos de ejemplo para aprender a identificar las estrategias de edificación que cumplen los criterios de la guía. El sistema de puntuación es relativamente complicado debido a que cada categoría tiene sus propias fórmulas, y en general, no se obtiene una puntuación total, sino una valoración cualitativa sobre su cumplimiento.

El documento cuenta con numerosas referencias científicas. Desde su lanzamiento en el año 2006, la guía ha evolucionado, pasando a ser, en determinadas ocasiones y según los proyectos, de obligado cumplimiento. En la actualidad es una guía de uso voluntario, pero con capacidad de evolución.

El aspecto más relevante de esta guía consiste en la presencia de una categoría dedicada a la salud y el bienestar de los residentes, mostrando la relación ineludible entre sostenibilidad y sociedad en los proyectos de edificación residencial. Los aspectos de salud considerados son la iluminación natural, el aislamiento acústico, la privacidad, y la accesibilidad como medio para crear hogares para toda la vida. Este último aspecto se trata en detalle en el siguiente documento, que es en el que se basa este punto de la guía técnica. Por estas razones, se ha utilizado este documento para la presente investigación.

Criterios de selección	
Ámbito de aplicación	
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	☒
Casos prácticos	☒
Criterios cuantitativos empleados	☒
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	☒
Tabla 6.2.9 Aplicación de Criterios de Selección	

De los estándares de esta categoría, se han seleccionado los siguientes:

- Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.
- Minimum size for outdoor space. Minimum space requirements:
 - Private space: 1.5 m² per bedroom
 - Shared space: minimum 1 m² per bedroom

Se ha seleccionado los criterios relacionados con la privacidad y el contacto con el exterior preferentemente sobre aspectos de iluminación natural debido a que los criterios sobre este tema se encuentran más detallados en el documento tratado en el punto anterior, 6.2.2 “Apartment Design Guide”. El objetivo de los criterios seleccionados en esta Guía Técnica de Hogares Sostenibles ha sido la complementación con los criterios

seleccionados de otros documentos técnicos. Con estos estándares se favorece el desarrollo de una distribución que fomenta la relajación y el contacto con espacios exteriores.

6.2.10 Lifetime homes design guide

Este documento, “Guía de Diseño de Hogares para toda la Vida”, se originó en 1989 en Reino Unido, estableciéndose en la década de 1990 como un conjunto de principios de diseño de calidad residencial. Desarrollado por la Fundación Helen Hamlyn con la colaboración de la Asociación “Habinteg Housing”, su filosofía se centra en que un buen diseño residencial es aquel planeado con visión de futuro, orientado a maximizar la utilidad del hogar, la independencia y la calidad de vida de sus usuarios, sin comprometer otros factores del proyecto, como pueden ser la estética o el coste.

Para la elaboración de este documento, la Fundación Helen Hamlyn y la Asociación Habinteg Housing se unieron a la Fundación Joseph Rowntree, quien reunió a varios expertos nacionales del sector de la edificación a principios de la década de 1990, incluyendo arquitectos, promotores, y consultores de accesibilidad en la edificación. Este grupo de expertos desarrolló 16 estándares de diseño, que finalmente se recopilaron en forma de guía en el año 2011 (Habinteg Housing Association, 2011).

Los principios fundamentales de los 16 estándares son el diseño inclusivo y el diseño accesible. La guía se creó para proporcionar soluciones de diseño residencial que pudieran satisfacer las necesidades cambiantes de los usuarios. Algunas de estas soluciones deben planificarse desde la fase de diseño e implantarse

en la vivienda, mientras que otras soluciones se pueden planificar pero no implantar, dejando la opción, los medios y las previsiones a los usuarios, para que realicen futuras modificaciones a la vivienda en el futuro, cuando sean necesarias. Esta planificación de la vivienda ofrece una mayor flexibilidad a largo plazo, permitiendo a sus residentes permanecer en sus hogares más tiempo.

El concepto de inclusión consiste en la eliminación de cualquier tipo de barreras para los residentes y visitantes. El diseño de una vivienda debe ser independiente de la edad, el género, y las posibles discapacidades de sus usuarios, incluyendo todos los rangos de edades, desde niños hasta ancianos. La accesibilidad consiste en la eliminación de barreras arquitectónicas, fomentando la utilidad de la vivienda.

El documento contiene siete categorías principales:

- Acceso exterior a la vivienda
- Entrada
- Circulación en zonas comunes
- Elementos de diseño en Planta de Acceso
- Accesibilidad de la vivienda en una misma planta
- Accesibilidad entre plantas
- Control de las instalaciones

Dentro de las siete categorías anteriores, se recogen los 16 principios de diseño siguientes:

- Anchura de plazas de aparcamiento
- Acceso a la vivienda desde el aparcamiento.
- Gradientes de Aproximación

- Accesos
- Escaleras y ascensores comunes
- Puertas y pasillos
- Accesibilidad para silla de ruedas
- Sala de estar
- Dormitorio en nivel de entrada
- Baño en nivel de entrada
- Paredes de baño
- Plataformas para salvar escaleras / Ascensores interiores
- Grúa para minusválidos
- Diseño del baño
- Características de las ventanas
- Controles y accesorios.

Siguiendo los criterios para selección de estándares, este documento es fácilmente accesible y sencillo de usar. Presenta criterios cualitativos y cuantitativos, así como casos prácticos. El documento no contiene una puntuación global debido a su objetivo de orientación sobre criterios de accesibilidad.

El aspecto más relevante de esta guía consiste en utilizar la accesibilidad como herramienta para un uso total y eficiente de la vivienda. Se entiende la accesibilidad como factor indispensable para sacar el mayor rendimiento posible a los espacios residenciales. Por esta razón, y de acuerdo con las anteriormente mencionadas, este documento se ha utilizado en la presente investigación.

Criterios de selección	
Ámbito de aplicación	☒
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	☒
Casos prácticos	☒
Criterios cuantitativos empleados	☒
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	
Tabla 6.2.10 Aplicación de Criterios de Selección	

De los 16 principios de diseño contenidos en la guía, se han seleccionado los siguientes:

- Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, and kitchen spaces provide a minimum clear opening width of 850mm – (Estándar compartido con Livable Housing Australia)
- Kitchen - At least 1200mm clearance is provided in front of fixed benches and appliances – (Estándar compartido con Livable Housing Australia)
- Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided
- Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.
- Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.

- At a minimum, a living room, living space or kitchen-dining room is at entrance level.
- Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.
- An accessible bathroom is provided on the same story as the main bedroom.
- In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach.
- The design within a dwelling of two or more storeys incorporates one of the following:
 - Potential for stair lift installation.
 - A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.
- Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.

Se puede observar que algunos de los criterios seleccionados son compartidos con los que se encuentran en el documento “Livable Housing Design Guidelines” tratado en el punto 6.2.1, a pesar de pertenecer a países diferentes, Australia y Reino Unido. Sin embargo, las dimensiones y superficies propuestas por ambas guías coinciden en varios criterios. El objetivo de la selección de los criterios de esta guía ha sido complementar los ya recogidos en el primer documento para aportar un mayor espectro de

accesibilidad. Los estándares seleccionados proporcionan una distribución útil y aprovechable para todos los usuarios.

6.2.11 London housing design guide

Este documento, “Guía de Diseño de Vivienda Pública de Londres”, se publicó en Marzo de 2016, y se desarrolló a partir de una guía provisional que la Alcaldía de Londres preparó en el año 2010, siendo su última edición en 2016, orientado a mejorar las condiciones de habitabilidad de las viviendas de promoción pública en Londres (Greater London Authority, 2016). La guía es únicamente de obligado cumplimiento en aquellos proyectos subvencionados por el Gobierno de Londres.

La guía se centra en tres áreas principales: sostenibilidad, espacio y accesibilidad, y seguridad. Dentro de estas tres áreas, la guía presenta varios estándares de diseño agrupados a su vez en las siguientes categorías:

- Diseño General del Proyecto. En esta categoría se indican los requisitos de integración, tanto estética como física, del proyecto en su entorno, analizando la zona y la adecuación del proyecto, incluyendo el diseño de espacios públicos y zonas verdes.
- Densidad de Población. En relación con la categoría anterior, en este punto se requiere un estudio del impacto en la densidad de población que le proyecto va a generar, si la zona tiene la capacidad de absorber a la nueva población, y si la tipología residencial es adecuada para la zona.
- Acceso. En esta categoría se indican los requisitos para acceder al nuevo desarrollo residencial en cuanto a posibilidad de transporte público, vehículo privado, y

bicicleta, así como al acceso a las viviendas desde el interior de la promoción.

- Dimensiones. Esta categoría indica las superficies mínimas que las viviendas deben tener en función del tipo de residencia y el número de personas planificado que van a residir en ella. En esta categoría destaca el concepto de indicar cuántas personas van a vivir en una vivienda, requiriendo distintas superficies para residencias con el mismo número de dormitorios. En esta misma sección se indican las dimensiones mínimas para cada habitación de la vivienda, así como los distintos usos que una vivienda debe proporcionar. Igualmente, destaca el factor de flexibilidad, requiriendo que la vivienda pueda permitir diversas configuraciones interiores, e incluso disposición variable del mobiliario.
- Retiro. En esta categoría se indican los requisitos relacionados con la capacidad de la vivienda de regenerar el bienestar de sus usuarios. Se contemplan estándares para fomentar la privacidad, el confort visual y acústico, y el acceso a iluminación natural.
- Mitigación del Cambio Climático. En esta categoría se indican los requisitos relacionados con el impacto medioambiental del proyecto, y las medidas de eficiencia energética, consumo de agua, materiales, y emisiones de gases contaminantes.

Observando las categorías que componen esta guía se puede apreciar un amplio ámbito de aplicación en el que se tratan varias áreas. La documentación es accesible y sencilla de usar. Presenta criterios cuantitativos procedentes de valoraciones cualitativas claramente definidas en el documento, lo cual le dota de rigor y coherencia. No contiene un sistema de puntuación global, pero incluye unos casos prácticos sobre configuraciones de viviendas de gran utilidad y perspectiva de futuro, ya que las combinaciones

ofrecen numerosas opciones de cambio. El aspecto más relevante del documento consiste en el objetivo de proporcionar viviendas con un tamaño adecuado para sus usuarios. La guía incluye un estudio sobre la evolución de las dimensiones de los hogares en Londres, concluyendo que el aumento de las superficies mínimas útiles de las viviendas debía incrementarse para mejorar las condiciones de habitabilidad y el confort de los usuarios. Por estas razones, esta guía se ha utilizado en la presente investigación.

Criterios de selección	
Ámbito de aplicación	☒
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	☒
Casos prácticos	☒
Criterios cuantitativos empleados	☒
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	☒
Tabla 6.2.11.1 Aplicación de Criterios de Selección	

De los estándares recogidos en las categorías indicadas anteriormente, se han seleccionado los siguientes:

- Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided.
- At a minimum, a living room, living space or kitchen-dining room is at entrance level.

- Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.
- Dwelling is provided with adequate space and services to be able to work from home.
- Master bedrooms have a minimum area of 12m² and other bedrooms 9m² (excluding wardrobe space)
- Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.
- Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.

Entre los estándares que conforman la guía, la Alcaldía de Londres destaca especialmente la relevancia de aquellos que indican las superficies de las viviendas. Además de los estándares seleccionados, de esta guía se han tomado como referencia principal las dimensiones que deben tener las viviendas, las cuales se han combinado con otras dimensiones mínimas obtenidas del resto de documentos técnicos analizados. Las dimensiones propuestas por esta guía se muestran en la Tabla 6.1.5.2:

Tipo de vivienda (Habitaciones/Residentes)	Superficie mínima (m²)
1 Habitación / 2 Personas	50
2 Habitaciones / 3 Personas	61
2 Habitaciones / 4 Personas	70
3 Habitaciones / 4 Personas	74
3 Habitaciones / 5 Personas	86
3 Habitaciones / 6 Personas	95
4 Habitaciones / 5 Personas	90
4 Habitaciones / 6 Personas	99

Tabla 6.1.11.2 Tabla de Referencia - London Housing Design Guide

Los estándares seleccionados, incluyendo las dimensiones mínimas de las viviendas, proporcionan un diseño residencial útil, practicable, que fomenta el confort regenerativo, la flexibilidad, y la capacidad de adaptación.

6.2.12 Housing quality indicators

Este documento, “Indicadores de Calidad de Viviendas”, ha sido desarrollado, y publicado en Mayo de 2008, por el Gobierno del Reino Unido, para determinar los estándares que deben cumplir las promociones de vivienda pública bajo el amparo de la Agencia de Viviendas y Comunidades (National Affordable Homes Agency, 2008). De forma similar a los documentos técnicos anteriores, se trata de un documento de obligado cumplimiento solamente en aquellos proyectos de edificación residencial realizados con fondos públicos.

Este documento consiste en un sistema de evaluación de la calidad de las viviendas, en función de su diseño, sin tener en consideración el coste. La evaluación del diseño residencial se realiza tanto a nivel de edificio como de distribución interior de las viviendas, e incluye el análisis de la integración del edificio en su entorno.

El documento se compone de las siguientes áreas de evaluación:

- Localización del proyecto
- Urbanización – Impacto visual, distribución, y paisajismo
- Urbanización – Espacios abiertos
- Urbanización – Acceso interior
- Unidad Residencial – Superficie
- Unidad Residencial – Distribución
- Unidad Residencial – Ruido, iluminación, servicios, y adaptabilidad
- Unidad Residencial – Accesibilidad de la vivienda
- Unidad Residencial – Sostenibilidad
- Entorno Exterior – Edificación para toda la vida

Este documento presenta un ámbito de aplicación amplio, incluyendo criterios de calidad residencial para todos los ámbitos de un proyecto, desde su emplazamiento y entorno exterior hasta la unidad residencial. El documento es fácilmente accesible, pero su uso es relativamente complejo debido al gran número de criterios, cuarenta y dos, que deben considerarse para la ejecución de un proyecto. No siendo criterios de difícil comprensión para

profesionales técnicos, su complejidad se debe a la minuciosidad y al volumen de la información que se debe presentar. El documento presenta criterios cualitativos mayoritariamente, pero incluye datos cuantitativos sobre dimensiones y superficies mínimas de los espacios residenciales. Debido a su carácter cualitativo, el documento no contiene un sistema de puntuación. Su potencial de desarrollo se basa en el hecho de ser una guía de calidad, no asociada, preliminarmente, a la sostenibilidad. Sin embargo, los criterios incluidos en la guía tienen un alto componente social que fomenta el uso eficiente de los espacios residenciales. Por estas razones, se ha utilizado este documento en la presente investigación.

Criterios de selección	
Ámbito de aplicación	☒
Disponibilidad y facilidad de acceso a la documentación	☒
Sencillez de uso	
Casos prácticos	
Criterios cuantitativos empleados	☒
Criterios cualitativos empleados	☒
Sistema de puntuación	
Claridad de presentación de resultados	
Potencial de desarrollo futuro	☒
Tabla 6.2.12 Aplicación de Criterios de Selección	

De los estándares recogidos en las categorías indicadas anteriormente, se han seleccionado los siguientes:

- Living Room is not an essential part of circulation.

- Space for, or provision of, future focal point, fire installation, actual fireplace, or other feature, is provided.
- Space for occasional cot is provided in at least one double bedroom.
- Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window
- Double room can accommodate twin beds
- At a minimum, one twin or double bedroom can subdivide into two single.
- View from kitchen of outdoor area, suitable for toddler play or sitting.
- Main dinning space separated, not located in kitchen or living room.
- Casual eating for 2 people is provided in the kitchen.
- The design within a dwelling of two or more storeys incorporates one of the following:
 - Potential for stair lift installation.
 - A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.
- Dwelling is provided with adequate space and services to be able to work from home.
- Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.
- Windows are more than 3m horizontal distance away from a public route or space

- Noisy communal equipment is at least 3m away from doors and windows.
- Building is not within 100m of a major road, train line or other source of significant noise
- Principal rooms have windows that do not look out on wall within 3m.
- At least one main living area has urban views of over 50m - 164 Ft OR rural views.
- Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.
- Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.
- Kitchen window is within 30 degrees of South or gets good daylight.
- An area where homework studies may be undertaken in private, away from other family activities, is provided.
- Direct access or via lobby from living to private open space is possible or provided.

Los estándares seleccionados conciben el espacio para una funcionalidad total, adaptabilidad, y accesibilidad.

En esta fase, después de aplicar los criterios de selección para la documentación técnica y estándares de edificación, cuantificables objetivamente, y relacionados con los parámetros de calidad de

vida tratados en el punto 2.6 del Estado de la Cuestión, se han seleccionado los siguientes documentos:

- Livable Housing Design Guidelines (Livable Housing Australia, 2010).
- Apartment Design Guide (New South Wales Department of Planning and Environment, 2015).
- Code for Sustainable Homes – Technical Guide (UK Ministry of Housing Communities and Local Government, 2010).
- Lifetime Homes Design Guide (Habinteg Housing Association, 2011).
- London Housing Design Guide (Greater London Authority, 2016).
- Housing Quality Indicators (The National Affordable Homes Agency 2007).

6.2.13 Sumario de criterios de selección

A continuación se resumen los criterios de selección y los aspectos más relevantes de cada uno de los documentos seleccionados.

Ámbito de aplicación

En general se han seleccionado los documentos que han presentado un ámbito de aplicación amplio, dando prioridad a aquellos documentos que analizan diversas áreas de los espacios residenciales. En algunos casos, a pesar de la orientación limitada a la accesibilidad, como los documentos “Livable Housing Design Guidelines”, y “Lifetime Homes Design Guide”, se han seleccionado

criterios pertenecientes a estos documentos debido a las múltiples ramificaciones que la accesibilidad puede tener en otros factores sociales dentro de los espacios residenciales. En los criterios seleccionados sobre accesibilidad se pueden apreciar connotaciones sobre flexibilidad y adaptabilidad de las viviendas a sus usuarios a lo largo de sus vidas, así como su influencia sobre la capacidad de sociabilización de sus usuarios al disponer de espacios optimizados para su uso por todos.

Disponibilidad y facilidad de acceso a la documentación

Los documentos seleccionados han estado fundamentalmente disponibles en internet, factor que ha facilitado su uso, y en consecuencia su selección. Como se ha indicado anteriormente, los documentos son generalmente de uso voluntario, por lo que una de las posibles claves para su éxito, en cuanto al fomento de su empleo en edificios, consiste en su facilidad de acceso. De esta forma se promocionan y aumentan sus probabilidades de uso. Uno de los aspectos más relevantes de la sostenibilidad en general es la difusión del conocimiento. Este concepto ha sido de gran valor para usarse como criterio de selección de los documentos internacionales.

Sencillez de uso

Los documentos seleccionados han resultado fundamentalmente sencillos de usar. En los casos como el del documento “Housing Quality Indicators”, su uso no ha resultado tan sencillo debido al alto número de criterios de análisis, el cual supera los cuarenta.

Por lo general, los documentos seleccionados presentan un número inferior de criterios facilitando su uso.

Por otra parte, la facilidad de empleo también se ha basado en la necesidad de tener un alto conocimiento técnico sobre edificación para comprender los criterios. En general, los documentos seleccionados no requieren conocimientos específicos sobre edificación, excepto aquellos que presentan numerosos criterios cuantitativos. Sin embargo, incluso los documentos con un alto componente cuantitativo, todos los documentos seleccionados contienen información cualitativa comprensible para todos los públicos. El conocimiento técnico concede una ventaja para la utilización de estos documentos, pero no se considera un factor limitante.

Casos prácticos

Se determinó la presencia de casos prácticos en los documentos técnicos como un criterio de selección relevante debido a que, en general, aportan claridad para entenderlos y aplicarlos adecuadamente en los edificios. Sin embargo, la mayoría de los documentos seleccionados no contienen casos prácticos de edificios existentes en los que se hayan aplicado. A pesar de este hecho, algunos de los documentos muestran ejemplos prácticos, como en los casos de “Apartment Design Guide”, y “London Housign Design Guide”, en los que se muestran ejemplos de distribuciones eficientes de viviendas.

Sistema de puntuación

El sistema de puntuación de los documentos analizados ha sido, en general, heterogéneo. Varios casos, como los documentos “Code for Sustainable Homes” y “Lifetime Homes Design Guide”, no contienen un sistema de puntuación a través del cual se obtiene una puntuación total. Sus criterios son predominantemente cualitativos y, en consecuencia, no necesitan ser valorados numéricamente. A pesar de la ausencia de un sistema de puntuación, los documentos eminentemente cualitativos han sido seleccionados por el valor social de los criterios que contienen.

Criterios cuantitativos y cualitativos

Este criterio de selección de los documentos técnicos analizados se ha basado en la relación entre ambos tipos de información. En general, las descripciones cualitativas encontradas en los documentos han servido de base para la generación de datos cuantificables de gran utilidad para la presente investigación. Correlativamente, los datos numéricos encontrados han representado adecuadamente los conceptos cualitativos sobre los que se asienta la presente investigación. Los ejemplos de mayor representatividad se pueden observar en los documentos “Apartment Design Guide”, “Lifetime Homes Design Guide”, y “Housing Quality Indicators”, de los que se han obtenido los criterios fundamentalmente asociados a la flexibilidad y adaptabilidad de las viviendas. Estos criterios cualitativos presentan dificultades de valoración y, sin embargo, los documentos seleccionados presentan datos cuantificables de aplicación para factores de flexibilidad.

Claridad de presentación de resultados

Este criterio de selección está fundamentalmente relacionado con el sistema de puntuación. En los casos en los que los documentos no presentan un sistema de puntuación, este criterio se ha seguido para valorar la forma en la que se presenta la información final sobre una determinada vivienda. Las valoraciones cualitativas se presentan generalmente en forma de respuestas del tipo “cumple” o “no cumple”. Incluyendo estos casos, la presentación final de resultados en la mayoría de los documentos ha resultado clara. La única excepción se puede encontrar en el documento “Housing Quality Indicators” debido al alto número de puntos de evaluación.

Potencial de desarrollo futuro

La base de este criterio de selección se encuentra en la capacidad de desarrollo de los documentos técnicos en función de su adaptabilidad a nuevas tendencias sociales y formas de edificación. La capacidad de desarrollo se ha observado en las referencias científicas utilizadas para la elaboración de cada documento, y en el número de ediciones publicadas así como su actualización en cada edición. En este sentido, se ha observado una ausencia generalizada de referencias científicas. Los documentos presentan una base de desarrollo eminentemente práctica, tomando como referencia la experiencia obtenida en proyectos previos. De entre todos los documentos, destaca “London Housing Design Guide”, la cual se basa en un estudio realizado en la ciudad de Londres sobre la calidad de las viviendas existentes, especialmente en materia de superficies útiles. También destaca “Lifetime Homes Design Guide”, ya que en su desarrollo, los criterios de accesibilidad que

conforman la guía se basan tanto en datos científicos como en la experiencia.

Como resumen, a continuación la tabla 6.2.13 muestra los documentos seleccionados en base a los criterios descritos:

Documentos Seleccionados	Criterios de selección								
	1	2	3	4	5	6	7	8	9
Livable housing design guidelines		✓	✓	✓	✓	✓	✓	✓	✓
Apartment design guide		✓	✓	✓	✓	✓	✓	✓	✓
Code for sustainable homes		✓	✓	✓	✓	✓			✓
Lifetime homes design guide	✓	✓	✓	✓	✓	✓			
London housing design guide	✓	✓	✓	✓	✓	✓			✓
Housing quality indicators	✓	✓			✓	✓			✓

Tabla 6.2.13 Documentos Seleccionados

Leyenda:

- 1- Ámbito de aplicación
- 2- Disponibilidad y facilidad de acceso a la documentación
- 3- Sencillez de uso
- 4- Casos prácticos
- 5- Criterios cuantitativos
- 6- Criterios cualitativos
- 7- Sistema de puntuación
- 8- Claridad de presentación de resultados
- 9- Potencial de desarrollo futuro

6.3 Objetivo 3 - Elaboración del índice de calidad residencial (RQI)

En este punto se desarrolla el Índice de Calidad Residencial (RQI) que será empleado para la evaluación de los espacios residenciales objeto de estudio.

El sistema se basa en la documentación técnica analizada en el punto anterior y, concretamente, en los estándares seleccionados. Según se describió en el Estado de la Cuestión, se determinaron cuatro categorías de agrupación de los estándares, siendo las siguientes:

- Accesibilidad.
- Flexibilidad.
- Diseño Regenerativo.
- Superficie útil.

6.3.1 Accesibilidad

Los estándares de esta sección han sido seleccionados y desarrollados con el fin de fomentar la accesibilidad dentro de la vivienda. Los estándares de accesibilidad propuestos, así como la documentación técnica de origen, se presentan en la Tabla 6.2.1.

Estándares de Accesibilidad	Referencias
Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, and kitchen spaces provide a minimum clear opening width of 850mm	Livable Housing Australia / Lifetime Homes
Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Livable Housing Australia
Kitchen - At least 1200mm clearance is provided in front of fixed benches and appliances	Livable Housing Australia / Lifetime Homes
Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Lifetime Homes / London Housing Design Guide
Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Lifetime Homes
Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Lifetime Homes
Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. At least one bathroom features a slip resistant, step-free, shower recess.	Livable Housing Australia

Tabla 6.2.1 Estándares de Accesibilidad

La categoría de Accesibilidad dentro de la vivienda ha incorporado los estándares relacionados con la accesibilidad no solamente para usuarios con limitaciones físicas permanentes, sino también temporales. De la misma forma, se ha tenido en cuenta tanto a los residentes permanentes de un determinado inmueble, como también a posibles visitantes.

Dentro del concepto de las limitaciones físicas temporales se incluyen la tercera edad, la edad infantil, y la edad adulta en la que, por circunstancias inesperadas, se pierden habilidades temporalmente. Para todos estos casos, se considera imprescindible planificar y diseñar espacios residenciales que se adapten a nuestras circunstancias y que nos faciliten su uso. Estas consideraciones, de acuerdo con los factores sociales analizados en el Estado del Arte, tienen implicaciones a nivel emocional y psicológico, ya que proporcionan bienestar personal, y un mayor nivel de satisfacción con la vivienda.

6.3.2 Flexibilidad

Los estándares de flexibilidad propuestos y sus documentos técnicos de origen se presentan en la Tabla 6.2.2.

Estándares de Flexibilidad	Referencias
At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Lifetime Homes / London Housing Design Guide
Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	London Housing Design Guide
Living Room is not an essential part of circulation.	HQI
Space for, or provision of, future focal point, fire installation, actual fireplace, or other feature, is provided.	HQI
Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Lifetime Homes
An accessible bathroom is provided on the same story as the main bedroom.	Lifetime Homes
The shower and toilet should be located to enable the installation of grab rails at a future date.	Livable Housing Australia
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach.	Livable Housing Australia / Lifetime Homes
Space for occasional cot is provided in at least one double bedroom.	HQI
Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	HQI

Double room can accommodate twin beds	HQI
At a minimum, one twin or double bedroom can subdivide into two single.	HQI
The back of a kitchen is not more than 8 metres away from a window.	NSW
View from kitchen of outdoor area, suitable for toddler play or sitting.	Hqi
Main dinning space separated, not located in kitchen or living room.	HQI
Casual eating for 2 people is provided in the kitchen.	HQI
The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. B) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	HQI / Lifetime Homes
Dwelling is provided with adequate space and services to be able to work from home.	HQI / London Housing Design Guide
Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	NSW
The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	NSW
Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	NSW / London Housing Design Guide
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	NSW

Tabla 6.2.2. Estándares de Flexibilidad

La categoría de Flexibilidad del espacio interior ha incorporado estándares que tienen relación con la accesibilidad, y que además tienen repercusión en la superficie útil de la vivienda. Un diseño residencial flexible debe ser consecuentemente accesible. El criterio seguido para la determinar la pertenencia de un estándar en la categoría de flexibilidad frente a la de accesibilidad ha sido el factor de aplicación en el futuro, entendiendo la vivienda como un organismo vivo que se adapta a las circunstancias y a las necesidades cambiantes de sus usuarios. Los estándares de accesibilidad satisfacen unas necesidades que pertenecen más al tiempo presente.

6.3.3 Diseño regenerativo

Las normas restaurativas propuestas y sus documentos técnicos de origen se presentan en la Tabla 6.2.3.

Estándares de Regeneración de la Salud	Referencias
Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	HQI / Code For Sustainable Homes
Windows are more than 3m horizontal distance away from a public route or space	HQI
Noisy communal equipment is at least 3m away from doors and windows.	HQI
Building is not within 100m of a major road, train line or other source of significant noise	HQI
Principal rooms have windows that do not look out on wall within 3m.	HQI
At least one main living area has urban views of over 50m - 164 Ft OR rural views.	HQI
Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	HQI / NSW / London Housing Design Guide
Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the balcony is equal or longer than 2 m, the window area should be 1/6 of the net area of the room.	NSW
Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	NSW

Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	HQI / Lifetime Homes / London Housing Design Guide
Kitchen window is within 30 degrees of South or gets good daylight.	HQI
80% of the working plane in each kitchen, living room, and dining room must receive direct light from the sky.	Code or Sustainable Homes
An area where homework studies may be undertaken in private, away from other family activities, is provided.	HQI
Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m ² 1 bedroom apartments: 8m ² 2 bedroom apartments: 10m ² 3+ bedroom apartments: 12m ²	NSW
Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m ² per bedroom • Shared space: minimum 1 m ² per bedroom	Code for Sustainable Homes
Direct access or via lobby from living to private open space is possible or provided.	HQI

Tabla 6.2.3. Estándares de Regeneración de la Salud

La categoría de Restauración de la salud y el bienestar presenta la selección de estándares relacionados más directamente con la salud personal. En las dos categorías anteriores los estándares tenían un impacto sobre la salud y el bienestar de manera global, y a largo plazo. Como se indicó en el Estado de la Cuestión, la exposición prolongada a factores desfavorables deriva en daños para la salud tanto física como mental. Estos factores son los que se pretenden evitar con los estándares de las dos primeras secciones. Sin embargo, con los estándares de esta sección se

pretende dar alcance a los factores residenciales que tienen un impacto en la salud de forma más inmediata. De la misma forma, estos estándares proporcionan también un espacio para la regeneración del bienestar personal.

6.3.4 Superficie útil

Las dimensiones presentadas en la Tabla 6.2.4 se obtuvieron del análisis detallado de todos los documentos técnicos descritos. En general, se observaron rangos de dimensiones similares en todos los documentos técnicos. Sin embargo, como criterio de unificación, se seleccionaron los rangos más amplios para cada tipo de vivienda, según se muestra en la Tabla 6.2.4:

Estándares de Superficies			
Dwelling Type	No. Residents	Range (m²)	
Studio	1P	30	40
1 Bedroom	1P	40	45
1 Bedroom	2P	45	60
2 Bedroom	3P	60	70
2 Bedroom	4P	70	80
3 Bedroom	4P	75	85
3 Bedroom	5P	85	95
3 Bedroom	6P	95	105
4 Bedroom	5P	100	110
4 Bedroom	6P	110	125

Tabla 6.2.4. Estándares de Superficie

La sección de Tamaño de la unidad contiene principalmente las superficies útiles mínimas necesarias para poder incorporar todos los estándares recogidos en las categorías anteriores. Como criterio general para la selección de dichas superficies se estableció el más

restrictivo para cada tipo de vivienda y uso. Varios documentos técnicos coincidían en determinadas superficies, pero en caso de diferencia se consideró el de mayor superficie.

El aspecto principal de la categoría de Tamaño de la unidad consiste en considerar el número de personas que van a residir en la vivienda para determinar su superficie mínima. En la actualidad, las pautas de diseño residencial marcadas por la normativa vigente y los planes generales de ordenación urbana, establecen las superficies mínimas en función únicamente del número de dormitorios, o simplemente indican una superficie mínima para cada habitación, sin tener en cuenta cuántas personas van residir, ni de cuantas habitaciones se va a componer la vivienda finalmente. Estos dos factores tienen un impacto en la superficie útil de la residencia, y por lo tanto, son considerados en el sistema de estandarización.

6.4 Objetivo 4 - Evaluación de espacios residenciales

En este punto se presentan los resultados correspondientes al análisis de las viviendas mediante el RQI. Los resultados totales y parciales, por categorías, de cada vivienda se encuentran recogidos en el Anexo 2.

De acuerdo con los datos obtenidos, el resultado promedio sobre la calidad objetiva de las viviendas analizadas es de 72,11 puntos, siendo el valor más bajo de 59 puntos y el más alto de 90 puntos.

La muestra de viviendas analizadas se puede agrupar en función del porcentaje de viviendas que obtuvieron un determinado rango de valoración. Estos datos se muestran en la Tabla 6.4.4:

	Porcentaje	Puntuación
Viviendas Analizadas	8,24%	80 - 100
	62,35%	70 - 79
	24,71%	60 - 69
	4,71%	39 - 59

Tabla 6.4.4 Rangos de Resultados de las viviendas

Figura 8. Rangos de Resultados del RQI

A continuación, se presenta una muestra de las viviendas más representativas del conjunto total de viviendas analizadas.

Figura 9. Vivienda estudio

Figura 10. Vivienda de 1 dormitorio

Figura 11. Vivienda de 2 dormitorios

Figura 12. Vivienda tipo townhouse

PLANTA PRIMERA

PLANTA BAJA

Figura 13. Vivienda unifamiliar

La presente investigación se planteó para cualquier tipología residencial. El estudio estuvo abierto a cualquier participante, independientemente de su estado de salud, y abierto a cualquier tipo de espacio residencial. Se estableció la limitación de descartar aquellos espacios residenciales que no cumplieran con la normativa edificatoria vigente. A la vista de los resultados, se observa que la mayoría de las viviendas estudiadas presentan unas valoraciones altas, estando el 62,35% de las viviendas dentro de un rango entre 70 y 90 puntos.

Este dato abre nuevamente la posibilidad a futuras investigaciones de evaluar espacios residenciales que preliminarmente presenten condiciones de calidad bajas o medias. Esta posibilidad está vinculada a la opción de estudiar sectores sociales con estados de salud concretos.

Las puntuaciones obtenidas en cada una de las categorías que componen el RQI, se muestran en la tabla 6.4.5:

Rango de Puntuación	Accesibilidad	Flexibilidad	Restauración	Tamaño
0 - 10	7,06%	0,00%	1,18%	0,00%
11 - 15	37,65%	23,53%	37,65%	14,12%
16 - 20	43,53%	69,41%	44,71%	24,71%
21 - 25	11,76%	7,06%	16,47%	61,18%

Tabla 6.4.5 Rangos de Resultados de las categorías del RQI

Analizando las cuatro áreas que conforman el RQI, los resultados parecen mostrar que el área de mayor influencia en la valoración

final de una vivienda, en proporción de puntos con respecto a las otras tres, es la de tamaño de la unidad, en la que se valora la superficie útil del inmueble. En parte, esta mayor influencia viene determinada por el planteamiento del sistema de estandarización, en el que el cumplimiento de un sólo requisito, superficie útil, se valora con 25 puntos, mientras que el resto de las categorías presentan varios requisitos a valorar, por lo que la puntuación queda distribuida. Sin embargo, el hecho de dar mayor relevancia a la superficie útil de la vivienda frente a las otras categorías queda justificado por dos razones principales:

En primer lugar, los requisitos contenidos en las tres categorías restantes no tendrían posibilidad de valorarse completamente si el inmueble no presentara una superficie suficiente para cumplir con los requisitos de las otras categorías. En conclusión, para que una vivienda pueda ser accesible, flexible, y regenerativa, resulta necesario proporcionar una superficie útil adecuada.

En segundo lugar, una mayor relevancia de la superficie útil se encuentra en línea con el mercado inmobiliario, donde la superficie útil determina mayoritariamente el coste final de un inmueble.

Entre las otras tres categorías, la Restauración de la salud ha presentado las puntuaciones más bajas. A la vista de este dato, se podría determinar que las viviendas analizadas fueron construidas bajo una normativa vigente en la que no se tenía en cuenta ninguna medida para fomentar la regeneración de la salud. Como regla general, los códigos contemplan requisitos mínimos de ventilación e iluminación. Sin embargo, como la intención del RQI es aumentar el nivel de exigencia, la mayoría de las viviendas analizadas no han alcanzado los mínimos indicados en la presente tesis.

En cuanto a las categorías de accesibilidad y flexibilidad, las viviendas analizadas presentan valores medios dentro de un rango intermedio. Estas dos categorías están directamente relacionadas con la configuración interior de los espacios residenciales. En consecuencia, como las viviendas analizadas fueron seleccionadas siguiendo el criterio mínimo de cumplimiento con la normativa vigente, la mayoría de las viviendas presentan una configuración aceptable, en la que es posible cumplir con ciertos requisitos de accesibilidad y flexibilidad.

6.5 Objetivo 5. Selección del método de evaluación del estado de salud general

Para la evaluación del estado de salud general de los usuarios, se ha procedido a estudiar los tipos de cuestionarios existentes, y contrastados, dentro de la ciencia de la medicina. De acuerdo con McDowell (2006), se han observado los siguientes tipos de cuestionarios:

- Nivel de discapacidad física. Cuestionarios orientados a conocer el grado de discapacidad o invalidez de un paciente.
- Salud social. Cuestionarios creados para obtener información sobre el nivel de abandono o integración social de un paciente. Por lo general, tienen un alto componente psicológico, aunque pueden darse situaciones de falta de integración social debido a problemas físicos o discapacidades.
- Bienestar emocional. Cuestionarios de carácter psicológico de alcance general. Se caracterizan por evaluar niveles de satisfacción del paciente en diferentes aspectos de su vida

diaria, así como la percepción propia sobre el estado de salud general personal.

- Ansiedad. Cuestionarios psicológicos específicos para detectar un problema concreto. La ansiedad presenta varios niveles, siendo el más grave el estado de ansiedad como un desorden psicológico. Los cuestionarios de esta tipología están orientados a detectar el nivel de gravedad en el que se encuentra un paciente.
- Depresión. De forma similar a la ansiedad, la depresión tiene diferentes niveles que van desde la tristeza, en su nivel más leve, hasta la depresión profunda como cuadro psicológico severo. Los cuestionarios de esta categoría ayudan al facultativo a determinar el nivel de gravedad.
- Estado mental. Este tipo de cuestionarios están orientados a conocer la capacidad cognitiva de un paciente, frecuentemente relacionada con habilidades mentales, conocimientos, capacidad de memoria, concentración, o verbalización entre otras habilidades.
- Dolor físico. Los cuestionarios de esta categoría están concebidos para determinar el nivel de dolor físico que experimenta un paciente en situaciones comunes de la vida diaria, como caminar, subir escaleras, ejercitando levemente, e incluso en reposo.
- Estado de salud general y calidad de vida. Estos cuestionarios contienen diversos tipos de preguntas orientadas a conocer el estado de salud general de un paciente, incluyendo salud física y salud mental. El estado de salud general está fuertemente relacionado con la calidad de vida de un paciente,

principalmente desde un punto de vista de la percepción personal. En general, los pacientes que presentan condiciones de salud general favorables, también tienen una percepción de mejor calidad de vida.

Debido al alcance de la presente investigación, orientado al conocimiento del estado de salud general de los usuarios, se descartaron aquellos cuestionarios relacionados con áreas específicas de salud, tanto física como mental. De esta manera, los cuestionarios de discapacidad física, salud social, ansiedad, depresión, estado mental, y dolor físico, fueron descartados preliminarmente.

Las dos tipologías restantes, bienestar emocional, y estado de salud general y calidad de vida, presentan características, en general, válidas para la presente investigación.

Al observar en detalle la tipología de bienestar emocional, se ha comprobado que, en general, estos cuestionarios están orientados a pacientes de la tercera edad, o a detectar la presencia de enfermedades psicológicas como diagnóstico preliminar. Debido a su ámbito de aplicación, los cuestionarios de esta tipología han sido descartados, ya que tienen un alcance específico en lugar de generalizado. Por otra parte, se ha observado también que los cuestionarios de esta tipología contienen, en general, un número de preguntas superior a 30, y en algunos casos, superior a 50. Este hecho dificulta su uso y su administración así como la interpretación de resultados.

Dentro de la tipología de salud general y calidad de vida se identificaron los siguientes cuestionarios como adecuados para la presente investigación:

- The Quality of Life Index.
- The World Health Organization Quality of Life Scale.
- The DUKE Health Profile.

6.5.1 The Quality of Life Index

El cuestionario “The Quality of Life Index” (Ferrans y Powers, 1992), está compuesto de quince preguntas, y está orientado a la auto-administración por parte del paciente. En consecuencia, la forma de evaluación es sencilla, consistiendo en asignar 0,1, o 2 puntos a cada pregunta, para posteriormente sumar el total. El cuestionario contiene numerosas referencias que detallan su validez y nivel de confianza dentro de la medicina. En este sentido, de acuerdo a los criterios de selección indicados, el cuestionario sería válido. Sin embargo, el ámbito de aplicación no ha resultado adecuado ya que está orientado a pacientes con cáncer terminal. Debido a un ámbito de aplicación tan específico, se ha rechazado.

6.5.2 The World Health Organization Quality of Life Scale (WHOQOL)

El cuestionario “The World Health Organization Quality of Life Scale” (WHOQOL) consiste en un sistema de evaluación de la calidad de vida elaborado por la O.M.S. en 1995 (World Health Organization, 1995). En su origen se creó como instrumento para la mejora de la comunicación entre doctor y paciente. El objetivo consistía en incluir la percepción y los sentimientos de los

pacientes sobre su propia satisfacción con aspectos de su vida personal dentro de la primera evaluación. De esta forma, se incorporaba un componente humano dentro de los cuestionarios de salud, los cuales, hasta entonces, se limitaban a determinar síntomas objetivamente, aislando el componente humano del paciente. Más adelante, el cuestionario se usó para determinar el impacto que determinadas políticas sociales en materia de salud tenían en la sociedad.

Siguiendo los criterios de selección, el cuestionario WHOQOL presenta un ámbito de aplicación general, adecuado para la presente investigación, se encuentra disponible en la página web de la O.M.S. y las referencias muestran unos niveles de fiabilidad y validez adecuados dentro de la medicina. Sin embargo, el mayor inconveniente que presenta este cuestionario es su dificultad de administración, ya que está formado por cien preguntas que cubren diferentes áreas de la vida del paciente. Debido a que para la presente investigación se estableció que se administrarían los cuestionarios a través de internet, la sencillez de administración es un aspecto clave para el éxito del cuestionario. De acuerdo con Kalantar y Talley (1999), la probabilidad de que una persona rellene un cuestionario de forma autónoma está directamente relacionada con la longitud del cuestionario. En consecuencia, la brevedad del cuestionario facilita que sea completado. El número de preguntas del cuestionario también afecta a la sencillez de interpretación de resultados. De hecho, en este cuestionario, la valoración de cada pregunta es de tipo Likert, pero dependiendo del área de evaluación se utilizan unos rangos diferentes. Debido a estas dos características, este cuestionario ha sido rechazado para su uso en la presente investigación.

Existe una versión simplificada del WHOQOL-100, el WHOQOL-BREF (World Health Organization, 1996), consistente en 26 preguntas seleccionadas del cuestionario extenso de cien preguntas. Esta extensión más limitada facilita su uso. Sin embargo, se ha considerado inadecuado para la presente investigación debido al alcance general de las preguntas. Ninguna está orientada a determinar algún tipo de enfermedad, sino que están planteadas para conocer la satisfacción personal sobre aspectos de la vida diaria.

6.5.3 DUKE Health Profile

El DUKE fue creado y desarrollado por Duke University School of Medicine en el año 1990, como un cuestionario breve y práctico, completado por el propio paciente, o bajo la guía del médico, para evaluar el estado funcional de la salud en los entornos de atención médica primaria. El DUKE se concibió originalmente para medir la salud física, mental, y la funcionalidad social, según se describieron por la Organización de las Naciones Unidas en 1959.

El DUKE permite evaluar el estado de salud general, caracterizándose por su simplicidad de administración y comprensión, y ofreciendo precisión en la evaluación del estado de salud de los individuos. El cuestionario está compuesto de 17 preguntas orientadas a proporcionar un perfil individual del estado de salud general. El DUKE evalúa la salud general dentro de diferentes categorías que miden función: salud física, mental y social, salud general, salud percibida y autoestima; y disfunción: ansiedad, depresión, dolor y discapacidad.

Las referencias sobre su validez, fiabilidad y consistencia interna del DUKE se han demostrado en estudios previos (McDowell, 2006; Parkerson et al., 1996), en los que se destacó la fiabilidad en los valores para la salud mental y el estado de salud subjetivo.

El DUKE es un cuestionario de fácil acceso, utilización, puntuación, e interpretación de resultados. Tras su administración, en pocos segundos se puede obtener una valoración sobre el estado de salud del paciente con una alta fiabilidad.

Debido a que uno de los pasos imprescindibles de esta investigación consiste en evaluar el estado de salud de cualquier individuo, el DUKE cumple esta función por su simplicidad de administración y precisión. De manera similar a un médico de atención primaria, los datos necesarios para la presente investigación necesitaban obtenerse mediante la formulación de las preguntas adecuadas en un corto período de tiempo, por lo que el DUKE cubre también este aspecto.

Debido a sus características, así como a su validez y fiabilidad, el cuestionario seleccionado para la presente investigación ha sido el DUKE Health Profile.

En el Anexo 3 se muestra un ejemplo del cuestionario DUKE.

6.6 Objetivo 6 - Evaluación del estado de salud general

Como se ha indicado en el punto anterior, el cuestionario seleccionado para el presente estudio ha sido el “Duke Health Profile” (DUKE).

Para valorar adecuadamente las puntuaciones, se siguieron las instrucciones indicadas en el propio cuestionario. Dependiendo de la pregunta, y según la puntuación de la respuesta, se asigna un valor determinado, no siendo posible conocer la valoración final del test a la vista de los resultados iniciales, por lo que es necesario realizar el ajuste de los datos según las instrucciones del test.

Una vez recopilados todos los datos, los resultados promedio para el estado de salud de los habitantes evaluados con el DUKE, usando una escala de 0 a 100, se muestran en la Tabla 6.6.1:

Áreas de Análisis	Puntuación Promedio
Salud mental	73,86
Percepción de salud	75,44
Autoestima	74,74
Ansiedad	30,92
Depresión	30,00
Ansiedad-depresión	29,45

Tabla 6.6.1 Resultados del DUKE – Puntuación Promedio

Figura 15. Puntuaciones promedio de salud

La muestra se puede agrupar en función del porcentaje de participantes que obtuvieron un determinado rango de puntuación. Estos datos se muestran en la Tabla 6.6.2:

Áreas de Análisis	Porcentaje de Participantes	Puntuación
Salud mental	52,94%	80 - 100
	41,17%	50 - 70
	5,89%	20 - 40
Percepción de salud	62,35%	100
	37,65%	50
	2,35%	0
Autoestima	54,12%	80 - 100
	40%	50 - 70
	5,88%	20 - 40
Ansiedad	5,88%	66,66 - 91,66
	43,53%	33,33 - 53,33
	50,59%	0 - 24,99
Depresión	23,53%	50 - 90
	30,58%	30 - 40
	45,89%	0 - 20

Tabla 6.6.2 Resultados del Cuestionario DUKE – Puntuaciones

En cuanto a los resultados obtenidos, se pueden realizar las siguientes observaciones:

Los resultados del cuestionario de salud muestran que la mayoría de los usuarios gozan de un buen estado de salud general. Este dato está en consonancia con los datos biométricos obtenidos en la primera sección del cuestionario, donde la edad media de los participantes resultó ser de 37,6 años.

Se observa que existe una correlación entre los parámetros de calidad de vida de las viviendas y la salud de los usuarios. En consecuencia, se podría discutir que sólo aquellos participantes

con índices de salud, edad y satisfacción razonablemente buenos han mostrado disposición a participar en el estudio. Este dato también se puede interpretar a la inversa. Posibles participantes en el estudio con problemas de salud más severos, de mayor edad, e insatisfechos con sus viviendas, no han mostrado disposición alguna a responder los cuestionarios.

6.7 Objetivo 7 - Evaluación de la satisfacción residencial

A continuación se presenta el procedimiento seguido para evaluar la satisfacción residencial de los usuarios:

- En primer lugar, se indica el proceso de desarrollo del cuestionario, el cual se organiza en secciones de acuerdo al tipo de información que se desea obtener.
- Posteriormente, se procede al análisis de consistencia interna del cuestionario para determinar su fiabilidad.
- Finalmente, se presentan los resultados obtenidos para cada una de las preguntas.

6.7.1 Desarrollo del cuestionario

Para determinar el tipo de preguntas del cuestionario orientado a conocer la satisfacción residencial, se han establecido dos categorías principales:

- Factores de influencia indirecta.
- Factores de influencia directa.

Los tipos de preguntas orientadas a conocer los factores de influencia indirecta sobre la satisfacción residencial se describen a continuación:

- Los datos biométricos de los usuarios de mayor interés para la presente investigación han sido la edad y el género de la persona participante en el estudio, así como la edad de las personas con las que convive. De esta forma, se puede conocer el número total de personas que habitan el mismo espacio, así como la presencia de niños y ancianos. Adicionalmente, se han incluido datos financieros orientados a conocer los ingresos totales del núcleo familiar, así como el porcentaje de esos ingresos destinado al alquiler o hipoteca.
- Se ha considerado el número total de residentes como un dato importante debido al impacto que tiene fundamentalmente en la percepción subjetiva de privacidad, y en consecuencia en el bienestar (Glass & Singer, 1972; Evans & Cohen, 1987).
- Se ha considerado también de importancia conocer si en la vivienda residen niños y ancianos ya que la percepción subjetiva de satisfacción residencial está influenciada por la capacidad de uso de una vivienda (Cohen et al., 1986; Peterson et al., 1993).
- La relevancia sobre los datos financieros se basa en estudios científicos que han asociado los ingresos con la percepción subjetiva de bienestar (Wells y Harris, 2007), y con la satisfacción residencial (Galster y Hesser, 1981; Clark y Kearns, 2012).
- El dato sobre el tipo de uso del inmueble, en alquiler o en propiedad, se determinó como relevante debido a estudios

científicos previos que encontraron una relación directamente proporcional entre el régimen de propiedad y la percepción subjetiva de bienestar (Bond et al., 2012; Hu, 2013), así como en el nivel de satisfacción residencial (Díaz-Serrano, 2009).

Los tipos de preguntas orientadas a conocer los factores de influencia directa sobre la satisfacción residencial se describen a continuación:

- Los datos sobre la tipología residencial han incluido el tipo de vivienda, y la superficie útil total. Estos datos son relevantes en combinación con los datos sobre el número de residentes, contribuyendo al análisis de sobrepoblación de un inmueble, el cual influye igualmente en la satisfacción residencial y en la percepción de bienestar (Evans, 2006; Campagna, 2016).
- La satisfacción con el área de ubicación del inmueble, entendida como barrio, y la satisfacción con el edificio, han resultado de relevancia en estudios previos, donde se ha encontrado relación directa entre la satisfacción con la unidad de vivienda y la satisfacción con el entorno, a nivel de edificio y a nivel de barrio (Adriaanse, 2007; Berkoy et al., 2009; Fornara et al., 2010; Buys y Miller, 2012; Rollings et al., 2017).
- Los datos sobre la selección del inmueble han resultado relevantes para conocer directamente las razones de los usuarios, así como su orden de importancia, en la decisión de vivir en un determinado inmueble.

El cuestionario final se compone de trece preguntas que abordan los tipos de datos descritos anteriormente. Las preguntas se puntúan siguiendo una escala de Likert. Esta escala, creada por

Rensis Likert en 1932, consiste en ofrecer una serie de opciones concretas para responder una pregunta, y cada respuesta lleva asignada un valor numérico.

El cuestionario completo se muestra en el Anexo 4. Este cuestionario fue elaborado para obtener datos en Estados Unidos, (EE.UU.). En consecuencia, las unidades de medida de las superficies se presentan en pies cuadrados (square feet; sf²; o sqft), y su equivalente en m² para facilitar su comprensión, así como los datos económicos se presentan en Dólares (\$) y su equivalente en Euros (€) para comprender su valor.

6.7.2 Análisis de consistencia interna del cuestionario

En la práctica habitual dentro de la industria de la edificación, los cuestionarios tipo POE no se someten a un análisis de fiabilidad. Sin embargo, debido al rigor científico de la tesis, y a que el cuestionario presenta las respuestas siguiendo una escala tipo Likert, se ha considerado conveniente realizar un análisis de fiabilidad y consistencia interna para determinar la validez de la encuesta.

La fiabilidad se midió utilizando el coeficiente Alfa de Cronbach. Este coeficiente, creado por Lee Cronbach en 1951, se emplea como sistema de medida de la fiabilidad y de la consistencia interna de una escala de valoración. Para el caso concreto del cuestionario empleado en la investigación se obtuvo un valor de $\alpha = 0,916$. Para valores de α superiores a 0,80 se considera una alta fiabilidad.

El análisis de fiabilidad y consistencia mediante el coeficiente Alfa de Cronbach se encuentra en el Anexo 5.

6.7.3 Datos obtenidos sobre satisfacción residencial

A continuación se muestran los resultados obtenidos en la encuesta de satisfacción residencial. Para su presentación, se ha seguido el orden de las preguntas del cuestionario, presentando los datos después del enunciado de cada pregunta.

1. Género

En el estudio participaron 79 mujeres (69,30%) y 35 hombres (30,70%), de al menos 18 años de edad.

Figura 15. Porcentajes de participantes por género

2. Edad

La edad promedio de los participantes fue de 37,54 años. El participante de mayor edad tenía 71 años. El rango de edad que registró el mayor número de participantes fue de 18-35 años (44,71%), y el siguiente rango fue de 36-50 años (37,65%).

3. ¿Alquila o es propietario de su vivienda actual?

La mayoría de los residentes estaban en situación de alquiler, 58,82%, frente al 41,18% de los residentes que eran dueños de sus viviendas.

Figura 16. Porcentajes del régimen de tenencia de la vivienda

4. ¿Cuál de las siguientes opciones describe mejor su vivienda? (Seleccione todas las que correspondan):

Los tipos de residencias analizadas se presentan en la Tabla 6.6.1:

Tipo de Residencia	%
Estudios	11,76%
Apartamentos de una habitación	29,41%
Apartamentos de dos habitaciones	25,88%
Apartamentos de tres habitaciones o más	1,18%
Viviendas adosadas	2,35%
Viviendas unifamiliares independientes	9,41%

Tabla 6.6.1 Resultados de Satisfacción Residencial

Figura 17. Porcentajes de tipologías residenciales

5. Indique el número de residentes, y el rango de edad de cada uno, que actualmente viven en su hogar:

De acuerdo a los resultados obtenidos, en el 36,47% de las viviendas analizadas residían personas con un rango de edad entre 0 y 19 años, y en el 10,59% residían personas de más de 65 años de edad.

En el 2,4% de las viviendas analizadas que residían desde menores de edad hasta mayores de 65 años.

6. Según su conocimiento, ¿cuál es la superficie útil total de su vivienda? Incluya espacios como sótanos, áticos o similares.

De acuerdo con los datos recopilados, el tamaño promedio de las viviendas estaba en el rango de 46m² - 70m². En la tabla 6.6.2 a continuación, se muestran los porcentajes de viviendas dentro de cada rango de superficie útil de la vivienda.

Rango de superficie	Viviendas
93m ² o más	32,94%
70m ² a 93m ²	15,29%
46m ² a 70m ²	30,59%
28m ² a 46m ²	16,47%

Tabla 6.6.2 Resultados de Satisfacción Residencial

Figura 18. Porcentajes de superficies útiles

7. Valore su satisfacción general con los siguientes aspectos de su vecindario:

Nivel de Satisfacción - Vecindario	
Categoría	Valoración (Sobre 10)
Vecindario en general	8,04
Proximidad a transporte público	8,16
Proximidad a vías de circulación ciclista	7,11
Proximidad a servicios públicos (parques, escuelas)	7,89
Proximidad a tiendas y servicios	8,00
Seguridad	8,09
Tabla 6.6.3 Resultados de Satisfacción Residencial	

8. Valore su satisfacción general con los siguientes aspectos de su edificio:

Nivel de Satisfacción - Edificio	
Categoría	Valoración (sobre 10)
Arquitectura y diseño	7,16
Espacios comunitarios exteriores	7,53
Aparcamiento para residentes	6,89
Aparcamiento para visitantes	6,61
Aparcamiento para bicicletas	7,23
Seguridad	8,18
Adaptado para niños	7,51
Adaptado para ancianos	7,30
Tabla 6.6.4 Resultados de Satisfacción Residencial	

9. Valore su satisfacción general con los siguientes aspectos de su vivienda:

Nivel de Satisfacción - Vivienda	
Categoría	Valoración (Sobre 10)
Superficie útil	7,79
Diseño y distribución	7,58
Espacio exterior privado (jardín, terraza, balcón)	7,19
Iluminación natural	7,65
Vistas	6,67
Almacenaje	7,26
Privacidad	7,58
Aislamiento acústico frente a ruidos exteriores	6,23
Espacio para muebles	7,49
Capacidad de uso del mobiliario y acceso a ventanas	8,02
Movilidad dentro de la vivienda	7,81
Espacio para realizar las siguientes actividades	
a) Lavandería	7,79
b) Vestirse	7,93
c) Cocinar	7,77
d) Comer	7,60
e) Ocio	7,12
f) Socialización	7,70
Almacenaje en estanterías	7,40
Almacenaje para la gestión de residuos	6,47
Seguridad	8,21
Adaptado a niños	7,70
Adaptado a ancianos	7,72

Tabla 6.6.5 Resultados de Satisfacción Residencial

La satisfacción general promedio para cada una de las tres preguntas anteriores, calificada en una escala de 0 a 10 puntos, se muestra en la Tabla 6.6.6:

Concepto	Puntuación
Vecindario	7,88
Edificio	7,30
Vivienda	7,48
Tabla 6.6.6 Resultados de Satisfacción Residencial	

Con respecto a los aspectos que los participantes valoraron más en cada uno de los niveles estudiados, vecindario, edificio y vivienda, la seguridad fue el más valorado, con un total de 8,08 puntos en el vecindario; 8,18 puntos en el edificio; y 8,22 puntos en la vivienda.

Después de la seguridad, otros aspectos que fueron calificados con más de 8 puntos a nivel de barrio fueron "Accesible para tránsito peatonal" (8,04 puntos) y "Accesible a tiendas y servicios" (8 puntos). Los elementos restantes se calificaron dentro del rango de 7,11 - 8,04 puntos.

Con respecto a la valoración del edificio, los aspectos mejor valorados después de la seguridad fueron "Espacio abierto compartido" (7,53 puntos) y "Adecuación para niños" (7,50 puntos). Los elementos restantes se calificaron dentro del rango de 6,61 - 7,30 puntos.

En cuanto a la valoración de la calidad de la vivienda, los participantes valoraron, después de la seguridad, "Accesibilidad a

muebles, puertas y ventanas" con 8,02 puntos. Los artículos restantes se calificaron dentro del rango de 6,47 - 7,93 puntos. En cuanto a la puntuación de la vivienda otorgada a los factores de "Adecuado para niños" y "Adecuado para ancianos", los datos indicaron 7,70 y 7,72 puntos respectivamente.

10. Valore las siguientes razones para mudarse a su hogar actual

Según se muestra en la tabla 6.6.7, la principal razón por la que los residentes han decidido cambiar de residencia ha sido el coste del alquiler o de la hipoteca, según los casos. La puntuación fue de un 7,96, frente a 7,74 para el vecindario, y 7,37 para la vivienda, como razones para el cambio. Entre estas dos posiciones, se encuentra "Proximidad al Trabajo", con 7,42 puntos.

Entre las razones menos valoradas para realizar un cambio de residencia se encuentra la opción de residir en una vivienda sostenible o eficiente (4,84 puntos). Esta opción se encuentra en el mismo rango que "Necesitar más espacio exterior" o "Necesitar menos espacio exterior".

Razones por las que se cambió de residencia	
Categoría	Valoración (Sobre 10)
Calidad de la vivienda	7,37
Calidad del vecindario	7,74
Coste del alquiler/hipoteca	7,96
Proximidad a familiares y amigos	5,81
Proximidad al trabajo	7,42
Proximidad a escuelas	6,12
Proximidad a servicios públicos (parques,...)	6,61
Proximidad a tiendas y servicios	7,18
Sostenibilidad y eficiencia energética	4,84
Cambios en la familia	5,26
Necesidad de más espacio	6,37
Necesidad de menos espacio	4,39
Necesidad de más espacio exterior	5,63
Necesidad de menos espacio exterior	4,37

Tabla 6.6.7 Resultados de Satisfacción Residencial

11. ¿Aproximadamente qué porcentaje de sus necesidades diarias de comercios y servicios (alimentos básicos, farmacia, bancos, cafeterías, tintorería, etc.) se encuentran a 10-15 minutos caminando de su casa? (por favor seleccione sólo una respuesta)

El rango de porcentaje de servicios básicos que se encuentran a una distancia razonable desde la vivienda, alrededor de 1Km., es el 25% - 49%.

12. Indique el rango de ingresos anuales brutos total de su unidad familiar:

Con respecto al volumen de ingresos anuales brutos, los participantes se encontraban en promedio dentro del rango entre 82.500€ y 105.000€ anuales.

13. Indique el porcentaje aproximado de los ingresos anuales brutos totales de su unidad familiar destinados a pagar el alquiler o hipoteca

El porcentaje medio del salario destinado a pagar el alquiler o la hipoteca ha sido del 31,35%.

De los resultados obtenidos en el cuestionario se han observado los siguientes factores:

El tamaño medio de las viviendas analizadas estaba en el rango de 46m² - 70m², el número de usuarios por vivienda era de 2,51, y la mayoría de las viviendas eran de uno o dos dormitorios. De acuerdo

con la Tabla 6.2.4 Estándares de Superficie, una vivienda con una superficie de 58 m² podría ser de un dormitorio y permitiría alojar a dos personas. Por otra parte, el siguiente valor de superficie útil es de 60 m², por lo que estaríamos en un rango muy cercano para alojar a tres personas en una vivienda de dos dormitorios. En función de estos datos, se puede observar que la muestra de usuarios ocupa sus viviendas de manera eficiente, evitando la sobrepoblación.

En cuanto a los aspectos residenciales que los participantes valoraron más, los resultados promedio han permitido observar un gran interés por la seguridad en los tres niveles analizados: vecindario, edificio, y vivienda, todos ellos con más de 8 puntos. Los otros aspectos más valorados están relacionados con la superficie de la residencia, como son "Accesibilidad a muebles, puertas y ventanas" con 8,02 puntos, "Espacio de circulación dentro de la vivienda y alrededor del mobiliario" con 7,81 puntos, y "Espacio habitable interior" con 7,79 puntos de media.

La capacidad para la socialización, la idoneidad para los niños, la idoneidad para las personas mayores, y la privacidad también obtuvieron valores altos (7,70; 7,70; 7,72; y 7,58 puntos, respectivamente), lo cual corrobora los resultados obtenidos en estudios previos.

Las valoraciones mostradas, desde la seguridad hasta la habitabilidad de la vivienda, ayudan a observar cuáles son los factores que más demandan los usuarios en el momento de seleccionar una vivienda. Las condiciones de seguridad son más propias del entorno en el que se encuentra un determinado inmueble, y parece conveniente considerar que, una vez que un

usuario ha seleccionado un área para residir, las condiciones de seguridad son prácticamente aplicables al resto de niveles (edificio y vivienda), y por lo tanto quedan satisfechas en el primer estrato de selección de una residencia.

Una vez determinada el área, el usuario comenzará a evaluar los factores de la propia residencia. Por lo general, debido a las condiciones del mercado inmobiliario, la oferta de tipología de vivienda dentro de una misma zona suele ser muy similar. Por lo tanto, las opciones de encontrar una vivienda que se adapte a las necesidades de un determinado usuario quedan limitadas. Factores como la circulación interior en la vivienda, la posibilidad de interacción y socialización, y la habitabilidad en general, dependen fuertemente de la superficie útil.

El aislamiento acústico y la insonorización frente a ruidos exteriores, fueron los aspectos con menor puntuación, con 6,23 puntos de media. Con este dato se puede observar que este factor generalmente no es considerado como relevante por los usuarios, cuando, según se indicó en el Estado de la Cuestión, sí que tiene un impacto en el bienestar personal. El origen de esta irrelevancia podría estar en que, en general, los usuarios no conocen los métodos y tecnologías de construcción, ni sus implicaciones, y, por otra parte, no es un factor que las empresas promotoras destaquen en sus promociones residenciales. En consecuencia, estos factores generalmente no se valoran.

La misma consideración se le puede dar a los aspectos medioambientales y sostenibles de una residencia. Analizando los resultados de la pregunta sobre las razones para mudarse a su residencia actual, el coste del alquiler o hipoteca, y la superficie

habitable fueron los aspectos de mayor valoración, con una media de 7,96 y 6,37 puntos respectivamente. Sin embargo, la sostenibilidad fue valorada con 4,84 puntos de media.

Se observa que los usuarios dan prioridad a los factores económicos y a la superficie de las viviendas. Esta prioridad está en línea con los parámetros de tasación presentes en el mercado inmobiliario.

La incorporación de factores de sostenibilidad, medioambiental y social, en los códigos de edificación resultaría imprescindible para que la industria de la edificación los aplique, y los usuarios resulten beneficiados.

En el aspecto medioambiental de la sostenibilidad, este factor está empezando a cambiar en la actualidad. La investigación de la presente tesis se realizó dentro de un panorama social en el que la sostenibilidad estaba limitada a la eficiencia energética. Actualmente, están surgiendo nuevos promotores más interesados por la sostenibilidad, y simultáneamente, la divulgación de conceptos sobre esta temática se está propagando entre la sociedad. Este hecho promueve el conocimiento entre los usuarios y, en consecuencia, se incrementa su demanda para futuras promociones inmobiliarias.

6.8 Objetivo 8 - Determinación de la correlación estadística

En este apartado se presentan los resultados correspondientes al análisis estadístico de correlación de las variables objeto de estudio.

En el punto 6.8.1 se presentan los datos obtenidos en el análisis de correlación entre las variables objeto de estudio.

En el punto 6.8.2 se realiza la interpretación de los datos del análisis de correlación desde la perspectiva de los estudios analizados en el punto 2.9 del Estado de la cuestión, en los que se analizan principalmente factores sociales en la edificación, y los análisis estadísticos son fundamentalmente correlaciones y regresiones.

6.8.1 Datos obtenidos en el análisis de correlación de Pearson

Los datos recogidos a través de la encuesta de satisfacción residencial se encuentran recopilados en el Anexo 6, y los resultados del DUKE Health Profile se muestran en el Anexo 7.

El análisis estadístico se ha iniciado comprobando que los datos de las variables principales siguen una distribución normal. Los resultados se presentan en el Anexo 8, mostrando una distribución normal de las variables.

Las Tablas 6.8.1.1, 6.8.1.2, y 6.8.1.3 muestran los resultados de los coeficientes de correlación de Pearson entre los tres grupos de variables de relevancia para la presente investigación. La leyenda de las tablas siguientes se muestra a continuación:

- Coeficiente de correlación de Pearson: r_{xy}
- Coeficiente de determinación: r^2_{xy}
- Valor t de Student: t
- Distribución t de Student 2 Colas, n=80: $t_{(n-2)=78}$
- t * Correlación estadísticamente significativa

Correlación RQI – Salud

RQI	r_{xy}	r^2_{xy}	t	$t_{(n-2)=78}$
Salud Mental	0,4209	0,1771	4,0975*	1,994
Salud Social	0,2462	0,0606	2,2432*	1,994
Salud General	0,3212	0,1031	2,9951*	1,994
Salud Percibida	0,0914	0,0083	0,8104	1,994
Autoestima	0,3403	0,1158	3,1962*	1,994
Ansiedad	-0,2669	0,0712	2,4458*	1,994
Depresión	-0,3113	0,0969	2,8931*	1,994
Ansiedad/Depresión	-0,3374	0,1138	3,1655*	1,994

Tabla 6.8.1.1 Correlación RQI-Salud General

Figura 19. Coeficiente de Correlación de Pearson (r_{xy}) – RQI-Salud

Figura 20. Coeficiente de Determinación (r^2_{xy}) – RQI-Salud

Correlación Satisfacción Residencial – Salud General

Satisfacción Residencial	r_{xy}	r^2_{xy}	t	$t_{(n-2)=78}$
Salud Mental	0,2709	0,0734	2,4851*	1,994
Salud Social	0,1551	0,0241	1,3868	1,994
Salud General	0,2066	0,0427	1,8647	1,994
Salud Percibida	0,0111	0,0001	0,0980	1,994
Autoestima	0,1513	0,0229	1,3515	1,994
Ansiedad	-0,2396	0,0574	2,1798*	1,994
Depresión	-0,2462	0,0607	2,2452*	1,994
Ansiedad/Depresión	-0,2624	0,0688	2,4013*	1,994

Tabla 6.8.1.2 Correlación Satisfacción Res.-Salud General

Figura 21. Coeficiente de Correlación de Pearson (r_{xy})
Satisfacción residencial-Salud

Figura 22. Coeficiente de Determinación (r^2_{xy})
Satisfacción Residencial-Salud

Correlación RQI - Satisfacción Residencial

RQI	r_{xy}	r^2_{xy}	t	$t_{(n-2)=78}$
Satisfacción Res.	0,2812	0,0791	2,5884*	1,994

Tabla 6.8.1.3 Correlación RQI-Satisfacción Res.

A continuación, las tablas 6.8.1.4 y 6.8.1.5 muestran los grupos de variables analizados adicionalmente con el fin de obtener datos complementarios para el presente estudio:

Correlación Satisfacción Residencial - Edificio-Vecindario

Satisfacción Residencial	r_{xy}	r^2_{xy}	t	$t_{(n-2)=78}$
Vecindario	0,3819	0,1458	3,6493*	1,994
Edificio	0,6359	0,4043	7,2762*	1,994

Tabla 6.8.1.4 Correlación Satisfacción Res.- Edificio-Vecindario

Correlación Datos Económicos-Salud Mental-Ansiedad

	r_{xy}	r^2_{xy}	t	$t_{(n-2)=78}$
Ingresos Salud Mental	0,1440	0,0207	1,2852	1,994
Ingresos Ansiedad	0,0030	0,0000	0,0267	1,994
Renta/Hipoteca Salud Mental	0,0839	0,0070	0,7438	1,994
Renta/Hipoteca Ansiedad	0,0089	0,0001	0,0789	1,994

Tabla 6.8.1.5 Correlación Datos Económicos-Salud Mental-Ansiedad

6.8.2 Interpretación de las correlaciones analizadas

El coeficiente de correlación de Pearson consiste en un índice cuyos valores varían entre -1 y 1. En valores absolutos el rango de variación es entre 0 y 1. En principio, la proximidad del coeficiente de correlación a 1 indica una alta correlación, y la proximidad a 0, una correlación baja entre variables.

La interpretación preliminar del coeficiente de correlación de Pearson se explica a continuación, en la Tabla 6.8.2.1:

Rango	Interpretación Preliminar
-1.0 y -0.8	La correlación es muy alta y es inversa
-0.8 y -0.6	La correlación es alta y es inversa
-0.6 y -0.4	La correlación es normal y es inversa
-0.4 y -0.2	La correlación es moderada y es inversa
-0.2 y 0.2	La correlación es baja
0.2 y 0.4	La correlación es moderada y es directa
0.4 y 0.6	La correlación es normal y es directa
0.6 y 0.8	La correlación es alta y es directa
0.8 y 1.0	La correlación es muy alta y es directa

Tabla 6.8.2.1 Interpretación del Coeficiente de Correlación de Pearson

Sin embargo, la interpretación del coeficiente de correlación de Pearson debe complementarse, ya que este coeficiente depende de

factores como la naturaleza de la investigación, o el tamaño de la muestra.

Según se indicó en el capítulo de Metodología, el coeficiente de correlación de Pearson se interpreta analizando el coeficiente de determinación r^2_{xy} , y aplicando el test de hipótesis basado en la distribución t de Student, cuyo valor para una distribución de dos colas, y 80 observaciones, es $t_{(n-2=78)} = 1,994$. La tabla de distribución se muestra en el Anexo 9.

Significación estadística - Valoración del test de Student

En la comprobación del test de Student, los valores de t superiores a 1,994 se consideran estadísticamente significativos, ya que se rechaza la Hipótesis nula con un riesgo máximo de equivocación de 0,05 (5%).

En el análisis estadístico de correlación, se ha observado que la mayoría de las correlaciones son significativas, a excepción de las siguientes:

- RQI - Salud Percibida
- Satisfacción Residencial - Salud social / Salud General / Salud Percibida / Autoestima
- Datos económicos – Salud Mental / Ansiedad

Coefficientes de determinación

A continuación se muestra la discusión de los resultados obtenidos de acuerdo con el coeficiente de determinación (r^2_{xy}):

- En la correlación RQI-Salud Mental, la calidad de la vivienda explicaría el 17,71% de la salud mental de sus usuarios ($r^2_{xy}=0,1771$); el 10,31% de la salud general ($r^2_{xy}=0,1031$); un 11,58% de la autoestima ($r^2_{xy}=0,1158$); y un 11,38%, en correlación inversa del factor ansiedad/depresión (DUKE Ad.) ($r^2_{xy}=0,1304$).
- En la correlación entre Satisfacción Residencial y Salud General, la satisfacción residencial explicaría el 7,34% de la salud mental ($r^2_{xy}=0,0734$); y un 6,88% del factor ansiedad/depresión (DUKE Ad.) ($r^2_{xy}=0,0688$).
- En la correlación RQI-Satisfacción residencial, la calidad de la vivienda explicaría el 7,91% ($r^2_{xy}=0,0791$).
- En cuanto a la correlación Satisfacción Residencial - Edificio-Vecindario, se considera relevante la correlación entre vivienda-edificio, en la que el nivel de satisfacción con el edificio explicaría el 40,43% del nivel de satisfacción con la vivienda ($r^2_{xy}=0,4043$). El nivel de satisfacción con el vecindario explicaría el 14,58% de la satisfacción con la vivienda ($r^2_{xy}=0,1458$).

El coeficiente de correlación de Pearson presenta, en general, valores interpretables como relaciones de fuerza baja y moderada entre variables, de acuerdo a los rangos indicados en la tabla 6.8.2.1 al comienzo de este apartado.

Sin embargo, los valores obtenidos adquieren otra dimensión bajo la perspectiva de los estudios analizados en el apartado 6.8.1, donde se muestran resultados de investigaciones de alcance, temática, y modelo estadístico de análisis similares. A

continuación, se muestran los coeficientes de correlación más representativos:

- Eficiencia energética-Salud: 0,08 (Maidment et al., 2014).
- Vivienda-Fatiga psicológica: 0,07 (Wells y Harris, 2007).
- Vivienda-Salud mental: 0,09-0,11 (Rollings et al., 2017).
- Cualidades arquitectónicas-Satisfacción residencial: 0,22 (Mridha, 2015).

Se observa en estos estudios que las variables de los factores residenciales explican entre el 7% y el 15% de las variables de salud (Wells y Harris, 2007; Maidment et al., 2014; Rollings et al., 2017). En ese sentido, la presente investigación muestra una relación del 17,71%.

En cuanto a la satisfacción residencial, la calidad de la vivienda explicaría el 22% (Mridha, 2015), y en la presente investigación se muestra un 7,91%.

En los estudios que relacionan factores de la vivienda con factores de salud, se ha observado que se han utilizado métodos cualitativos para determinar ambos factores (Wells y Harris, 2007; Maidment et al., 2014; Mridha, 2015; Rollings et al., 2017). Los factores residenciales han sido valorados mediante escalas que analizaban aspectos cualitativos de las viviendas, sin valorar factores medibles cuantitativamente, como son los criterios propuestos en el RQI.

En cuanto a los estudios que han analizado la relación entre la satisfacción residencial y la calidad de la vivienda (Fakere et al., 2017; Fernández-Portero et al., 2017), el porcentaje de explicación es mayor en los estudios analizados que en la presente

investigación. Sin embargo, debe observarse que en estos estudios ambas variables se han analizado cualitativamente mediante el empleo de cuestionarios que los propios usuarios han valorado. En comparación con los otros estudios analizados en el apartado 6.8.1, se ha observado que los estudios han empleado una metodología exclusivamente cualitativa, en la que se ha valorado únicamente la percepción de los usuarios, tanto para las variables de factores humanos como para las variables arquitectónicas. En estos estudios, los coeficientes de correlación son más altos que los que emplean métodos mixtos, como la presente investigación: cualitativos para los factores humanos, y cuantitativos para los factores residenciales.

Estas diferencias se atribuyen a que en los estudios que basan la medición de los factores residenciales y humanos en las valoraciones subjetivas de los usuarios se alcanzan valores de los coeficientes de correlación más altos debido a que es el propio usuario quien valora la forma en que las variables arquitectónicas se adaptan a sus condiciones personales.

Por otra parte, de acuerdo con la O.M.S. (World Health Organization, 2018), la salud humana se ve afectada por numerosos factores determinantes, agrupados principalmente en las siguientes categorías:

- Factores sociales y económicos.
- El entorno físico, incluyendo espacios residenciales y laborales.

- Las características personales de cada individuo, incluyendo genética, comportamiento, hábitos alimenticios, y capacidad de afrontar adversidades.

De esta relación de factores determinantes en la salud humana, el entorno físico, de acuerdo a los resultados de esta investigación, ejerce una influencia en la salud inferior a la influencia que los demás factores considerados por la O.M.S. pueden ejercer. Sin embargo, la O.M.S. (2018) reconoce el entorno físico como un elemento determinante en la salud humana.

En base a estos hechos, a los resultados del análisis estadístico realizado, y a la valoración de estos resultados en relación a los obtenidos en otras investigaciones, se pone de manifiesto la fortaleza de las correlaciones estudiadas y su coherencia con la influencia general que el entorno construido ejerce en la salud humana.

7

CONCLUSIONES

7. CONCLUSIONES

Las conclusiones derivadas del trabajo realizado en la presente tesis son las siguientes:

- Metodología de investigación
 - La metodología cualitativa ha contribuido a proporcionar una visión global de la investigación, aportando la percepción subjetiva de los usuarios.
 - La metodología cuantitativa ha resultado adecuada para evaluar los componentes edificatorios.
 - La cuantificación de las variables cualitativas ha permitido el empleo de análisis estadísticos para determinar la fuerza o debilidad de la relación entre factores.
 - Al determinar una relación entre los datos obtenidos, el método cuantitativo ha resultado insuficiente para proporcionar una explicación completa de la relación, la cual ha sido complementada por el método cualitativo.
- Análisis de la documentación técnica internacional
 - No se han encontrado documentos que analicen directamente todos los factores sociales de la edificación.
 - No se han encontrado metodologías que valoren cuantitativamente el factor social de la sostenibilidad en la edificación.
 - Los documentos estudiados presentan requisitos más restrictivos que los exigidos por la propia normativa de obligado cumplimiento aplicable en cada país.
 - Los documentos observados son de uso voluntario, pero de aplicación generalmente obligatoria en

proyectos subvencionados por la administración pública correspondiente.

- El objetivo común de estos documentos consiste en ofrecer una normativa alternativa en la que se presenta a los usuarios como elemento central.
 - Esta documentación técnica presenta valores numéricos cuantificables de aplicación directa en edificación. Su transposición a normas de obligado cumplimiento resulta factible.
- Índice de Calidad Residencial (RQI):
 - Se ha diseñado un Índice de Calidad Residencial (RQI), orientado a cuantificar numéricamente los parámetros cualitativos de los edificios con mayor influencia en los aspectos de salud y bienestar humanos.
 - Las cuatro categorías que componen el RQI aúnan los aspectos sociales estudiados dispersamente en investigaciones previas, seleccionando los parámetros técnicos más adecuados en función de su relación con los factores sociales de la edificación indicados en el Estado de la Cuestión.
 - El RQI ha combinado datos cuantitativos con datos cualitativos, de tal forma que la inclusión de factores sociales en los códigos de edificación sea numéricamente viable.
 - El Índice ha demostrado ser adecuado para determinar los factores cualitativos de mayor relevancia sobre la salud y el bienestar en los edificios residenciales.
 - Evaluación de los espacios residenciales
 - De las cuatro secciones que componen el RQI utilizado para la evaluación, las secciones que menos puntuación aportan al total de la valoración de la

vivienda son las relacionadas con la restauración de la salud y el tamaño de la vivienda.

- La incorporación de factores sociales en los espacios residenciales resulta necesario incrementar las superficies útiles mínimas requeridas en las normativas obligatorias vigentes, tanto códigos de edificación como normas urbanísticas.
- Evaluación del estado de salud general
 - Los usuarios en mejores condiciones de salud presentan mejor disposición para participar en un estudio de estas características.
 - Se ha determinado una correlación positiva entre las valoraciones obtenidas a través del RQI y los datos de salud de los usuarios.
- Evaluación de la satisfacción residencial
 - Los factores residenciales de mayor valor para los usuarios tiene una gran relación con los aspectos económicos, la seguridad, y la superficie habitable.
 - Los factores medioambientales relacionados con la eficiencia energética, y los factores sociales relacionados con la salud, se encuentran en un segundo plano de relevancia para los usuarios.
 - Se ha determinado una correlación positiva entre las valoraciones obtenidas a través del RQI y los niveles de satisfacción residencial de los usuarios.
- Análisis estadístico
 - El aumento de la valoración de la vivienda está correlacionado con el aumento de la salud general.
 - Debido al empleo de una metodología cuantitativa para los factores residenciales, y cualitativa para los

factores humanos, se ha obtenido una correlación de mayor fuerza que en estudios de similar temática pero con metodologías únicamente cualitativas.

- La fuerza de la correlación entre las variables estudiadas es fundamentalmente moderada, considerándola coherente con estudios previos, y con los datos sobre los factores determinantes de la salud humana presentados por la Organización Mundial de la Salud.
-
- Objetivo principal
 - La incorporación de factores de calidad de vida de los usuarios en la normativa de edificación resulta factible mediante la aplicación del sistema de estandarización creado para cuantificar los factores cualitativos de los espacios residenciales (RQI).
 - La normativa edificatoria puede desarrollarse principalmente en aspectos como la accesibilidad para todos los usuarios y en todas las viviendas; la presentación de distribuciones alternativas de las viviendas para fomentar la flexibilidad; el incremento de espacios abiertos efectivos, y con vegetación, tanto comunitarios como privados; el aumento de las dimensiones mínimas de las estancias, y en consecuencia, de las viviendas.

7. CONCLUSIONS

The conclusions derived from the work performed in this thesis are the following:

- Research methodology
 - The qualitative methodology has contributed to a global vision of the research, providing the subjective perception of the users.
 - The quantitative methodology has been adequate to evaluate the building components
 - The quantification of qualitative variables has allowed the use of statistical analysis to determine the strength or weakness of the relationship between factors.
 - When determining a relationship between the data obtained, the quantitative method has proven insufficient to provide a complete explanation of the relationship, which has been complemented by the qualitative method.
- Analysis of international technical documentation
 - Technical literature has not directly addressed social factors in buildings.
 - Scientific literature has not assessed social factors of in buildings through quantitative methodologies.
 - The technical documents analyzed presented more restrictive requirements than those contained in mandatory national regulations.
 - The technical documents studied are voluntary, but their application may be required in projects funded by the local public administration

- The common objective of these technical documents is to offer an alternative to mandatory regulations, presenting a human-centered approach.
 - The technical documentation presents quantifiable numerical values for direct application in buildings. Its transposition into mandatory regulations is feasible.
- Residential Quality Index (RQI)
 - A Residential Quality Index (RQI) has been designed to numerically quantify the qualitative parameters of buildings with the greatest influence on human health and well-being.
 - The four categories of the RQI address the social aspects studied dispersedly in previous research, selecting the most appropriate technical parameters based on their relationship with the social factors of the building indicated in the State of the Question.
 - The RQI has combined quantitative and qualitative data so that the incorporation of social factors in building codes is feasible.
 - The Index has proven to be adequate to determine the qualitative factors of greatest relevance to health and well-being in residential buildings.
- Evaluation of residential spaces
 - When analyzing the dwellings by using the RQI, the sections that contributed the least to the total assessment of the dwelling were those related to the restoration of health and the size of the dwelling.
 - The incorporation of social factors in residential spaces is necessary to increase the minimum livable areas required in the current mandatory regulations.

- Assessment of general health status
 - Users in healthier conditions presented a better disposition to participate in a study such the present research.
 - A positive correlation has been determined between the evaluations obtained through the RQI and the user's health data.

- Assessment of residential satisfaction
 - The residential factors with the highest value for users are strongly related to finances, security, and livable space.
 - Environmental factors related to energy efficiency, and social factors related to health, are not as relevant for users.
 - A positive correlation has been determined between the evaluations obtained through the RQI and users' level of residential satisfaction.

- Statistical analysis
 - The increase in the valuation of the dwelling is correlated with the increase in general health.
 - Due to the use of a quantitative methodology for residential factors, and a qualitative methodology for human factors, a correlation of greater strength has been obtained than in qualitative studies of similar topic.
 - The strength of the correlation between the variables studied is fundamentally moderate, considering the strength consistent with previous studies, and with the

data on the determinants of human health presented by the World Health Organization.

- Main objective
 - The incorporation of quality of life factors in building regulations is feasible through the application of the standardization system created to quantify the qualitative factors of residential spaces (RQI).
 - Building codes can be developed within those areas related to accessibility for all users, and within all the dwelling units; requirements for alternate layouts to promote flexibility; increase of effective outdoor spaces and greenery, both communal and private; increase of minimum usable areas for each room, and consequently, the dwelling unit.

8

FUTURAS LÍNEAS
DE INVESTIGACIÓN

8. FUTURAS LÍNEAS DE INVESTIGACIÓN

La dimensión social del desarrollo sostenible, según se ha observado en la presente investigación, presenta factores complejos de analizar, especialmente en la edificación, debido fundamentalmente a la combinación de valoraciones cualitativas y cuantitativas.

En la presente investigación se ha profundizado en un área concreta, consistente en los factores de calidad de vida en la edificación. Sin embargo, la dimensión social puede analizarse desde otras perspectivas que podrán complementar en el futuro los resultados aquí obtenidos. Las principales vertientes de análisis se indican a continuación.

Casos prácticos de nueva construcción

La presente investigación se ha basado en el estudio de viviendas existentes, construidas bajo normativas edificatorias previas que han quedado fundamentalmente obsoletas y superadas por nuevas normas. Sin embargo, las normas actuales no recogen completamente los aspectos sociales del desarrollo sostenible, por lo que resultaría preliminarmente ventajoso analizar proyectos de nueva construcción en los que se apliquen los criterios desarrollados en el presente estudio.

La metodología a emplear puede ser similar en cuanto a formato, utilizando cuestionarios de evaluación de la salud de los residentes y cuestionarios de satisfacción residencial, ambos realizados en determinados lapsos de tiempo desde la primera ocupación. Los cuestionarios empleados en el presente estudio pueden

complementarse o modificarse con diferentes tipos preguntas orientadas a conocer la eficiencia de uso de las viviendas en términos sociales.

Tipología residencial

La metodología planteada en la presente investigación fue concebida para analizar cualquier tipología residencial existente, desde viviendas unifamiliares hasta viviendas colectivas. Sin embargo, futuras metodologías de estudio se pueden centrar en una sola tipología residencial para así profundizar en el análisis de la influencia de un determinado tipo de vivienda en la calidad de vida de sus residentes.

Factores económicos y socioculturales

De manera similar al planteamiento descrito en el punto anterior sobre tipología residencial, el presente estudio ha sido concebido bajo una perspectiva de estudio global, orientado a analizar viviendas y residentes en cualquier contexto sociocultural y económico. Estudios futuros se pueden centrar en el análisis de los factores de calidad de vida en viviendas construidas en comunidades sociales específicas, como pueden ser zonas de marginación social, o de poderes adquisitivos concretos.

Factores de salud

La selección de los casos estudiados en la presente investigación se ha realizado principalmente en función de las condiciones residenciales de los inmuebles, contando con unas condiciones

generales de salud de sus residentes preliminarmente estables, sin la presencia aparente de enfermedades severas.

En estudios futuros se pueden analizar viviendas en las que residan usuarios con determinadas enfermedades o condiciones de salud específicas, incluyendo cuadros severos.

Adicionalmente, estudios futuros pueden orientarse al análisis de un sector de la población de mayor edad, abarcando diferentes estados de salud dentro de este grupo social concreto.

Por otra parte, se puede planificar una metodología en la que se analicen diferentes usuarios que residan en el mismo tipo de vivienda, como por ejemplo, en las urbanizaciones de un número elevado de viviendas, en las que se repiten las viviendas tipo, y varían los usuarios. Este tipo de metodología podría proporcionar nuevos datos sobre la influencia de una misma vivienda sobre usuarios diferentes.

Análisis del ciclo de vida social

Esta línea de investigación consistiría en una vertiente con un alcance más amplio. El análisis del ciclo de vida consiste en una metodología de estudio del impacto medioambiental que un determinado producto o servicio tiene en cada una de sus fases de su ciclo de vida, desde su concepción, desarrollo, vida útil, y desestimación. Como parte de esta metodología, desde el año 2009 se ha añadido el área social dentro del análisis del ciclo de vida. Esta área consiste en el estudio del impacto social que un producto o servicio tiene en la sociedad en todas sus fases. En el caso de un producto, analiza el impacto social de cada una de las

comunidades sociales impactadas durante su ciclo de vida a nivel internacional.

Esta metodología de análisis se aplica actualmente a productos y servicios fundamentalmente, pero no se ha desarrollado en el área de la edificación en el sentido de analizar el impacto de un edificio como ente completo dentro de la comunidad social circundante. El aspecto relacionado con la edificación hasta ahora consiste principalmente en analizar el impacto social de determinados materiales constructivos. Sin embargo, el edificio como unidad de impacto social no se ha analizado.

En este sentido, se puede analizar en el futuro el impacto social de un edificio en términos de igualdad social, cohesión, acceso a trabajo justo, desarrollo económico de la zona, o desarrollo urbanístico entre otros factores.

Estudios sobre confinamiento social derivado de pandemias víricas

La presente investigación puede servir de base para el análisis del impacto psicológico y emocional que una vivienda ejerce en sus residentes durante periodos de confinamiento derivados de pandemias víricas, como la situación actual.

El COVID-19, desarrollado a finales del año 2019, se ha extendido internacionalmente, obligando a numerosos gobiernos, incluyendo el español, a decretar medidas de confinamiento social con el fin de evitar su propagación. Esta decisión, aunque tomada en base a criterios médicos, puede originar situaciones de estrés emocional que deriven en otros problemas de salud mental. Contando con la

posibilidad de otras pandemias en el futuro, las viviendas deberán adecuarse tanto a las necesidades sanitarias de los residentes afectados, como a las necesidades cognitivas y emocionales de todos los usuarios.

Esta tesis presenta los factores residenciales que influyen en la salud de los usuarios en condiciones de uso normales. Futuras investigaciones se podrán centrar en la influencia de los factores residenciales específicos, como la flexibilidad de la vivienda orientada a satisfacer las necesidades de un usuario afectado durante su aislamiento temporal, o como el acceso a espacios exteriores, comunitarios o privados, que fomenten el bienestar emocional.

9

PRODUCCIÓN CIENTÍFICA

9. PRODUCCIÓN CIENTÍFICA

A continuación se muestra la producción científica relacionada con la presente investigación, consistente principalmente en su difusión.

9.1 Presentación de resultados propios

Se ha procedido a la presentación de los avances realizados en cada fase, así como de los resultados obtenidos en los siguientes seminarios, tanto para el centro (ETSEM - Escuela Técnica Superior de Edificación de Madrid), como para el grupo de investigación TEMA (Tecnología Edificatoria y Medioambiente):

- Calidad del Diseño Residencial y su Repercusión en la Salud Humana. (ETSEM - 19 de Noviembre de 2018).
- Calidad del Diseño Residencial y su Repercusión en la Salud Humana. Metodología (ETSEM - 11 de Enero de 2019).
- Calidad del Diseño Residencial y su Repercusión en la Salud Humana. Avance de resultados (TEMA - 18 de Julio de 2019).
- Factores sociales en la edificación (ETSEM - 21 de Octubre de 2019).
- Factores sociales en la edificación (TEMA - 28 de Noviembre de 2019).
- Sostenibilidad Social en la Edificación. Resultados (ETSEM - 16 de Junio de 2020).

9.2 Ponencias en congresos internacionales

Se ha procedido a la presentación de la investigación en los congresos internacionales siguientes:

- III International Congress on Construction and Building Research (COINVEDI). 14-16 de Diciembre, 2015. Escuela Técnica Superior de Edificación, Madrid.
 - Ponencia: Residential environment quality and its repercussion on human health. A preliminary approach. Néstor Rouyet Ruiz, Mercedes Del Rio Merino, Carmen Viñas Arrebola.
 - Título de las Actas: III International Congress on Construction and Building Research. Book of Extended Abstracts. ISBN: 978-84-933567-6-7. Páginas 295 - 296
- II Building and Management International Conference (BIMIC). 8-10 de Mayo, 2019. Escuela Técnica Superior de Edificación, Madrid.
 - Ponencia: Building Codes and the Management of Sustainability's Social Dimension. Néstor Rouyet Ruiz, Mercedes Del Rio Merino, Carmen Viñas Arrebola.
 - Título de las Actas: Proceedings of the II Building and Management International Conference. ISBN: 978-84-16397-91-4 M-7089-2019. Páginas 34 - 35.

9.2 Artículo científico

Se ha procedido a la publicación del siguiente artículo científico:

- Rouyet, N., del Rio, M., & Viñas, C. (2019). Gestión de la Dimensión Social de la Sostenibilidad en los Códigos de Edificación= Building Codes and the Management of Sustainability's Social Dimension. Anales de Edificación, 5(2), 22-29.

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ANEXOS

12. ANEXOS

ANEXO 1 – RESIDENTIAL QUALITY INDEX

RQI - RESIDENTIAL QUALITY INDEX

Project nº:

Project Type:

Accessibility	Accessibility Score:	Final Score:
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No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm			
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.			
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances			This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided			Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.			
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.			In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.			Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room

Score	Layout-Flexibility ►
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FINAL SCORE

Flexibility		Accessibility Score:		Final Score:
No.	Section	Compliance	Points	Requirements
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.			A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors.
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.			For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.
2.03	Living Room is not an essential part of circulation.			
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.			
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.			
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.			
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.			Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach.			Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can accommodate a single bed with a 750mm wide space to one side of the bed is suitable as a temporary bed space. This area should be capable of being screened (with a portable screen) from the rest of the room. Provision of an electrical socket within the space is required. ----- Provision of a window for ventilation and a heat source within the space would be beneficial. A layout which provides potential for a suitable recess / area that is easier to screen and provides better separation from the remaining room is beneficial.
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.			

2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	
2.11	Bedrooms - Double room can accommodate twin beds	
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	
2.14	Dining Space - Separated, not located in kitchen or living room.	
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	
2.16	Main dining space separated, not located in kitchen or living room.	
2.17	Dining Space - Casual eating for 2 people in kitchen.	
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Space for Personal Computer in the living room
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	

◀ Accessibility

Score

Regenerative Design ▶

FINAL SCORE

Regenerative Design				Accessibility Score: Score:	Final
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.				
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space				
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.				
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise				
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.				
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.			If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.				
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.				
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the balcony is equal or longer than 2 m, the window area should be 1/6 of the net area of the room.				
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.				

3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2 2 bedroom apartments: 10m2 3+ bedroom apartments: 12m2	
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.

◀ Flexibility	Score	Usable Area ▶
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FINAL SCORE

RQI - RESIDENTIAL QUALITY INDEX**Project nº:****Project Type:**

Usable Area	Accessibility Score:	Final Score:
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ID	Section	Compliance	Points	Notes
4.01	Studio			
4.02	1 Bedroom 1 Resident			
4.03	1 Bedroom 2 Residents			
4.04	2 Bedroom 3 Residents			
4.05	2 Bedroom 4 Residents			
4.06	3 Bedroom 4 Residents			
4.07	3 Bedroom 5 Residents			
4.08	3 Bedroom 6 Residents			
4.09	4 Bedroom 5 Residents			
4.10	4 Bedroom 6 Residents			

◀ Regenerative Design	Score	Report ▶
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FINAL SCORE

ANEXO 2 – RESULTADOS RQI

Muestra	Accesibilidad	Flexibilidad	Restauración	Tamaño	Resultado
V1	17	15	15	25	72
V2	17	15	15	25	72
V3	13	16	21	25	75
V4	15	18	17	20	70
V5	14	18	15	15	62
V6	17	19	13	25	74
V7	21	17	14	25	77
V8	21	17	15	25	78
V9	21	18	15	15	69
V10	11	19	20	25	75
V11	17	15	15	25	72
V12	21	18	18	25	82
V13	13	17	20	20	70
V14	14	16	23	25	78
V15	14	17	23	25	79
V16	13	16	21	20	70
V17	17	18	15	20	70
V18	13	14	20	25	72
V19	17	17	17	25	76
V20	15	19	20	25	79
V21	17	15	15	25	72
V22	17	18	20	25	80
V23	10	17	17	15	59
V24	20	15	17	25	77
V25	17	21	15	15	68
V26	11	18	22	25	76
V27	17	18	16	15	66
V28	7	16	21	20	64
V29	21	22	22	25	90
V30	21	21	19	25	86
V31	17	17	17	20	71
V32	21	21	11	25	78
V33	13	17	17	20	67
V34	13	14	21	25	73
V35	13	18	23	25	79
V36	13	16	18	25	72
V37	13	13	15	20	61
V38	21	22	19	25	87
V39	20	18	14	25	77
V40	14	18	17	20	69

V41	14	18	17	15	64
V42	18	17	18	25	78
V43	18	19	20	25	82
V44	13	18	17	25	73
V45	14	20	23	25	82
V46	18	20	13	25	76
V47	17	14	16	25	72
V48	13	17	23	25	78
V49	17	17	16	20	70
V50	17	17	15	20	69
V51	13	14	23	25	75
V52	17	19	18	25	79
V53	14	20	17	25	76
V54	14	18	15	25	72
V55	17	17	17	20	71
V56	17	15	14	15	61
V57	17	18	18	25	78
V58	17	20	12	20	69
V59	17	19	10	25	71
V60	11	18	20	20	69
V61	14	17	23	25	79
V62	17	16	15	20	68
V63	14	14	20	25	73
V64	18	15	19	25	77
V65	17	20	12	20	69
V66	17	18	13	25	73
V67	17	20	16	25	78
V68	17	15	17	20	69
V69	17	15	13	20	65
V70	17	17	12	15	61
V71	13	17	17	15	62
V72	17	15	20	25	77
V73	17	19	13	20	69
V74	13	19	15	25	72
V75	21	21	11	25	78
V76	17	15	20	25	77
V77	17	19	13	25	74
V78	15	18	17	20	70
V79	15	19	15	25	74
V80	21	18	13	25	77

ANEXO 3 – DUKE HEALTH PROFILE

FORM A: FOR SELF-ADMINISTRATION BY THE RESPONDENT (revised 4-2000)

DUKE HEALTH PROFILE (The DUKE)

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Duke University Medical Center, Durham, N.C., U.S.A.

Date Today: _____ Name: _____ ID Number: _____
Date of Birth: _____ Female _____ Male _____

INSTRUCTIONS: Here are some questions about your health and feelings. Please read each question carefully and check (✓) your best answer. You should answer the questions in your own way. There are no right or wrong answers. (Please ignore the small scoring numbers next to each blank.)

	Yes, describes me exactly	Somewhat describes me	No, doesn't describe me at all
1. I like who I am	12	11	10
2. I am not an easy person to get along with	20	21	22
3. I am basically a healthy person	32	31	30
4. I give up too easily	40	41	42
5. I have difficulty concentrating	50	51	52
6. I am happy with my family relationships	62	61	60
7. I am comfortable being around people	72	71	70

TODAY would you have any physical trouble or difficulty:

	None	Some	A Lot
8. Walking up a flight of stairs	82	81	80
9. Running the length of a football field	92	91	90

DURING THE PAST WEEK: How much trouble have you had with:

	None	Some	A Lot
10. Sleeping	102	101	100
11. Hurting or aching in any part of your body.	112	111	110
12. Getting tired easily	122	121	120
13. Feeling depressed or sad	132	131	130
14. Nervousness	142	141	140

DURING THE PAST WEEK: How often did you:

	None	Some	A Lot
15. Socialize with other people (talk or visit with friends or relatives)	150	151	152
16. Take part in social, religious, or recreation activities (meetings, church, movies, sports, parties)	160	161	162

DURING THE PAST WEEK: How often did you:

	None	1-4 Days	5-7 Days
17. Stay in your home, a nursing home, or hospital because of sickness, injury, or other health problem.	172	171	170

ANEXO 4 – ENCUESTA SATISFACCIÓN RESIDENCIAL

1. Género

- Femenino
- Masculino

2. Edad

3. ¿Alquila o es propietario de su vivienda actual?

- Alquiler
- En Propiedad

4. ¿Cuál de las siguientes opciones describe mejor su vivienda? (Seleccione todas las que correspondan):

- Estudio
- 1 dormitorio
- 2 dormitorios
- 3 dormitorios o más
- Dúplex
- Unifamiliar Adosado
- Unifamiliar independiente
- Apartamento en Edificio de Renta Antigua
- Apartamento en Edificio Multifamiliar
- Otro

5. Indique el número de residentes, y el rango de edad de cada uno, que actualmente viven en su hogar:

Rango de Edad (años)	Número de residentes
0-4	
5-9	
10-14	
15-19	
20-34	
35-49	
50-64	
65+	

6. Según su conocimiento, ¿cuál es la superficie útil total de su vivienda? Incluya espacios como sótanos, áticos o similares.

- Menos de 28m² - (300ft²)
- 28m² a 46m² - (301 ft² a 500 ft²)
- 46m² a 70m² - (501 pies² a 750 pies²)
- 70m² a 93m² - (751 pies² a 1000 pies²)
- 93m² o más - (1,000 pies² o más)

7. Valore su satisfacción general con los siguientes aspectos de su vecindario:

- Acceso al transporte público
- Acceso a vías ciclistas (senderos, caminos, etc.)
- Acceso a espacios públicos, y servicios (parques, escuelas, etc.)
- Acceso a zonas comerciales
- Seguridad
- Barrio en general

8. Valore su satisfacción general con los siguientes aspectos de su edificio:

- Arquitectura y diseño del edificio
- Espacio exterior/urbanización compartida (complejo residencial)
- Aparcamiento para residentes
- Aparcamiento para visitantes
- Almacenamiento de bicicletas
- Seguridad
- Apto para niños
- Apto para personas mayores

9. Valore su satisfacción general con los siguientes aspectos de su vivienda:

- Superficie útil
- Diseño
- Iluminación natural
- Vistas exteriores
- Espacio de almacenamiento
- Privacidad
- Nivel de insonorización contra ruidos
- Espacio para colocación de muebles
- Accesibilidad y circulación alrededor de muebles, puertas y ventanas

- Espacio para realizar las siguientes actividades:
 - a) lavandería
 - b) vestirse
 - c) cocinar
 - d) comer
 - e) jugar
 - f) socializar
- Seguridad
- Apto para niños
- Apto para personas mayores

10. Valore las siguientes razones para mudarse a su hogar actual

- Calidad de la vivienda
- Calidad del vecindario
- Coste / Alquiler de la unidad
- Proximidad a familiares o amigos
- Proximidad al empleo
- Proximidad a escuelas
- Proximidad a instalaciones públicas
- Proximidad a tiendas y servicios
- Diseño sostenible
- Cambios en la unidad familiar
- Necesidad de más espacio interior
- Necesidad de menos espacio interior
- Necesidad de más espacio exterior
- Necesidad de menos espacio exterior

11. ¿Aproximadamente qué porcentaje de sus necesidades diarias de comercios y servicios (alimentos básicos, farmacia, bancos, cafeterías, tintorería, etc.) se encuentran a 10-15 minutos caminando de su casa? (por favor seleccione sólo una respuesta)

- Menos del 25%
- 25% a 49%
- 50% a 74%
- Más del 75%

12. Indique el rango de ingresos anuales brutos total de su unidad familiar:

- Menos de 40,000€
- 40,000€ a 64,999€
- 65,000€ a 89,999€
- 90,000€ a 114,999€
- 115,000€ a 149,999€
- Más de 150,000€

13. Indique el porcentaje aproximado de los ingresos anuales brutos de su unidad familiar destinados a pagar el alquiler o hipoteca

- Menos del 10%
- 11% a 30%
- 31% a 50%
- Más del 50%
- Otro
- N / A

ANEXO 5 – COEFICIENTE CRONBACH ALPHA

Análisis ANOVA de dos factores sin repetición.

	Total Filas	Suma	Promedio	Varianza		Total Col.	Sum	Promedio	Varianza
Fila 1	53	196	3,698113	1,099419	Col. 1	98	387	3,94898	0,832422
Fila 2	53	153	2,886792	1,102322	Col. 2	98	398	4,061224	1,171471
Fila 3	53	239	4,509434	1,139332	Col. 3	98	358	3,653061	1,05365
Fila 4	53	199	3,754717	1,765602	Col. 4	98	384	3,918367	0,879865
Fila 5	53	168	3,169811	2,259071	Col. 5	98	387	3,94898	0,894277
Fila 6	53	171	3,226415	2,255443	Col. 6	98	380	3,877551	1,01578
Fila 7	53	203	3,830189	0,797533	Col. 7	98	339	3,459184	1,158111
Fila 8	53	179	3,377358	0,777939	Col. 8	98	368	3,755102	2,434252
Fila 9	53	176	3,320755	2,029753	Col. 9	98	353	3,602041	2,221439
Fila 10	53	137	2,584906	0,939768	Col. 10	98	339	3,459184	2,910688
Fila 11	53	208	3,924528	0,917271	Col. 11	98	373	3,806122	3,044498
Fila 12	53	199	3,754717	1,304064	Col. 12	98	379	3,867347	1,044077
Fila 13	53	238	4,490566	1,254717	Col. 13	98	385	3,928571	1,510309
Fila 14	53	168	3,169811	1,643687	Col. 14	98	369	3,765306	1,439196
Fila 15	53	213	4,018868	1,865022	Col. 15	98	361	3,683673	1,043236
Fila 16	53	156	2,943396	1,785196	Col. 16	98	356	3,632653	0,956449
Fila 17	53	196	3,698113	1,676343	Col. 17	98	354	3,612245	2,136756
Fila 18	53	168	3,169811	1,643687	Col. 18	98	373	3,806122	1,250684
Fila 19	53	162	3,056604	1,13135	Col. 19	98	326	3,326531	1,562382
Fila 20	53	155	2,924528	1,417271	Col. 20	98	347	3,540816	1,384915
Fila 21	53	207	3,90566	1,01016	Col. 21	98	369	3,765306	1,006207
Fila 22	53	188	3,54717	1,021771	Col. 22	98	303	3,091837	1,300757
Fila 23	53	187	3,528302	0,830914	Col. 23	98	346	3,530612	1,179466
Fila 24	53	167	3,150943	1,630624	Col. 24	98	368	3,755102	0,846623
Fila 25	53	187	3,528302	1,753991	Col. 25	98	376	3,836735	0,880286
Fila 26	53	177	3,339623	1,843977	Col. 26	98	381	3,887755	0,842941
Fila 27	53	143	2,698113	1,214804	Col. 27	98	377	3,846939	1,038186
Fila 28	53	177	3,339623	0,497823	Col. 28	98	374	3,816327	0,893751
Fila 29	53	162	3,056604	1,515965	Col. 29	98	357	3,642857	1,159794
Fila 30	53	205	3,867925	0,809144	Col. 30	98	344	3,510204	1,2834
Fila 31	53	187	3,528302	2,71553	Col. 31	98	369	3,765306	1,171155
Fila 32	53	229	4,320755	1,337446	Col. 32	98	344	3,510204	1,2834
Fila 33	53	199	3,754717	0,880987	Col. 33	98	318	3,244898	1,568273
Fila 34	53	193	3,641509	2,119013	Col. 34	98	389	3,969388	0,751631
Fila 35	53	223	4,207547	1,744557	Col. 35	98	386	3,938776	1,398275
Fila 36	53	204	3,849057	1,169086	Col. 36	98	378	3,857143	1,298969
Fila 37	53	146	2,754717	1,496372	Col. 37	98	352	3,591837	1,089417
Fila 38	53	198	3,735849	1,582729	Col. 38	98	361	3,683673	1,27004
Fila 39	53	215	4,056604	1,862119	Col. 39	98	378	3,857143	1,010309
Fila 40	53	209	3,943396	1,169811	Col. 40	98	301	3,071429	1,365979
Fila 41	53	174	3,283019	1,283745	Col. 41	98	347	3,540816	1,44677
Fila 42	53	183	3,45283	2,598694	Col. 42	98	312	3,183673	1,326741
Fila 43	53	236	4,45283	1,098694	Col. 43	98	335	3,418367	1,02935
Fila 44	53	183	3,45283	1,675617	Col. 44	98	347	3,540816	1,116874
Fila 45	53	197	3,716981	0,552975	Col. 45	98	255	2,602041	1,35546
Fila 46	53	171	3,226415	0,793904	Col. 46	98	269	2,744898	1,38786
Fila 47	53	199	3,754717	1,765602	Col. 47	98	307	3,132653	1,745108
Fila 48	53	196	3,698113	0,560958	Col. 48	98	219	2,234694	1,129918
Fila 49	53	169	3,188679	1,0791	Col. 49	98	286	2,918367	1,436566
Fila 50	53	192	3,622642	0,585631	Col. 50	98	221	2,255102	0,872396
Fila 51	53	197	3,716981	0,899129	Col. 51	98	275	2,806122	1,395014
Fila 52	53	157	2,962264	0,960087	Col. 52	98	280	2,857143	3,154639
Fila 53	53	166	3,132075	1,501451	Col. 53	98	258	2,632653	1,739954
Fila 54	53	204	3,849057	0,169086	Col. 1	98	387	3,94898	0,832422
Fila 55	53	202	3,811321	0,963716	Col. 2	98	398	4,061224	1,171471

Fila 56	53	142	2,679245	1,529753	Col. 3	98	358	3,653061	1,05365
Fila 57	53	190	3,584906	2,170537	Col. 4	98	384	3,918367	0,879865
Fila 58	53	187	3,528302	0,946299	Col. 5	98	387	3,94898	0,894277
Fila 59	53	193	3,641509	1,926705	Col. 6	98	380	3,877551	1,01578
Fila 60	53	174	3,283019	0,476052	Col. 7	98	339	3,459184	1,158111
Fila 61	53	217	4,09434	1,240929	Col. 8	98	368	3,755102	2,434252
Fila 62	53	141	2,660377	1,074746	Col. 9	98	353	3,602041	2,221439
Fila 63	53	196	3,698113	0,599419	Col. 10	98	339	3,459184	2,910688
Fila 64	53	221	4,169811	1,182148	Col. 11	98	373	3,806122	3,044498
Fila 65	53	201	3,792453	1,398403	Col. 12	98	379	3,867347	1,044077
Fila 66	53	215	4,056604	1,015965	Col. 13	98	385	3,928571	1,510309
Fila 67	53	257	4,849057	0,515239	Col. 14	98	369	3,765306	1,439196
Fila 68	53	122	2,301887	0,791727	Col. 15	98	361	3,683673	1,043236
Fila 69	53	207	3,90566	2,164006	Col. 16	98	356	3,632653	0,956449
Fila 70	53	147	2,773585	1,94775	Col. 17	98	354	3,612245	2,136756
Fila 71	53	185	3,490566	1,33164	Col. 18	98	373	3,806122	1,250684
Fila 72	53	196	3,698113	0,599419	Col. 19	98	326	3,326531	1,562382
Fila 73	53	223	4,207547	1,475327	Col. 20	98	347	3,540816	1,384915
Fila 74	53	171	3,226415	0,909289	Col. 21	98	369	3,765306	1,006207
Fila 75	53	208	3,924528	1,571118	Col. 22	98	303	3,091837	1,300757
Fila 76	53	207	3,90566	1,202467	Col. 23	98	346	3,530612	1,179466
Fila 77	53	161	3,037736	1,652395	Col. 24	98	368	3,755102	0,846623
Fila 78	53	162	3,056604	1,785196	Col. 25	98	376	3,836735	0,880286
Fila 79	53	155	2,924528	0,340348	Col. 26	98	381	3,887755	0,842941
Fila 80	53	195	3,679245	1,106676	Col. 27	98	377	3,846939	1,038186
Fila 81	53	165	3,113208	1,410015	Col. 28	98	374	3,816327	0,893751
Fila 82	53	174	3,283019	1,745283	Col. 29	98	357	3,642857	1,159794
Fila 83	53	207	3,90566	1,856313	Col. 30	98	344	3,510204	1,2834
Fila 84	53	207	3,90566	1,125544	Col. 31	98	369	3,765306	1,171155
Fila 85	53	189	3,566038	1,096517	Col. 32	98	344	3,510204	1,2834
Fila 86	53	174	3,283019	1,091437	Col. 33	98	318	3,244898	1,568273
Fila 87	53	221	4,169811	0,374456	Col. 34	98	389	3,969388	0,751631
Fila 88	53	127	2,396226	0,897678	Col. 35	98	386	3,938776	1,398275
Fila 89	53	142	2,679245	0,991292	Col. 36	98	378	3,857143	1,298969
Fila 90	53	180	3,396226	2,897678	Col. 37	98	352	3,591837	1,089417
Fila 91	53	172	3,245283	1,227141	Col. 38	98	361	3,683673	1,27004
Fila 92	53	152	2,867925	1,847605	Col. 39	98	378	3,857143	1,010309
Fila 93	53	163	3,075472	0,532656	Col. 40	98	301	3,071429	1,365979
Fila 94	53	195	3,679245	1,529753	Col. 41	98	347	3,540816	1,44677
Fila 95	53	198	3,735849	0,967344	Col. 42	98	312	3,183673	1,326741
Fila 96	53	233	4,396226	1,436139	Col. 43	98	335	3,418367	1,02935
Fila 97	53	163	3,075472	1,532656	Col. 44	98	347	3,540816	1,116874
Fila 98	53	150	2,830189	1,374456	Col. 45	98	255	2,602041	1,35546

	SS	df	MS	F	P-value	F crit
Filas	1300,28	97	13,40494	11,9533	2,2E-160	1,250521
Columnas	1019,594	52	19,60757	17,48424	1E-142	1,345564
Error	5656,557	5044	1,121443			
Total	7976,43	5193				

Coeficiente Cronbach Alfa:

$$\alpha = 1 - (\text{Error} / \text{MS}_{\text{Filas}}) = 0,91$$

$$\alpha = 1 - (\text{Error} / \text{MS}_{\text{Columnas}}) = 0,94$$

ANEXO 6 – RESULTADOS DE LA ENCUESTA DE SATISFACCIÓN

Sample	Gender	Age	Do you rent or own your current dwelling unit?	To the best of your knowledge, what is the total square footage of your dwelling unit?
V1	Male	36	Rent	70m ² - 93m ²
V2	Female	38	Rent	70m ² - 93m ²
V3	Female	71	Own	93m ² or larger
V4	Male	41	Own	46m ² - 70m ²
V5	Female	33	Rent	46m ² - 70m ²
V6	Female	36	Rent	46m ² - 70m ²
V7	Female	36	Own	70m ² - 93m ²
V8	Female	52	Own	93m ² or larger
V9	Male	37	Rent	Less than 28m ²
V10	Male	38	Own	93m ² or larger
V11	Female	38	Own	46m ² - 70m ²
V12	Female	37	Own	93m ² or larger
V13	Male	45	Rent	93m ² or larger
V14	Female	28	Own	93m ² or larger
V15	Female	43	Rent	93m ² or larger
V16	Female	42	Own	70m ² - 93m ²
V17	Female	29	Rent	46m ² - 70m ²
V18	Female	38	Own	70m ² - 93m ²
V19	Female	20	Rent	28m ² - 46m ²
V20	Female	29	Rent	70m ² - 93m ²
V21	Female	33	Rent	93m ² or larger
V22	Female	29	Own	70m ² - 93m ²
V23	Female	44	Rent	28m ² - 46m ²
V24	Female	33	Rent	46m ² - 70m ²
V25	Female	43	Rent	46m ² - 70m ²
V26	Female	22	Rent	93m ² or larger
V27	Female	25	Own	70m ² - 93m ²
V28	Female	20	Own	93m ² or larger
V29	Female	25	Own	93m ² or larger
V30	Female	39	Own	93m ² or larger
V31	Female	29	Rent	Less than 28m ²
V32	Female	42	Rent	93m ² or larger
V33	Female	31	Rent	46m ² - 70m ²
V34	Female	28	Own	93m ² or larger
V35	Male	31	Own	93m ² or larger
V36	Male	60	Rent	Less than 28m ²

V37	Female	26	Rent	46m ² - 70m ²
V38	Female	29	Own	93m ² or larger
V39	Female	41	Rent	46m ² - 70m ²
V40	Female	36	Rent	46m ² - 70m ²
V41	Female	36	Rent	28m ² - 46m ²
V42	Female	30	Rent	46m ² - 70m ²
V43	Male	66	Own	93m ² or larger
V44	Female	26	Rent	28m ² - 46m ²
V45	Female	29	Rent	93m ² or larger
V46	Female	55	Own	93m ² or larger
V47	Female	25	Rent	46m ² - 70m ²
V48	Male	57	Own	93m ² or larger
V49	Female	29	Rent	46m ² - 70m ²
V50	Female	28	Rent	46m ² - 70m ²
V51	Female	55	Own	93m ² or larger
V52	Female	26	Rent	28m ² - 46m ²
V53	Female	59	Own	93m ² or larger
V54	Female	65	Rent	70m ² - 93m ²
V55	Male	36	Own	46m ² - 70m ²
V56	Male	43	Rent	46m ² - 70m ²
V57	Male	39	Own	46m ² - 70m ²
V58	Female	28	Rent	Less than 28m ²
V59	Male	51	Rent	28m ² - 46m ²
V60	Male	34	Own	93m ² or larger
V61	Male	68	Own	93m ² or larger
V62	Male	50	Own	46m ² - 70m ²
V63	Female	50	Own	93m ² or larger
V64	Female	52	Own	93m ² or larger
V65	Female	26	Rent	28m ² - 46m ²
V66	Male	55	Rent	28m ² - 46m ²
V67	Male	34	Rent	46m ² - 70m ²
V68	Female	37	Own	46m ² - 70m ²
V69	Male	59	Own	93m ² or larger
V70	Male	37	Rent	46m ² - 70m ²
V71	Male	37	Rent	46m ² - 70m ²
V72	Male	40	Own	28m ² - 46m ²
V73	Female	32	Rent	28m ² - 46m ²
V74	Female	34	Rent	28m ² - 46m ²
V75	Female	37	Rent	70m ² - 93m ²
V76	Female	34	Own	46m ² - 70m ²
V77	Male	33	Rent	46m ² - 70m ²
V78	Female	35	Rent	28m ² - 46m ²
V79	Female	30	Rent	70m ² - 93m ²
V80	Female	39	Own	93m ² or larger

Sample	Which of the following best describes your dwelling unit? (Select all that apply):												
	Studio	1 Bedroom	2 Bedroom	3 Bedroom or Larger	Duplex	Loft	Railroad Apartment	Townhouse	Brownstone	Walk-up	Co-op	Condo	Detached- Single Family
V1		X								X			
V2		X								X			
V3													X
V4	X											X	
V5				X									
V6		X											
V7		X											
V8			X									X	
V9	X												
V10													X
V11	X										X		
V12													X
V13													X
V14				X									
V15				X									
V16			X										
V17		X											
V18		X										X	
V19		X											
V20		X											
V21			X										
V22			X										
V23			X				X			X			
V24			X								X		
V25		X											
V26				X					X				
V27			X										
V28								X					
V29			X									X	
V30				X									
V31	X												
V32			X									X	
V33		X											
V34													X
V35				X									
V36	X												
V37								X					
V38			X								X		
V39		X											
V40				X									

Sample	Please indicate the number of residents for each age range currently living within your household: Number of residents							
	0-4	5-9	10-14	15-19	20-34	35-49	50-64	65+
V1						2		
V2						2		
V3						1		2
V4						1		
V5					3			
V6	1					2		
V7	2					2		
V8							1	1
V9						1		
V10	2					2		
V11					1	1		
V12			1			2		
V13		1	2	1		1		
V14					2			
V15						2		
V16	1					2		
V17	1				2			
V18	1					2		
V19	1				1	1		
V20	1				2			
V21	1				2			
V22	1				2			
V23						1		
V24	1				1	1		
V25						2		
V26					4			
V27	1				2			
V28		2	1		1	2		
V29					2			
V30						1		
V31				1	1		3	
V32						2		
V33					1			
V34					2		1	
V35					3		2	
V36							1	
V37	1		1		2			
V38	1				1	1		
V39						2		
V40			1			2		
V41		1				2		
V42					1			

V43				2
V44		3		
V45	1	1	3	2
V46		1		1
V47		3		
V48			2	
V49		1	1	
V50		2		
V51		1	2	
V52		1		
V53			1	
V54				1
V55			2	
V56			2	
V57			1	1
V58		1		
V59			1	
V60		1	2	
V61				2
V62			1	
V63		1	2	
V64			1	1
V65		1		
V66			2	
V67		2		
V68			1	
V69			2	
V70			2	
V71			1	
V72		1	1	
V73		2	1	
V74		1	1	
V75			1	
V76		1	1	
V77		2		
V78		3		
V79		2		
V80			3	

Sample	Overall satisfaction- Neighborhood	Neighborhood					
		Neighborhood in general	Accessible to public transit	Accessible to cycling facilities (trails, paths, etc.)	Accessible to community facilities (parks, schools, etc.)	Accessible to shops and services	Safety
V1	7,67	4	5	2	4	4	4
V2	7,67	5	5	1	4	4	4
V3	6,67	3	2	3	4	4	4
V4	9,00	4	5	4	4	5	5
V5	8,00	3	5	4	4	4	4
V6	9,33	5	4	4	5	5	5
V7	8,00	3	5	5	5	3	3
V8	10,00	5	5	5	5	5	5
V9	8,33	4	5	4	4	4	4
V10	8,00	5	3	4	4	4	4
V11	7,67	4	5	3	3	4	4
V12	9,00	5	2	5	5	5	5
V13	5,33	2	3	4	3	2	2
V14	8,00	5	1	5	4	4	5
V15	7,00	3	5	3	4	4	2
V16	7,33	3	4	3	3	4	5
V17	7,67	4	4	3	4	4	4
V18	7,33	3	4	3	4	4	4
V19	9,67	5	5	4	5	5	5
V20	7,67	4	4	4	3	3	5
V21	8,67	5	4	4	4	5	4
V22	8,33	4	5	3	4	4	5
V23	6,00	4	4	2	2	2	4
V24	9,00	4	4	5	5	5	4
V25	7,67	4	4	3	4	4	4
V26	7,67	4	4	4	4	4	3
V27	9,00	5	5	3	5	5	4
V28	9,67	5	5	4	5	5	5
V29	7,67	5	4	4	3	3	4
V30	9,67	5	5	5	5	4	5
V31	6,00	5	1	1	3	3	5
V32	7,67	4	4	3	4	4	4
V33	8,00	4	4	4	4	4	4
V34	7,33	4	3	4	4	3	4
V35	8,00	4	5	4	4	4	3
V36	7,67	4	3	5	5	2	4
V37	8,00	4	4	4	4	4	4
V38	7,67	4	4	3	4	4	4
V39	9,67	5	5	4	5	5	5
V40	7,67	4	4	3	4	4	4

V41	7,33	4	2	4	4	4	4
V42	6,33	2	4	3	4	4	2
V43	9,33	5	4	4	5	5	5
V44	4,33	2	2	3	2	2	2
V45	8,33	4	4	4	5	4	4
V46	10,00	5	5	5	5	5	5
V47	8,00	5	3	4	4	4	4
V48	9,33	5	5	3	5	5	5
V49	6,00	4	3	3	2	4	2
V50	8,00	4	4	4	4	4	4
V51	7,67	3	1	5	5	4	5
V52	7,67	4	3	5	3	4	4
V53	9,00	5	5	4	4	4	5
V54	6,67	3	3	3	3	4	4
V55	6,00	4	3	3	2	4	2
V56	8,00	5	3	4	4	4	4
V57	8,33	4	5	4	5	3	4
V58	7,00	4	5	2	3	3	4
V59	7,00	4	4	2	3	4	4
V60	8,33	5	5	4	5	2	4
V61	8,00	5	2	3	5	4	5
V62	8,67	4	3	4	5	5	5
V63	9,33	4	5	4	5	5	5
V64	8,33	4	4	4	4	4	5
V65	8,33	4	5	4	3	5	4
V66	9,67	5	5	5	4	5	5
V67	7,00	4	5	2	3	3	4
V68	8,33	4	5	3	4	4	5
V69	9,33	5	5	4	5	5	4
V70	7,00	3	4	3	4	3	4
V71	7,00	3	4	3	3	4	4
V72	9,33	4	5	5	4	5	5
V73	6,00	1	2	4	3	4	4
V74	8,00	5	5	3	4	4	3
V75	8,00	4	5	3	3	5	4
V76	8,67	5	5	3	4	4	5
V77	9,00	5	5	4	3	5	5
V78	8,67	5	5	3	5	4	4
V79	8,33	5	4	3	4	5	4
V80	8,00	4	4	2	5	4	5

Sample	Overall satisfaction-Building	Building							
		Architecture and building design	Shared outdoor space (residential complex)	Resident parking	Visitor parking	Bicycle storage	Safety	Suitable for children	Suitable for seniors
V1	8,75	4	6	6	6	6	3	2	2
V2	8	4	6	6	6	1	5	2	2
V3	7,25	2	4	4	4	4	4	4	3
V4	7	3	2	3	3	4	5	4	4
V5	4,25	2	2	2	2	2	3	2	2
V6	11	5	6	6	6	6	5	5	5
V7	5,75	5	2	2	2	5	3	1	3
V8	8,25	4	4	4	3	4	5	4	5
V9	7	3	5	3	3	3	3	4	4
V10	8	5	4	4	4	3	4	4	4
V11	5,25	3	2	1	2	2	4	4	3
V12	10,75	5	6	5	6	6	5	5	5
V13	5,75	3	1	1	3	2	3	5	5
V14	9,5	3	6	6	6	6	5	4	2
V15	6,25	1	2	4	4	3	3	4	4
V16	8,75	2	3	6	6	4	5	4	5
V17	5,75	3	1	3	3	3	4	3	3
V18	5,75	3	3	2	2	2	5	2	4
V19	7,75	5	3	4	4	2	5	4	4
V20	6,5	2	3	2	2	2	5	5	5
V21	7,75	3	4	5	2	5	4	4	4
V22	3,75	2	1	1	1	1	4	2	3
V23	9,5	4	6	6	6	6	4	4	2
V24	8,25	3	4	4	4	6	4	4	4
V25	5,75	4	2	2	2	3	4	3	3
V26	8	4	4	3	3	3	3	6	6
V27	6,75	4	4	2	3	3	5	4	2
V28	7,75	5	5	1	1	4	5	5	5
V29	9,25	5	4	5	5	4	4	5	5
V30	10,5	5	6	5	5	6	5	5	5
V31	6,25	3	4	1	1	1	5	5	5
V32	6,75	3	4	4	2	2	4	4	4
V33	8	4	4	4	4	4	4	4	4
V34	7,75	4	3	4	4	4	4	4	4
V35	8,75	4	6	4	4	6	3	4	4
V36	9,75	5	6	4	4	6	4	5	5
V37	7,5	3	3	4	4	4	4	4	4
V38	9	4	4	6	4	6	4	4	4
V39	8	3	6	4	2	5	5	3	4

V40	5,75	4	2	2	2	3	4	3	3
V41	8,5	3	3	4	6	6	4	4	4
V42	8,25	3	6	2	2	6	2	6	6
V43	9,5	3	6	4	6	5	5	5	4
V44	4,75	2	1	3	1	2	4	3	3
V45	7,75	3	3	3	3	6	4	5	4
V46	8,25	5	2	3	3	5	5	5	5
V47	9,5	3	6	5	5	5	4	5	5
V48	10,25	5	5	5	5	6	5	5	5
V49	3,25	3	1	1	1	1	1	3	2
V50	7	3	4	3	3	4	4	4	3
V51	8,75	4	6	5	2	4	5	5	4
V52	9	5	6	2	2	5	4	6	6
V53	10	5	6	5	5	5	5	5	4
V54	7	3	3	3	3	6	4	3	3
V55	7,25	4	4	4	1	1	5	5	5
V56	7	3	6	1	2	6	4	3	3
V57	9,75	5	6	6	6	4	5	3	4
V58	6,5	3	4	3	3	3	4	3	3
V59	4,75	2	2	1	2	3	4	3	2
V60	9,5	4	6	5	5	5	5	5	3
V61	10,75	5	6	5	5	6	5	6	5
V62	7,25	4	4	4	1	1	5	5	5
V63	9,25	5	5	5	5	5	5	5	2
V64	10	4	6	5	5	5	5	5	5
V65	6,5	3	4	3	3	3	4	3	3
V66	9,25	3	6	6	6	6	4	3	3
V67	7	3	6	1	2	6	4	3	3
V68	9,25	5	6	6	6	3	5	2	4
V69	9,5	4	5	6	4	4	5	5	5
V70	6,25	4	3	3	3	3	3	3	3
V71	6,5	4	3	3	3	3	4	3	3
V72	6	5	2	1	1	2	5	4	4
V73	5,5	4	4	1	1	2	4	2	4
V74	4	4	1	1	1	1	4	3	1
V75	7,5	5	5	4	3	3	4	3	3
V76	5,75	3	2	2	2	3	5	2	4
V77	5,75	4	3	3	2	2	3	3	3
V78	8,25	4	5	3	3	3	5	5	5
V79	7,5	4	3	4	4	3	4	4	4
V80	7	4	2	3	3	1	5	5	5

Sample	Overall satisfaction-dwelling unit	Dwelling Unit										
		Amount of interior living space	Design and layout (use of space)	Private outdoor space (yard, balcony, etc.)	Sun light	Exterior Views	In-unit clean storage space (cook and dinner ware, linens,...)	Privacy	Sound proofing from exterior sounds	Space for furniture (residents & occasional visitors)	Accessibility to furniture, doors and windows	Space to move around the residence among furniture
V1	7,55	4	4	6	3	2	4	4	2	4	4	4
V2	6,64	4	5	1	2	2	4	4	2	4	4	4
V3	6,36	4	4	4	3	4	2	3	1	3	6	3
V4	7,82	4	4	6	2	2	4	4	4	4	4	4
V5	6,00	4	3	2	4	3	1	3	3	4	4	4
V6	9,36	5	5	6	5	5	5	5	4	5	5	5
V7	8,09	4	4	6	4	2	3	5	2	3	4	4
V8	8,00	4	4	4	4	4	4	4	4	4	4	4
V9	6,82	4	4	4	4	4	4	4	4	4	4	4
V10	8,27	4	5	5	5	4	4	4	3	4	3	4
V11	8,36	4	5	6	3	2	4	5	5	4	5	4
V12	9,73	5	5	4	5	5	6	4	4	4	5	5
V13	7,45	1	4	5	4	2	6	5	3	2	3	4
V14	8,64	5	4	5	4	4	4	3	4	5	5	5
V15	8,64	5	5	2	5	4	4	5	4	4	5	5
V16	6,45	2	3	3	3	3	2	4	4	3	3	3
V17	6,27	4	4	3	4	2	2	4	4	4	4	4
V18	5,09	3	1	4	1	2	2	4	1	2	3	3
V19	7,45	3	3	3	5	5	4	4	4	4	4	4
V20	6,73	4	2	2	4	4	2	2	3	3	4	4
V21	6,91	4	4	2	3	3	2	3	3	4	4	4
V22	6,09	3	4	4	3	4	1	3	1	3	3	3
V23	8,27	5	4	6	5	5	4	4	4	4	4	4
V24	5,91	2	2	6	2	1	6	3	2	3	3	3
V25	6,91	4	3	4	5	3	3	2	3	4	4	3
V26	8,18	4	4	4	4	4	3	4	3	4	4	4
V27	8,36	5	4	6	3	4	4	4	3	4	4	5
V28	8,45	5	5	5	4	2	5	5	2	2	4	4
V29	8,64	5	3	4	5	5	4	4	5	5	5	5
V30	9,73	5	5	5	5	4	4	5	4	5	5	5
V31	7,36	4	4	4	2	4	4	4	3	4	2	4
V32	8,64	4	4	2	5	5	3	4	4	3	3	5
V33	8,00	4	4	4	4	4	4	4	4	4	4	4
V34	7,82	4	4	3	4	4	4	4	3	4	4	4
V35	7,18	4	4	3	4	4	4	4	2	4	4	4
V36	5,09	3	3	1	2	2	2	1	1	3	3	3

V37	7,91	4	4	4	4	4	4	4	4	4	4	3
V38	7,91	4	4	6	4	4	4	4	3	4	4	4
V39	8,00	4	5	2	4	3	4	4	4	3	5	5
V40	6,91	4	3	4	5	3	3	2	3	4	4	3
V41	6,82	3	2	2	3	2	3	3	4	4	4	4
V42	8,45	5	5	4	5	3	4	4	2	5	4	4
V43	8,36	4	4	5	5	4	2	5	5	4	4	4
V44	5,64	3	2	1	3	1	2	4	2	2	3	3
V45	7,45	4	4	3	4	3	4	3	2	4	4	4
V46	9,18	5	5	3	4	4	5	5	3	4	5	5
V47	9,18	4	4	5	5	4	4	5	4	5	5	5
V48	9,73	5	5	5	5	5	5	5	2	5	5	5
V49	4,27	2	3	1	1	1	2	1	1	3	3	3
V50	7,00	4	3	4	4	3	3	4	2	3	4	4
V51	8,91	5	3	5	5	5	5	3	2	5	5	5
V52	7,36	4	2	4	4	4	4	5	4	4	4	4
V53	9,64	5	4	5	4	5	5	5	5	5	5	5
V54	6,82	3	3	3	4	4	3	3	3	3	3	3
V55	8,91	5	3	5	5	5	5	3	2	5	5	5
V56	5,73	4	3	6	2	2	2	3	1	4	3	2
V57	8,82	4	5	6	4	5	5	4	4	4	5	4
V58	7,73	4	5	2	2	3	4	5	4	4	5	4
V59	5,55	2	3	2	3	3	3	3	1	2	3	4
V60	8,09	4	4	5	5	4	4	4	4	4	4	4
V61	10,09	5	5	5	5	5	5	5	5	5	5	5
V62	7,91	2	5	6	5	3	5	5	2	2	5	2
V63	10,00	5	5	5	5	5	5	5	5	5	5	5
V64	9,00	4	4	2	4	4	5	4	5	4	4	4
V65	6,64	5	4	3	4	3	2	2	2	2	4	4
V66	5,73	4	3	6	2	2	2	3	1	4	3	2
V67	5,64	3	3	2	3	3	3	2	4	3	3	4
V68	8,45	4	4	6	4	3	6	4	4	6	6	4
V69	9,91	4	4	5	5	5	5	5	5	5	5	5
V70	6,73	4	4	3	2	2	3	4	3	3	4	4
V71	6,91	5	4	2	2	2	4	4	3	4	4	3
V72	6,55	3	3	1	2	3	3	5	5	3	4	4
V73	6,64	4	4	4	4	3	4	3	1	3	4	3
V74	6,55	4	4	2	4	4	3	4	3	3	3	4
V75	7,36	4	4	1	5	5	4	4	5	4	4	4
V76	7,73	4	5	2	2	3	4	5	4	4	5	4
V77	7,00	5	3	2	2	2	3	3	4	4	4	4
V78	9,27	5	5	5	5	5	5	5	2	5	5	5
V79	7,09	3	4	1	2	2	4	4	3	4	4	5
V80	8,27	4	4	2	5	5	3	5	2	5	4	4

Sample	Dwelling Unit										
	Space to undertake the following activities:						Space for storage of "clean and dry" items on shelves	In unit space for "dirty" storage (laundry, garbage, bicycles,...)	Safety	Suitable for children	Suitable for seniors
	a) clothes washing	b) dressing	c) cooking	d) eating	e) playing	f) socializing					
V1	4	4	4	4	4	4	4	2	4	4	4
V2	4	4	4	4	4		4	1	4	4	4
V3	2	4	3	4	3	3	4	3	2	2	3
V4	5	5	3	4	3	4	5	3	5	2	5
V5	2	2	4	4	4	4	3	2	2	2	2
V6	4	4	4	4	4	4	5	6	5	4	4
V7	4	4	4	2	4	5	5	5	3	6	6
V8	4	4	4	4	4	4	4	4	4	4	4
V9	4	2	2	1	2	4	3	4	4	3	2
V10	4	5	5	5	3	4	4	4	4	4	4
V11	4	4	4	5	3	5	4	6	4	3	3
V12	5	5	5	5	5	5	5	5	5	5	5
V13	4	5	3	3	2	3	5	6	5	4	3
V14	5	5	5	5	5	5	4	2	5	4	2
V15	5	5	5	5	5	5	5	2	4	4	2
V16	4	2	4	4	4	3	3	2	4	2	6
V17	4	2	4	4	2	2	2	1	3	3	3
V18	4	2	3	2	2	2	2	2	5	2	4
V19	4	3	4	3	3	3	4	2	5	4	4
V20	4	4	4	4	4	2	4	2	4	4	4
V21	4	4	4	3	3	3	4	3	4	4	4
V22	4	2	4	3	4	4	1	4	3	3	3
V23	4	4	4	4	4	4	3	3	4	4	4
V24	4	2	2	3	3	2	2	2	4	4	4
V25	4	3	4	3	2	3	4	4	4	3	4
V26	4	4	4	4	4	4	4	4	4	6	6
V27	5	5	4	5	4	5	3	3	4	4	4
V28	4	4	5	5	4	5	4	4	5	5	5
V29	3	3	5	5	5	5	5	3	5	3	3
V30	5	5	5	5	5	5	5	5	5	5	5
V31	4	4	3	3	4	4	3	2	5	5	5
V32	5	5	5	5	5	5	5	3	5	5	5
V33	4	4	4	4	4	4	4	4	4	4	4
V34	4	4	4	4	4	4	4	4	4	4	4
V35	3	4	3	4	2	3	3	4	4	4	4
V36	4	4	2	3	3	2	2	3	3	3	3
V37	4	4	4	4	4	4	4	4	4	4	4
V38	6	4	3	2	3	4	4	4	4	4	4
V39	4	4	5	4	2	2	3	5	4	6	6

V40	4	3	4	3	2	3	4	4	4	3	4
V41	4	5	4	2	3	3	4	4	4	4	4
V42	4	5	5	5	3	4	4	4	2	6	6
V43	5	5	4	5	6	3	2	2	5	5	4
V44	4	2	3	4	3	4	3	2	4	4	3
V45	4	4	4	4	4	3	4	4	4	4	4
V46	5	5	5	5	5	5	5	4	5	5	4
V47	4	4	5	5	5	5	5	4	4	5	5
V48	5	5	5	5	5	5	5	5	5	5	5
V49	1	3	2	3	3	3	3	2	2	2	2
V50	3	4	4	4	4	4	3	2	4	4	3
V51	4	5	5	5	3	4	5	5	5	5	4
V52	4	4	3	4	3	3	4	3	4	3	3
V53	4	5	5	5	5	5	5	5	5	5	4
V54	3	3	3	3	6	6	3	3	4	3	3
V55	4	5	5	5	3	4	5	5	5	5	4
V56	1	4	2	3	3	4	2	2	4	3	3
V57	5	5	5	5	4	4	5	3	4	3	4
V58	5	2	4	5	4	5	4	3	5	2	4
V59	2	4	3	3	3	2	3	2	4	3	3
V60	3	3	5	4	4	4	4	4	4	4	4
V61	5	5	5	5	5	5	5	5	5	6	5
V62	6	4	4	4	2	4	4	2	5	5	5
V63	5	5	5	5	5	5	5	5	5	5	5
V64	5	5	5	5	5	5	5	5	5	5	5
V65	2	4	4	4	4	4	2	4	4	3	3
V66	1	4	2	3	3	4	2	2	4	3	3
V67	1	3	3	2	2	3	3	2	4	3	3
V68	4	4	3	4	6	4	4	3	4	2	4
V69	4	5	5	5	5	5	5	5	5	6	6
V70	4	4	4	4	4	4	3	2	3	3	3
V71	4	4	4	4	3	4	3	3	4	3	3
V72	3	3	4	4	2	4	3	1	4	4	4
V73	1	4	4	4	3	4	4	3	3	2	4
V74	4	4	4	4	2	2	5	1	4	3	1
V75	4	4	4	4	4	4	3	3	4	3	3
V76	5	2	4	5	4	5	4	3	5	2	4
V77	3	4	5	5	5	5	4	1	3	3	3
V78	5	5	4	4	4	5	4	4	5	5	5
V79	2	4	5	5	4	4	4	2	4	4	4
V80	4	4	5	5	5	5	3	2	5	5	5

Sample	Reasons for moving to your current home													
	Quality of unit	Quality of neighborhood	Cost/Rent of unit	Proximity to family or friends	Proximity to employment	Proximity to schools	Proximity to community facilities	Proximity to shops and services	"Green" (sustainable) building design	Change in family size	Required more interior space	Required less interior space	Required more outside space	Required less outside space
V1	4	4	4	2	4	4	4	4	2	4	4	2	2	3
V2	4	4	5	2	4	4	3	4	2	4	4	1	1	3
V3	2	4	4	1	1	1	4	4	2	2	2	2	2	2
V4	4	4	3	3	5	2	2	4	3	3	3	3	3	3
V5	1	4	1	3	3	3	4	4	1	2	3	3	4	3
V6	5	5	5	3	5	3	5	5	2	3	4	2	2	3
V7	5	3	5	3	5	3	5	5	5	3	2	2	3	3
V8	4	4	4	4	4	4	4	4	2	3	2	2	2	2
V9	3	4	4	4	4	3	3	3	3	3	3	1	3	3
V10	5	5	4	2	5	5	4	4	4	4	4	1	4	1
V11	4	5	5	5	5	3	3	3	3	2	4	3	3	3
V12	5	5	4	3	5	5	4	4	3	3	5	2	5	2
V13	2	4	3	3	3	2	4	3	3	2	3	4	3	4
V14	5	5	1	3	5	5	4	4	2	3	2	2	4	2
V15	5	4	4	4	4	3	3	4	3	1	5	1	2	2
V16	2	2	4	2	2	2	2	2	1	2	2	2	2	2
V17	3	4	4	3	5	3	3	3	1	1	2	2	1	1
V18	3	4	2	1	2	4	4	4	2	4	5	1	3	3
V19	4	5	4	4	5	5	5	5	3	3	4	2	2	2
V20	4	5	4	4	5	5	5	5	3	3	4	2	2	2
V21	3	4	5	1	4	3	3	4	2	4	4	2	4	2
V22	3	4	3	3	5	4	4	4	2	5	5	1	4	1
V23	2	2	5	2	2	2	2	2	2	2	5	2	2	2
V24	3	4	3	4	4	5	3	3	1	5	3	1	1	1
V25	4	4	4	2	3	1	2	3	1	1	4	2	2	1
V26	4	4	4	4	4	4	4	4	2	2	2	2	2	2
V27	5	5	5	2	3	3	4	4	1	3	5	1	3	3
V28	5	5	4	4	2	2	5	5	1	4	5	1	5	1
V29	5	4	5	3	4	1	3	3	3	4	4	2	3	3
V30	5	5	4	4	5	4	5	4	3	1	3	2	3	3
V31	4	5	5	5	5	5	4	3	2	3	4	2	3	3
V32	4	4	5	3	5	4	4	5	3	1	1	1	1	1
V33	4	4	4	4	4	2	4	4	2	2	2	2	2	2
V34	4	4	5	2	3	3	4	4	2	4	4	2	4	2
V35	3	3	5	5	3	4	4	4	2	4	2	4	3	3
V36	2	4	5	3	1	3	3	2	3	3	3	3	3	3
V37	4	4	4	4	4	4	4	4	4	4	4	4	4	3
V38	4	4	4	3	4	3	3	4	2	4	4	2	2	2
V39	4	5	5	2	2	1	2	4	1	1	1	4	1	1
V40	4	4	4	2	3	1	2	3	1	1	4	2	2	1

V41	3	4	4	4	4	4	4	3	3	3	4	3	4	3
V42	4	2	4	3	4	4	3	4	2	4	2	2	2	2
V43	3	4	4	3	4	5	5	5	3	4	3	3	3	3
V44	2	3	5	4	5	3	2	2	1	1	3	3	3	3
V45	5	4	3	2	2	4	4	4	3	4	5	3	3	3
V46	5	5	4	4	2	4	4	4	3	2	3	2	2	2
V47	4	4	5	2	4	3	3	3	2	3	3	3	4	3
V48	5	5	5	5	5	5	5	5	5	5	5	5	5	5
V49	3	3	4	2	3	3	2	4	2	2	2	2	2	2
V50	4	4	2	2	2	4	4	3	3	2	2	2	2	2
V51	3	3	5	3	4	5	2	3	2	1	1	1	4	1
V52	4	4	2	2	2	4	4	3	3	2	2	2	2	2
V53	4	1	4	3	4	3	2	2	5	4	1	5	2	3
V54	3	4	2	5	3	3	4	4	3	3	2	2	2	2
V55	3	3	5	3	4	5	2	3	2	1	1	1	4	1
V56	3	4	4	3	3	1	2	3	3	1	4	1	3	3
V57	4	4	2	5	4	1	2	3	2	5	3	3	2	3
V58	3	4	4	4	1	4	3	3	3	3	3	4	3	3
V59	2	4	4	3	3	3	4	4	2	3	2	4	2	3
V60	3	5	5	5	5	5	4	4	5	4	5	4	3	3
V61	5	4	5	4	3	3	4	4	3	3	2	3	3	3
V62	4	5	5	2	4	5	5	5	3	3	4	1	3	3
V63	5	4	4	1	5	3	3	3	3	5	5	1	5	1
V64	3	5	5	2	4	5	5	5	1	4	4	1	4	1
V65	4	4	4	3	5	3	3	4	3	3	2	4	3	3
V66	3	3	4	2	3	3	3	4	2	2	2	2	2	2
V67	3	4	5	4	4	1	3	3	1	1	2	2	2	2
V68	4	4	4	4	4	3	3	4	3	3	3	3	3	3
V69	3	4	4	3	3	1	2	3	3	1	4	1	3	3
V70	4	4	4	1	3	3	3	4	3	3	4	3	3	3
V71	4	4	4	1	4	3	3	3	3	3	4	3	3	3
V72	4	4	2	1	1	1	1	4	1	1	3	1	1	1
V73	4	4	4	1	3	1	1	3	1	1	3	1	3	3
V74	4	4	2	3	4	3	4	4	1	4	3	3	4	1
V75	5	5	5	5	5	4	4	5	4	5	4	3	3	3
V76	5	5	5	4	4	2	2	2	3	1	2	1	2	2
V77	4	5	4	2	4	1	1	4	2	3	4	2	2	2
V78	5	5	3	3	5	3	5	5	3	3	4	1	5	2
V79	5	5	5	1	4	3	4	4	1	1	3	1	1	1
V80	5	4	4	4	5	5	4	4	4	5	5	2	2	2

Sample	Percentage of day-to-day needs within a 10-15 minute walk	Household's total gross annual income	Percentage used to pay rent or mortgage
V1	4	4	3
V2	4	4	3
V3	3	4	3
V4	4	5	1
V5	4	1	2
V6	4	6	2
V7	4	6	1
V8	4	2	1
V9	3	2	2
V10	2	5	2
V11	4	6	2
V12	1	3	2
V13	1	1	2
V14	1	5	3
V15	3	6	1
V16	4	6	1
V17	3	5	3
V18	4	6	2
V19	4	6	2
V20	4	6	2
V21	4	3	2
V22	3	6	3
V23	2	2	2
V24	3	6	2
V25	3	3	3
V26	3	4	3
V27	4	4	3
V28	4	6	3
V29	1	4	2
V30	3	2	2
V31	1	3	2
V32	1	6	5
V33	3	2	5
V34	1	3	2
V35	2	2	6
V36	3	1	3
V37	3	2	3
V38	3	6	2
V39	2	3	2
V40	3	3	3
V41	4	1	1
V42	1	1	4
V43	2	4	1

V44	1	2	4
V45	3	3	3
V46	4	5	2
V47	2	2	2
V48	3	2	6
V49	3	2	3
V50	2	1	4
V51	1	6	6
V52	1	2	4
V53	2	1	4
V54	3	1	2
V55	2	2	2
V56	3	1	2
V57	4	4	6
V58	3	2	1
V59	3	2	2
V60	3	4	2
V61	1	6	2
V62	1	4	3
V63	4	6	2
V64	1	6	2
V65	4	1	6
V66	4	6	2
V67	2	3	3
V68	1	4	2
V69	1	5	1
V70	2	2	3
V71	2	3	3
V72	4	3	6
V73	3	2	3
V74	4	3	3
V75	3	1	3
V76	4	2	6
V77	4	2	3
V78	3	3	3
V79	3	2	3
V80	4	1	1

ANEXO 7 – RESULTADOS DEL DUKE HEALTH PROFILE

Sample	In general,							TODAY: would you have any physical trouble or difficulty:	
	1. I like who I am	2. I am not an easy person to get along with	3. I am basically a healthy person	4. I give up too easily	5. I have difficulty concentrating	6. I am happy with my family relationships	7. I am comfortable being around people	8. Walking up a flight of stairs	9. Running the length of a football field
V1	2	2	2	2	2	2	2	2	2
V2	2	2	2	1	1	1	2	1	0
V3	2	2	1	2	2	1	1	2	0
V4	2	2	2	2	2	2	2	2	2
V5	1	2	2	1	1	1	2	2	2
V6	2	2	2	2	2	2	2	2	2
V7	2	2	2	2	1	2	2	1	0
V8	2	0	1	2	2	2	2	1	1
V9	1	2	2	1	1	1	2	2	2
V10	2	2	1	2	2	1	2	2	2
V11	2	1	2	2	2	2	2	2	2
V12	2	2	2	2	2	2	2	2	2
V13	2	1	2	1	2	1	2	2	1
V14	2	2	1	2	2	2	2	2	1
V15	2	2	1	0	1	1	2	2	1
V16	1	1	2	1	2	1	1	1	0
V17	1	2	2	1	1	2	2	1	2
V18	2	2	2	2	1	2	2	1	1
V19	1	2	1	2	1	2	1	2	1
V20	1	0	1	1	2	1	0	2	1
V21	2	1	2	2	0	2	0	2	2
V22	2	2	2	1	1	2	2	2	2
V23	1	1	1	2	1	0	1	2	2
V24	1	2	2	1	1	2	2	2	1
V25	2	1	2	2	1	2	2	2	1
V26	2	2	2	2	2	1	1	2	2
V27	2	2	2	2	2	2	2	2	2
V28	2	1	2	1	1	2	0	2	2
V29	1	1	1	0	0	1	1	2	0
V30	2	2	2	2	1	2	2	2	2
V31	2	2	1	1	0	1	1	2	0
V32	2	2	2	2	1	2	2	2	2
V33	1	1	1	1	1	2	1	2	2
V34	1	1	1	2	1	1	1	2	0
V35	2	1	2	2	2	1	1	2	2
V36	2	1	2	2	1	0	1	2	2
V37	2	0	2	0	0	2	2	2	1
V38	2	0	1	2	1	2	2	2	2
V39	2	2	1	2	2	1	1	2	1

V40	2	1	2	2	1	2	2	2	1
V41	1	2	1	1	1	2	1	1	0
V42	2	2	2	1	2	2	2	2	2
V43	2	2	1	2	2	1	2	1	0
V44	1	2	2	2	1	2	2	2	2
V45	2	2	1	2	2	2	2	2	1
V46	2	2	2	2	1	2	2	2	2
V47	2	1	1	1	0	2	1	2	2
V48	2	2	2	2	2	2	1	2	2
V49	2	0	1	2	1	0	1	2	1
V50	2	1	2	2	0	2	2	2	2
V51	2	2	1	2	2	0	0	2	1
V52	2	2	2	2	1	2	2	2	2
V53	1	2	1	2	2	0	2	1	0
V54	1	2	1	2	2	1	1	1	1
V55	2	0	2	1	1	0	2	2	2
V56	2	1	1	0	0	0	1	2	2
V57	1	1	2	2	1	1	1	2	1
V58	2	1	2	2	2	0	2	2	2
V59	2	2	2	2	2	1	2	2	2
V60	1	1	2	1	1	2	1	2	2
V61	2	2	2	2	2	2	2	1	0
V62	1	1	1	1	2	2	2	1	0
V63	1	1	2	2	2	0	1	1	0
V64	1	2	1	1	2	2	2	1	0
V65	1	1	1	1	1	0	1	2	2
V66	2	0	2	2	1	2	2	2	1
V67	2	1	2	1	1	1	1	2	2
V68	2	2	1	2	2	2	2	2	2
V69	1	0	2	2	2	1	2	2	2
V70	1	1	0	1	2	2	1	2	1
V71	0	1	0	1	2	2	1	1	2
V72	2	2	2	2	2	2	2	2	2
V73	1	2	2	2	1	2	2	2	2
V74	2	2	2	2	2	2	2	2	1
V75	2	0	2	2	1	2	2	2	2
V76	2	2	2	1	2	2	2	2	1
V77	2	2	1	2	1	2	1	2	2
V78	2	2	2	2	2	2	2	1	1
V79	2	2	1	2	2	2	2	2	2
V80	2	2	2	2	2	1	1	2	2

Sample	DURING THE PAST WEEK: How much trouble have you had with:					DURING THE PAST WEEK: How often did you:		DURING THE PAST WEEK: How often did you:
	10. Sleeping	11. Hurting or aching in any part of your body	12. Getting tired easily	13. Feeling depressed or sad	14. Nervousness	15. Socialize with other people (friends and/or relatives, talking or visiting)	16. Take part in social, religious, or recreation activities (meetings, church, movies, sports, parties)	17. Stay in your home, a nursing home, or hospital because of sickness, injury, or other health problem
V1	2	2	2	2	2	1	0	2
V2	2	2	1	2	2	2	1	2
V3	2	2	1	2	1	2	1	2
V4	2	2	2	2	2	1	1	2
V5	1	1	2	1	1	2	1	2
V6	0	2	1	2	2	1	1	2
V7	2	0	2	2	2	2	2	2
V8	2	1	1	2	2	1	0	2
V9	0	1	2	1	1	1	1	2
V10	1	2	1	2	2	1	0	2
V11	2	2	2	2	1	1	1	2
V12	1	1	2	1	2	1	1	2
V13	1	2	1	0	1	0	1	2
V14	2	1	1	2	2	1	1	2
V15	2	2	2	2	2	2	2	2
V16	1	1	0	1	1	1	1	2
V17	1	0	1	1	1	2	1	1
V18	1	1	1	1	2	2	2	2
V19	1	2	2	1	2	1	2	2
V20	2	2	2	1	1	2	2	2
V21	1	1	1	2	1	1	0	2
V22	1	1	1	1	1	2	1	2
V23	2	2	2	2	1	2	1	2
V24	0	0	0	2	2	2	1	2
V25	1	2	2	1	2	1	0	2
V26	1	1	1	2	1	1	1	2
V27	2	2	2	2	2	1	1	2
V28	0	1	1	1	1	1	1	1
V29	2	2	1	2	0	1	0	2
V30	1	2	2	2	2	2	2	2
V31	1	1	1	2	1	1	1	2
V32	1	2	2	2	1	1	0	2
V33	2	1	1	1	0	1	1	2
V34	1	1	1	2	2	1	0	2
V35	2	2	2	2	2	1	0	2
V36	2	1	2	1	1	1	0	2
V37	1	1	1	2	1	1	1	1
V38	1	1	1	2	0	1	1	2
V39	2	1	1	2	1	1	1	2
V40	1	2	2	1	2	1	0	2

V41	2	1	1	1	2	1	0	1
V42	2	1	1	2	2	2	0	2
V43	2	1	1	2	2	0	0	2
V44	1	1	1	2	1	1	1	2
V45	2	2	2	2	2	2	2	2
V46	1	2	0	1	2	2	2	2
V47	2	1	1	1	2	1	1	2
V48	2	2	2	2	2	1	1	2
V49	0	1	1	1	1	1	0	2
V50	2	2	2	1	1	0	0	2
V51	0	1	2	1	2	2	1	2
V52	1	1	1	2	2	1	1	2
V53	1	1	1	1	2	2	2	2
V54	2	1	1	2	0	1	0	2
V55	2	2	2	1	1	1	2	2
V56	2	2	2	2	1	1	2	2
V57	1	1	1	2	2	2	0	2
V58	2	2	2	1	2	0	2	2
V59	1	1	2	2	2	1	1	2
V60	1	1	2	2	1	1	0	2
V61	1	1	1	2	2	1	0	2
V62	1	1	0	0	2	1	0	1
V63	2	0	1	2	1	2	2	1
V64	2	0	1	2	2	1	0	2
V65	2	2	0	1	1	1	1	2
V66	2	1	1	1	2	2	1	2
V67	1	2	1	2	1	1	1	2
V68	1	2	2	1	1	2	1	2
V69	2	1	1	1	1	2	2	2
V70	1	1	1	0	1	1	0	2
V71	1	1	0	1	1	1	0	2
V72	1	1	2	2	2	1	2	2
V73	1	1	2	2	1	2	2	2
V74	2	2	2	2	1	2	1	2
V75	2	2	2	2	2	2	1	2
V76	2	1	1	2	2	2	1	1
V77	2	2	2	2	2	2	1	2
V78	2	1	1	2	1	2	2	2
V79	2	2	2	1	2	1	1	2
V80	2	2	1	1	1	2	2	2

Sample	Physical Health Score	Mental Health Score	Social Health Score	General Health Score	Perceived Health Score	Self-esteem Score
V1	100	100	70	273	100	100
V2	60	80	80	223	100	80
V3	70	90	70	233	50	80
V4	100	100	80	283	100	100
V5	80	50	80	213	100	70
V6	70	100	80	253	100	100
V7	50	90	100	243	100	100
V8	60	100	50	213	50	80
V9	70	50	70	193	100	70
V10	80	100	60	243	50	90
V11	100	90	70	263	100	90
V12	80	90	80	253	100	100
V13	70	60	50	183	100	70
V14	70	100	80	253	50	100
V15	90	70	90	253	50	70
V16	30	60	50	143	100	50
V17	50	50	90	193	100	80
V18	50	80	100	233	100	100
V19	80	70	80	233	50	80
V20	90	60	50	203	50	30
V21	70	70	40	183	100	70
V22	70	60	90	223	100	90
V23	100	70	50	223	50	50
V24	30	70	90	193	100	80
V25	80	80	60	223	100	90
V26	70	90	60	223	100	80
V27	100	100	80	283	100	100
V28	60	60	50	173	100	60
V29	70	30	40	143	50	40
V30	90	90	100	283	100	100
V31	50	60	60	173	50	70
V32	90	80	70	243	100	100
V33	80	40	60	183	50	60
V34	50	80	40	173	50	60
V35	100	100	40	243	100	70
V36	90	70	30	193	100	60
V37	60	50	60	173	100	60
V38	70	70	60	203	50	80
V39	70	90	60	223	50	80
V40	80	80	60	223	100	90
V41	50	60	60	173	50	70
V42	80	90	80	253	100	90

V43	50	100	50	203	50	90
V44	70	70	80	223	100	90
V45	90	100	100	293	50	100
V46	70	80	100	253	100	100
V47	80	60	60	203	50	70
V48	100	100	70	273	100	90
V49	50	70	20	143	50	50
V50	100	60	50	213	100	90
V51	60	90	50	203	50	60
V52	70	90	80	243	100	100
V53	40	80	80	203	50	70
V54	60	70	50	183	50	70
V55	100	60	50	213	100	50
V56	100	50	50	203	50	40
V57	60	80	50	193	100	60
V58	100	90	50	243	100	70
V59	80	100	70	253	100	90
V60	80	60	50	193	100	60
V61	40	100	70	213	100	100
V62	30	60	60	153	50	70
V63	40	80	60	183	100	50
V64	40	80	70	193	50	80
V65	80	50	40	173	50	40
V66	70	80	70	223	100	80
V67	80	70	50	203	100	60
V68	90	80	90	263	50	100
V69	80	70	70	223	100	60
V70	60	50	50	163	0	60
V71	50	50	50	153	0	50
V72	80	100	90	273	100	100
V73	80	70	100	253	100	90
V74	90	90	90	273	100	100
V75	100	90	70	263	100	80
V76	70	90	90	253	100	90
V77	100	90	80	273	50	90
V78	60	90	100	253	100	100
V79	100	90	80	273	50	100
V80	90	80	80	253	100	80

Sample	Anxiety Score	Depression Score	Anxiety - Depression (Duke Ad) Score	Pain Score	Disability Score
V1	0	0	0	0	0
V2	16,6666667	30	21,429	0	0
V3	25	10	21,429	0	0
V4	0	0	0	0	0
V5	25	40	35,715	50	0
V6	25	30	21,429	0	0
V7	8,33333333	10	7,143	100	0
V8	25	10	7,143	50	0
V9	33,3333333	50	42,858	50	0
V10	16,6666667	20	14,286	0	0
V11	16,6666667	0	7,143	0	0
V12	8,33333333	20	14,286	50	0
V13	33,3333333	50	42,858	0	0
V14	8,33333333	10	7,143	50	0
V15	8,33333333	30	21,429	0	0
V16	50	50	50,001	50	0
V17	33,3333333	50	42,858	100	50
V18	25	40	28,572	50	0
V19	25	30	28,572	0	0
V20	41,6666667	20	35,715	0	0
V21	66,6666666	40	50,001	50	0
V22	33,3333333	50	42,858	50	0
V23	33,3333333	10	21,429	0	0
V24	41,6666667	60	42,858	100	0
V25	25	30	21,429	0	0
V26	33,3333333	20	28,572	50	0
V27	0	0	0	0	0
V28	66,6666666	60	64,287	50	50
V29	58,3333333	50	57,144	0	0
V30	16,6666667	20	14,286	0	0
V31	50	50	50,001	50	0
V32	25	20	21,429	0	0
V33	50	40	50,001	50	0
V34	41,6666667	30	28,572	50	0
V35	16,6666667	0	7,143	0	0
V36	33,3333333	20	28,572	50	0
V37	58,3333333	60	50,001	50	50
V38	58,3333333	30	35,715	50	0
V39	25	10	21,429	50	0
V40	25	30	21,429	0	0
V41	25	40	35,715	50	50
V42	8,33333333	20	14,286	50	0

V43	8,33333333	10	7,143	50	0
V44	33,3333333	30	28,572	50	0
V45	0	0	0	0	0
V46	33,3333333	50	35,715	0	0
V47	41,6666667	50	42,858	50	0
V48	8,33333333	0	7,143	0	0
V49	66,6666666	50	50,001	50	0
V50	33,3333333	30	28,572	0	0
V51	33,3333333	30	35,715	50	0
V52	25	30	21,429	50	0
V53	16,6666667	30	21,429	50	0
V54	33,3333333	10	28,572	50	0
V55	33,3333333	30	28,572	0	0
V56	41,6666667	40	42,858	0	0
V57	41,6666667	30	28,572	50	0
V58	8,33333333	10	7,143	0	0
V59	8,33333333	10	7,143	50	0
V60	41,6666667	30	35,715	50	0
V61	16,6666667	20	14,286	50	0
V62	33,3333333	60	42,858	50	50
V63	33,3333333	10	21,429	100	50
V64	8,33333333	20	14,286	100	0
V65	50	50	50,001	0	0
V66	33,3333333	30	21,429	50	0
V67	50	40	42,858	0	0
V68	16,6666667	20	21,429	0	0
V69	33,3333333	20	21,429	50	0
V70	41,6666667	50	50,001	50	0
V71	50	50	50,001	50	0
V72	8,33333333	10	7,143	50	0
V73	25	20	21,429	50	0
V74	8,33333333	0	7,143	0	0
V75	25	10	7,143	0	0
V76	8,33333333	20	14,286	50	50
V77	16,6666667	10	14,286	0	0
V78	16,6666667	10	14,286	50	0
V79	0	10	7,143	0	0
V80	25	20	28,572	0	0

ANEXO 8 – DISTRIBUCIONES NORMALES DE LOS DATOS

Distribución Normal de los resultados del RQI

MUESTRA	RQI	DISTRIBUCIÓN
V1	72	0,04702747
V2	72	0,04702747
V3	75	0,04424185
V4	70	0,04569363
V5	62	0,02336002
V6	74	0,04578336
V7	77	0,03962593
V8	78	0,03672825
V9	69	0,04411185
V10	75	0,04424185
V11	77	0,03962593
V12	82	0,02359029
V13	70	0,04569363
V14	78	0,03672825
V15	79	0,03357267
V16	70	0,04569363
V17	70	0,04569363
V18	72	0,04702747
V19	76	0,04216226
V20	79	0,03357267
V21	69	0,04411185
V22	80	0,03026472
V23	59	0,01444202
V24	77	0,03962593
V25	68	0,04199715
V26	76	0,04216226
V27	66	0,03651272
V28	64	0,03002816
V29	90	0,00499483
V30	86	0,01213129
V31	71	0,04667895
V32	78	0,03672825
V33	67	0,03943206
V34	73	0,04672476
V35	79	0,03357267
V36	72	0,04702747
V37	61	0,02017870
V38	87	0,00992231
V39	77	0,03962593
V40	69	0,04411185

MUESTRA	RQI	DISTRIBUCIÓN
V41	64	0,03002816
V42	78	0,03672825
V43	82	0,02359029
V44	73	0,04672476
V45	82	0,02359029
V46	76	0,04216226
V47	72	0,04702747
V48	78	0,03672825
V49	70	0,04569363
V50	69	0,04411185
V51	75	0,04424185
V52	79	0,03357267
V53	76	0,04216226
V54	72	0,04702747
V55	71	0,04667895
V56	61	0,02017870
V57	78	0,03672825
V58	69	0,04411185
V59	71	0,04667895
V60	69	0,04411185
V61	79	0,03357267
V62	68	0,04199715
V63	73	0,04672476
V64	77	0,03962593
V65	63	0,02666972
V66	73	0,04672476
V67	78	0,03672825
V68	69	0,04411185
V69	65	0,03334294
V70	61	0,02017870
V71	62	0,02336002
V72	77	0,03962593
V73	69	0,04411185
V74	72	0,04702747
V75	78	0,03672825
V76	77	0,03962593
V77	74	0,04578336
V78	69	0,04411185
V79	74	0,04578336
V80	81	0,02690620

PROMEDIO	73,13750
DESVIACIÓN ESTÁNDAR	6,247518

Distribución Normal de la satisfacción residencial

MUESTRA	SATISFACCIÓN RESIDENCIAL	DISTRIBUCIÓN
V1	4,27	0,01656547
V2	4,55	0,02641186
V3	4,91	0,04614792
V4	5,09	0,05935069
V5	5,09	0,05935069
V6	5,55	0,10277630
V7	5,55	0,10277630
V8	5,64	0,11314489
V9	5,64	0,11314489
V10	5,73	0,12399184
V11	5,73	0,12399184
V12	5,91	0,14687840
V13	6,00	0,15876860
V14	6,09	0,17083918
V15	6,36	0,20708714
V16	6,45	0,21879666
V17	6,55	0,23011474
V18	6,55	0,23011474
V19	6,55	0,23011474
V20	6,64	0,24091528
V21	6,64	0,24091528
V22	6,64	0,24091528
V23	6,73	0,25107325
V24	6,73	0,25107325
V25	6,82	0,26046701
V26	6,82	0,26046701
V27	6,82	0,26046701
V28	6,91	0,26898073
V29	6,91	0,26898073
V30	6,91	0,26898073
V31	7,00	0,27650679
V32	7,00	0,27650679
V33	7,09	0,28294798
V34	7,18	0,28821965
V35	7,36	0,29498917
V36	7,36	0,29498917
V37	7,36	0,29498917
V38	7,45	0,29639549
V39	7,45	0,29639549
V40	7,55	0,29645124

MUESTRA	SATISFACCIÓN RESIDENCIAL	DISTRIBUCIÓN
V41	7,73	0,29252647
V42	7,73	0,29252647
V43	7,82	0,28859938
V44	7,82	0,28859938
V45	7,91	0,28342737
V46	7,91	0,28342737
V47	7,91	0,28342737
V48	8,00	0,27707947
V49	8,00	0,27707947
V50	8,00	0,27707947
V51	8,09	0,26963925
V52	8,18	0,26120292
V53	8,27	0,25187736
V54	8,27	0,25187736
V55	8,27	0,25187736
V56	8,36	0,24177779
V57	8,36	0,24177779
V58	8,36	0,24177779
V59	8,45	0,23102547
V60	8,45	0,23102547
V61	8,45	0,23102547
V62	8,64	0,20806321
V63	8,64	0,20806321
V64	8,64	0,20806321
V65	8,64	0,20806321
V66	8,82	0,18399052
V67	8,91	0,17183823
V68	8,91	0,17183823
V69	9,00	0,15975715
V70	9,18	0,13620400
V71	9,18	0,13620400
V72	9,27	0,12490473
V73	9,36	0,11402081
V74	9,64	0,08439114
V75	9,73	0,07564266
V76	9,73	0,07564266
V77	9,73	0,07564266
V78	9,91	0,05994530
V79	10,00	0,05299972
V80	10,09	0,04664534

PROMEDIO	7,61364
DESVIACIÓN ESTÁNDAR	1,286096

Distribución Normal de la salud mental

MUESTRA	SALUD MENTAL	DISTRIBUCIÓN
V1	20	0,00042281
V2	20	0,00042281
V3	30	0,00153470
V4	40	0,00429538
V5	40	0,00429538
V6	50	0,00926983
V7	50	0,00926983
V8	50	0,00926983
V9	50	0,00926983
V10	50	0,00926983
V11	50	0,00926983
V12	50	0,00926983
V13	50	0,00926983
V14	50	0,00926983
V15	60	0,01542536
V16	60	0,01542536
V17	60	0,01542536
V18	60	0,01542536
V19	60	0,01542536
V20	60	0,01542536
V21	60	0,01542536
V22	60	0,01542536
V23	60	0,01542536
V24	60	0,01542536
V25	60	0,01542536
V26	60	0,01542536
V27	70	0,01979214
V28	70	0,01979214
V29	70	0,01979214
V30	70	0,01979214
V31	70	0,01979214
V32	70	0,01979214
V33	70	0,01979214
V34	70	0,01979214
V35	70	0,01979214
V36	70	0,01979214
V37	70	0,01979214
V38	80	0,01958140
V39	80	0,01958140
V40	80	0,01958140

MUESTRA	SALUD MENTAL	DISTRIBUCIÓN
V41	80	0,01958140
V42	80	0,01958140
V43	80	0,01958140
V44	80	0,01958140
V45	80	0,01958140
V46	80	0,01958140
V47	80	0,01958140
V48	80	0,01958140
V49	80	0,01958140
V50	80	0,01958140
V51	90	0,01493785
V52	90	0,01493785
V53	90	0,01493785
V54	90	0,01493785
V55	90	0,01493785
V56	90	0,01493785
V57	90	0,01493785
V58	90	0,01493785
V59	90	0,01493785
V60	90	0,01493785
V61	90	0,01493785
V62	90	0,01493785
V63	90	0,01493785
V64	90	0,01493785
V65	90	0,01493785
V66	90	0,01493785
V67	100	0,00878671
V68	100	0,00878671
V69	100	0,00878671
V70	100	0,00878671
V71	100	0,00878671
V72	100	0,00878671
V73	100	0,00878671
V74	100	0,00878671
V75	100	0,00878671
V76	100	0,00878671
V77	100	0,00878671
V78	100	0,00878671
V79	100	0,00878671
V80	100	0,00878671

PROMEDIO	76,87500
DESVIACIÓN ESTÁNDAR	17,400258

ANEXO 9 – DISTRIBUCIÓN t DE STUDENT DOS COLAS

DF	A	0.80	0.90	0.95	0.98	0.99	0.995	0.998	0.999
	P	0.20	0.10	0.05	0.02	0.01	0.005	0.002	0.001
1		3.078	6.314	12.706	31.820	63.657	127.321	318.309	636.619
2		1.886	2.920	4.303	6.965	9.925	14.089	22.327	31.599
3		1.638	2.353	3.182	4.541	5.841	7.453	10.215	12.924
4		1.533	2.132	2.776	3.747	4.604	5.598	7.173	8.610
5		1.476	2.015	2.571	3.365	4.032	4.773	5.893	6.869
6		1.440	1.943	2.447	3.143	3.707	4.317	5.208	5.959
7		1.415	1.895	2.365	2.998	3.499	4.029	4.785	5.408
8		1.397	1.860	2.306	2.897	3.355	3.833	4.501	5.041
9		1.383	1.833	2.262	2.821	3.250	3.690	4.297	4.781
10		1.372	1.812	2.228	2.764	3.169	3.581	4.144	4.587
11		1.363	1.796	2.201	2.718	3.106	3.497	4.025	4.437
12		1.356	1.782	2.179	2.681	3.055	3.428	3.930	4.318
13		1.350	1.771	2.160	2.650	3.012	3.372	3.852	4.221
14		1.345	1.761	2.145	2.625	2.977	3.326	3.787	4.140
15		1.341	1.753	2.131	2.602	2.947	3.286	3.733	4.073
16		1.337	1.746	2.120	2.584	2.921	3.252	3.686	4.015
17		1.333	1.740	2.110	2.567	2.898	3.222	3.646	3.965
18		1.330	1.734	2.101	2.552	2.878	3.197	3.610	3.922
19		1.328	1.729	2.093	2.539	2.861	3.174	3.579	3.883
20		1.325	1.725	2.086	2.528	2.845	3.153	3.552	3.850
21		1.323	1.721	2.080	2.518	2.831	3.135	3.527	3.819
22		1.321	1.717	2.074	2.508	2.819	3.119	3.505	3.792
23		1.319	1.714	2.069	2.500	2.807	3.104	3.485	3.768
24		1.318	1.711	2.064	2.492	2.797	3.090	3.467	3.745
25		1.316	1.708	2.060	2.485	2.787	3.078	3.450	3.725
26		1.315	1.706	2.056	2.479	2.779	3.067	3.435	3.707
27		1.314	1.703	2.052	2.473	2.771	3.057	3.421	3.690
28		1.313	1.701	2.048	2.467	2.763	3.047	3.408	3.674
29		1.311	1.699	2.045	2.462	2.756	3.038	3.396	3.659
30		1.310	1.697	2.042	2.457	2.750	3.030	3.385	3.646
31		1.309	1.695	2.040	2.453	2.744	3.022	3.375	3.633
32		1.309	1.694	2.037	2.449	2.738	3.015	3.365	3.622
33		1.308	1.692	2.035	2.445	2.733	3.008	3.356	3.611
34		1.307	1.691	2.032	2.441	2.728	3.002	3.348	3.601
35		1.306	1.690	2.030	2.438	2.724	2.996	3.340	3.591
36		1.306	1.688	2.028	2.434	2.719	2.991	3.333	3.582
37		1.305	1.687	2.026	2.431	2.715	2.985	3.326	3.574
38		1.304	1.686	2.024	2.429	2.712	2.980	3.319	3.566
39		1.304	1.685	2.023	2.426	2.708	2.976	3.313	3.558
40		1.303	1.684	2.021	2.423	2.704	2.971	3.307	3.551
42		1.302	1.682	2.018	2.418	2.698	2.963	3.296	3.538
44		1.301	1.680	2.015	2.414	2.692	2.956	3.286	3.526
46		1.300	1.679	2.013	2.410	2.687	2.949	3.277	3.515
48		1.299	1.677	2.011	2.407	2.682	2.943	3.269	3.505
50		1.299	1.676	2.009	2.403	2.678	2.937	3.261	3.496
60		1.296	1.671	2.000	2.390	2.660	2.915	3.232	3.460
70		1.294	1.667	1.994	2.381	2.648	2.899	3.211	3.435
80		1.292	1.664	1.990	2.374	2.639	2.887	3.195	3.416
90		1.291	1.662	1.987	2.369	2.632	2.878	3.183	3.402
100		1.290	1.660	1.984	2.364	2.626	2.871	3.174	3.391
120		1.289	1.658	1.980	2.358	2.617	2.860	3.160	3.373
150		1.287	1.655	1.976	2.351	2.609	2.849	3.145	3.357
200		1.286	1.652	1.972	2.345	2.601	2.839	3.131	3.340
300		1.284	1.650	1.968	2.339	2.592	2.828	3.118	3.323
500		1.283	1.648	1.965	2.334	2.586	2.820	3.107	3.310
∞		1.282	1.645	1.960	2.326	2.576	2.807	3.090	3.291

ANEXO 10 – RESULTADOS RQI POR VIVIENDAS

Nº de Orden	Muestra	Dirección Simplificada	Código Postal
V1	001	3rd Avenue	10065
V2	002	3rd Avenue	10065
V3	004	Iroquois Place	08701
V4	005	Water Street	10005
V5	007	Park street	11206
V6	008	East 72nd Street	10021
V7	009	Sherman Avenue	61000
V8	012	NW 16th Street	73008
V9	013	Downtown NYC	10003
V10	016	Monroe	80206
V11	017	East 57th Street	10022
V12	018	Ridgewood Drive	17050
V13	019	Evergreen	10021
V14	020	South 59th Street	53132
V15	022	Howard Beach	11414
V16	023	East 54th Street	10022
V17	024	East 71st. Street	10021
V18	025	East 65th Street	10065
V19	026	East 72th Street	10021
V20	027	Park Avenue	10128
V21	029	East 71st Street	10021
V22	030	East 57th Street	10022
V23	031	Franklin Avenue	11238
V24	032	210th Street	11364
V25	037	East 81st Street	10028
V26	040	Aliceanna Street	21231
V27	043	East 90th Street	10128
V28	046	16th Street	11215
V29	047	West 37th Place	60609
V30	050	Lakemoor Drive	98512
V31	051	Boileau Court	21769
V32	054	Memorial Highway	10801
V33	056	Willoughby Avenue	90046
V34	058	North McKenna Avenue	97203
V35	059	Briarcliff Road	19082
V36	061	North East Graham Street	97212
V37	062	Windy Hill Circle	28303
V38	063	East 54th Street	10022
V39	065	South East 60th Avenue	97215
V40	066	Valley Forge Court	92336

V41	067	Mifflin Street	16652
V42	068	Stanton Avenue	15206
V43	071	Winchester Road	02458
V44	072	West 136th Street	90250
V45	073	Valley Forge Court	92336
V46	074	Warren Street	10007
V47	076	Casa Linda Circle	71119
V48	077	Raintree Circle	90230
V49	078	Lanewood Avenue	90028
V50	079	Northern Way	81506
V51	080	Palisades Pt.	30024
V52	082	South East 27th Avenue	55414
V53	084	Busath Avenue	40218
V54	085	Brittany Court	60134
V55	086	Prospect Park West	11215
V56	087	Ocean Avenue	11225
V57	088	West 12th Street	10014
V58	089	29th Street	11106
V59	090	East 51st Street	10022
V60	091	Adams Place	07028
V61	092	Smith Ridge Road	10590
V62	093	Melbourne Avenue	11367
V63	094	Puritan Drive	10573
V64	095	Poillon drive	10514
V65	096	29th Street	11106
V66	097	West 16th Street	10011
V67	098	47th Street	07086
V68	099	East 28th Street	10016
V69	100	La Salle Street	10027
V70	104	East 81st Street	10065
V71	105	Franklin Avenue	11355
V72	106	East 57th Street	10022
V73	107	Washington Avenue	11205
V74	108	West 127th Street	10027
V75	109	Memorial Highway	10080
V76	110	East 57th Street	10022
V77	111	37th Street	11103
V78	112	John Street	10038
V79	113	37th Street	11103
V80	114	64th Road	11375

La dirección completa de las viviendas analizadas no se muestra por motivos legales de protección de datos. Los usuarios de las viviendas analizadas han dado su consentimiento para participar en el estudio, manteniendo todos sus datos anónimos.

La escala gráfica de los planos está en metros.

1

Accessibility	17	<div></div>
Flexibility	13	<div></div>
Regenerative Design	17	<div></div>
Usable Area	25	<div></div>
Final Score	72	<div></div>

Accessibility				Accessibility Score: 17	Final Score:72
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			72		

Flexibility				Flexibility Score: 13	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	13 ▶
FINAL SCORE				72	

Regenerative Design				Healing Score: 17	Final Score:72
ID	Section	Compliance	Points	Requirements	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	72	

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

2

Accessibility	17	
Flexibility	13	
Regenerative Design	17	
Usable Area	25	
Final Score	72

Accessibility			Accessibility Score: 17	Final Score:72
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score		17		Flexibility ►
FINAL SCORE		72		

RESIDENTIAL QUALITY INDEX

Project n°: 001 & 002

Project Type: 1 Bedroom

Flexibility				Flexibility Score: 13	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m2 and other bedrooms 9m2 (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	13 ▶
FINAL SCORE				72	

Regenerative Design				Healing Score: 17	Final Score:72
ID	Section	Compliance	Points	Requirements	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	72	

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

3

Accessibility	13	
Flexibility	16	
Regenerative Design	21	
Usable Area	25	
Final Score	75

PLANTA BAJA

PLANTA PRIMERA

Accessibility				Accessibility Score: 13	Final Score:75
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			75		

RESIDENTIAL QUALITY INDEX

Project Address: 004

Project Type: 4Bedroom Detached

Flexibility				Flexibility Score: 16	Final Score:75
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		

◀ Accessibility	Score	16	▶
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FINAL SCORE	75
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RESIDENTIAL QUALITY INDEX

Project Address: 004

Project Type: 4 Bedroom Detached

Regenerative Design			Healing Score: 21	Final Score:75
ID	Section	Compliance	Points	Notes
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1	
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A	
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A	
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1	
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A	
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1	
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1	
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony if the depth of the Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0	
3.10	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1	
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1	
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1	
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0	
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1	
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.
		Score	21	Usable Area ▶
		FINAL SCORE	75	

RESIDENTIAL QUALITY INDEX

Project Address: 004

Project Type: 4 Bedroom Detached

Usable Area		Usable Area Score: 25		Final Score:75
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			75

4

Accessibility	15	<div></div>
Flexibility	18	<div></div>
Regenerative Design Usable Area	17	<div></div>
Final Score	20	<div></div>
70		<div></div>

Accessibility				Accessibility Score: 15	Final Score:70
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			15	Flexibility ►	
FINAL SCORE			70		

RESIDENTIAL QUALITY INDEX

Project Address: 005

Project Type: Studio

Flexibility				Flexibility Score: 18	Final Score:70
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	18 ▶
FINAL SCORE				70	

Regenerative Design				Healing Score: 17	Final Score:70
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ▶
			FINAL SCORE	70	

Usable Area		Usable Area Score: 20		Final Score:70
ID	Section	Compliance	Points	Notes
4.01	Studio	Non-Compliance 5%	20	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			70

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Accessibility	14	
Flexibility	18	
Regenerative Design	15	
Usable Area	15	
Final Score	62

PLANTA BAJA

PLANTA PRIMERA

Accessibility			Accessibility Score: 14	Final Score:62
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score			14	Flexibility ►
FINAL SCORE			62	

RESIDENTIAL QUALITY INDEX

Project Address: 007

Project Type: Duplex

Flexibility				Flexibility Score: 18	Final Score:62
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				62	

RESIDENTIAL QUALITY INDEX

Project Address: 007

Project Type: Duplex

Regenerative Design			Healing Score: 15	Final Score:62
ID	Section	Compliance	Points	Notes
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0	
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1	
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A	
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A	
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1	
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A	
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1	
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony if the depth of the Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0	
3.10		Compliance	1	
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A	
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1	
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1	
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0	
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0	
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.
		Score	15	Usable Area ►
		FINAL SCORE	62	

RESIDENTIAL QUALITY INDEX

Project Address: 007

Project Type: Duplex

Usable Area		Usable Area Score: 15		Final Score:62
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Non-Compliance 10%	15	
4.07	3 Bedroom 5 Residents			
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			62

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Accessibility	17	<div></div>
Flexibility	19	<div></div>
Regenerative Design	13	<div></div>
Usable Area	25	<div></div>
Final Score	74	<div></div>

Accessibility				Accessibility Score: 17	Final Score:74
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			74		

RESIDENTIAL QUALITY INDEX

Project Address: 008

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score:74
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19
FINAL SCORE					74

RESIDENTIAL QUALITY INDEX

Project Address: 008

Project Type: Apartment

Regenerative Design				Healing Score: 13	Final Score:74
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	13	Usable Area ►
			FINAL SCORE	74	

RESIDENTIAL QUALITY INDEX

Project Address: 008

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:74
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			74

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Accessibility	21	<div></div>
Flexibility	17	<div></div>
Regenerative Design	14	<div></div>
Usable Area	25	<div></div>
Final Score	77	<div></div>

Accessibility				Accessibility Score: 21	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 009

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				77	

Regenerative Design				Healing Score: 14	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	14	Usable Area ▶
			FINAL SCORE	77	

RESIDENTIAL QUALITY INDEX

Project Address: 009

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

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Accessibility	21	
Flexibility	17	
Regenerative Design Usable Area	15	
Final Score	25	
	78

Accessibility				Accessibility Score: 21	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 012

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				78	

RESIDENTIAL QUALITY INDEX

Project Address: 012

Project Type: Apartment

Regenerative Design				Healing Score: 15	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	78	

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	21	
Flexibility	18	
Regenerative Design	15	
Usable Area	15	
Final Score	69

Accessibility			Accessibility Score: 21		Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 013

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Non-Compliance	0		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 15	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	69	

Usable Area		Usable Area Score: 15		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	Non-Compliance 10%	15	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			69

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Accessibility	11	
Flexibility	19	
Regenerative Design	20	
Usable Area	25	
Final Score	75

PLANTA PRIMERA

PLANTA BAJA

Accessibility				Accessibility Score: 11	Final Score:75
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			11	Flexibility ►	
FINAL SCORE			75		

RESIDENTIAL QUALITY INDEX

Project Address: 016

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 19	Final Score:75
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		

◀ Accessibility	Score	19	▶
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FINAL SCORE	75
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Regenerative Design				Healing Score: 20	Final Score:75
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony if the depth of the Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.10		Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	N/A	N/A		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
		Score	20	Usable Area ►	
		FINAL SCORE	75		

RESIDENTIAL QUALITY INDEX

Project Address: 016

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:75
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			75

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Accessibility	17	
Flexibility	15	
Regenerative Design	20	
Usable Area	25	
Final Score	77

Accessibility				Accessibility Score: 17	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 017

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score: 77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				77	

Regenerative Design				Healing Score: 20	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ►
			FINAL SCORE	77	

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	Compliance	1	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

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Accessibility	21	
Flexibility	18	
Regenerative Design	18	
Usable Area	25	
Final Score	82

PLANTA PRIMERA

PLANTA BAJA

Accessibility				Accessibility Score: 21	Final Score:82
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			82		

RESIDENTIAL QUALITY INDEX

Project Address: 018

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 18	Final Score:82
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				82	

Regenerative Design				Healing Score: 18	Final Score:82
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	18	Usable Area ►
			FINAL SCORE	82	

Usable Area		Usable Area Score: 25		Final Score:82
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	Compliance	1	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			82

13

Accessibility	13	
Flexibility	17	
Regenerative Design	20	
Usable Area	20	
Final Score	70

Accessibility				Accessibility Score: 13	Final Score:70
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			70		

RESIDENTIAL QUALITY INDEX

Project Address: 019

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 17	Final Score:70
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17
FINAL SCORE					70

Regenerative Design				Healing Score: 20	Final Score:70
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ►
			FINAL SCORE	70	

Usable Area		Usable Area Score: 20		Final Score:70
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Non-Compliance 5%	20	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			70

14

Accessibility	14	
Flexibility	16	
Regenerative Design	23	
Usable Area	25	
Final Score	78

Accessibility				Accessibility Score: 14	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 020

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 16	Final Score:78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	16 ▶
FINAL SCORE				78	

Regenerative Design				Healing Score: 23	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ►
			FINAL SCORE	78	

RESIDENTIAL QUALITY INDEX

Project Address: 020

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

15

Accessibility	14	
Flexibility	17	
Regenerative Design	23	
Usable Area	25	
Final Score	79

PLANTA PRIMERA

Accessibility				Accessibility Score: 14	Final Score:79
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			79		

RESIDENTIAL QUALITY INDEX

Project Address: 022

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 17	Final Score:79
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				79	

Regenerative Design				Healing Score: 23	Final Score:79
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	N/A	N/A		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	N/A	N/A		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ►
			FINAL SCORE	79	

Usable Area		Usable Area Score: 25		Final Score:79
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			79

16

Accessibility	13	
Flexibility	16	
Regenerative Design	21	
Usable Area	20	
Final Score	70

Accessibility			Accessibility Score: 13	Final Score:70
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score			13	Flexibility ►
FINAL SCORE			70	

RESIDENTIAL QUALITY INDEX

Project Address: 023

Project Type: Apartment

Flexibility				Flexibility Score: 16	Final Score:70
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	16 ▶
FINAL SCORE				70	

RESIDENTIAL QUALITY INDEX

Project Address: 023

Project Type: Apartment

Regenerative Design				Healing Score: 21	Final Score:70
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	21	Usable Area ►
			FINAL SCORE	70	

Usable Area		Usable Area Score: 20		Final Score:70
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 5%	20	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			70

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Accessibility	17	<div></div>
Flexibility	18	<div></div>
Regenerative Design	15	<div></div>
Usable Area	20	<div></div>
Final Score	70	<div></div>

Accessibility			Accessibility Score: 17		Final Score:70
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			70		

RESIDENTIAL QUALITY INDEX

Project Address: 024

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:70
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	18 ▶
FINAL SCORE				70	

Regenerative Design				Healing Score: 15	Final Score:70
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	70	

RESIDENTIAL QUALITY INDEX

Project Address: 024

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:70
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Non-Compliance 5%	20	
4.04	2 Bedroom 3 Residents			
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			70

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Accessibility	13	<div></div>
Flexibility	14	<div></div>
Regenerative Design	20	<div></div>
Usable Area	25	<div></div>
Final Score	72	<div></div>

Accessibility				Accessibility Score: 13	Final Score:72
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			72		

RESIDENTIAL QUALITY INDEX

Project Address: 025

Project Type: Apartment

Flexibility				Flexibility Score: 14	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	14 ▶
FINAL SCORE				72	

RESIDENTIAL QUALITY INDEX

Project Address: 025

Project Type: Apartment

Regenerative Design				Healing Score: 20	Final Score:72
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
		Score	20	Usable Area ►	
		FINAL SCORE	72		

RESIDENTIAL QUALITY INDEX

Project Address: 025

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

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Accessibility	17	<div></div>
Flexibility	17	<div></div>
Regenerative Design	17	<div></div>
Usable Area	25	<div></div>
Final Score	76	<div></div>

Accessibility			Accessibility Score: 17	Final Score:76
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score			17	Flexibility ►
FINAL SCORE			76	

RESIDENTIAL QUALITY INDEX

Project Address: 026

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:76
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				76	

RESIDENTIAL QUALITY INDEX

Project Address: 026

Project Type: Apartment

Regenerative Design				Healing Score: 17	Final Score:76
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	76	

RESIDENTIAL QUALITY INDEX

Project Address: 026

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:76
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			76

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Accessibility	15	<div></div>
Flexibility	19	<div></div>
Regenerative Design	20	<div></div>
Usable Area	25	<div></div>
Final Score	79	<div></div>

Accessibility				Accessibility Score: 15	Final Score:79
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			15	Flexibility ►	
FINAL SCORE			79		

RESIDENTIAL QUALITY INDEX

Project Address: 027

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score: 79
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				79	

RESIDENTIAL QUALITY INDEX

Project Address: 027

Project Type: Apartment

Regenerative Design				Healing Score: 20	Final Score:79
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ▶
			FINAL SCORE	79	

RESIDENTIAL QUALITY INDEX

Project Address: 027

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:79
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			79

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Accessibility	13	<div></div>
Flexibility	14	<div></div>
Regenerative Design	17	<div></div>
Usable Area	25	<div></div>
Final Score	69	<div></div>

Accessibility				Accessibility Score: 13	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 029

Project Type: Apartment

Flexibility				Flexibility Score: 14	Final Score:69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	14 ▶
FINAL SCORE				69	

RESIDENTIAL QUALITY INDEX

Project Address: 029

Project Type: Apartment

Regenerative Design				Healing Score: 17	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ▶
			FINAL SCORE	69	

RESIDENTIAL QUALITY INDEX

Project Address: 029

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			69

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Accessibility	17	
Flexibility	18	
Regenerative Design	20	
Usable Area	25	
Final Score	80

Accessibility				Accessibility Score: 17	Final Score:80
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			80		

RESIDENTIAL QUALITY INDEX

Project Address: 030

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:80
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				80	

RESIDENTIAL QUALITY INDEX

Project Address: 030

Project Type: Apartment

Regenerative Design				Healing Score: 20	Final Score:80
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ►
			FINAL SCORE	80	

RESIDENTIAL QUALITY INDEX

Project Address: 030

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:80
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			80

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Accessibility	10	
Flexibility	17	
Regenerative Design	17	
Usable Area	15	
Final Score	59

Accessibility				Accessibility Score: 10	Final Score:59
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			10	Flexibility ►	
FINAL SCORE			59		

RESIDENTIAL QUALITY INDEX

Project Address: 031

Project Type: Apartment

Flexibility		Flexibility Score: 17		Final Score:59
No.	Section	Compliance	Points	Requirements
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.
2.03	Living Room is not an essential part of circulation.	Compliance	1	
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1	
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A	
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0	
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0	
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1	
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0	
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0	
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1	
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A	
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0	
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1	
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1	
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A	
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1	
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1	
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0	
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1	
◀ Accessibility		Score	17	▶
FINAL SCORE		59		

Regenerative Design				Healing Score: 17	Final Score:59
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	N/A	N/A		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ▶
			FINAL SCORE	59	

RESIDENTIAL QUALITY INDEX

Project Address: 031

Project Type: Apartment

Usable Area		Usable Area Score: 15		Final Score:59
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 10%	15	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			59

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Accessibility	20	
Flexibility	15	
Regenerative Design	17	
Usable Area	25	
Final Score	77

Accessibility			Accessibility Score: 20	Final Score:77
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score		20		Flexibility ►
FINAL SCORE		77		

RESIDENTIAL QUALITY INDEX

Project Address: 032

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Non-Compliance	0		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	15
FINAL SCORE					77

Regenerative Design				Healing Score: 17	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	77	

RESIDENTIAL QUALITY INDEX

Project Address: 032

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

25

Accessibility	17	
Flexibility	21	
Regenerative Design	15	
Usable Area	15	
Final Score	68

Accessibility			Accessibility Score: 17	Final Score:68
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score			17	Flexibility ►
FINAL SCORE			68	

RESIDENTIAL QUALITY INDEX

Project Address: 037

Project Type: Apartment

Flexibility				Flexibility Score: 21	Final Score: 68
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	21 ▶
FINAL SCORE				68	

Regenerative Design				Healing Score: 15	Final Score:68
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	68	

RESIDENTIAL QUALITY INDEX

Project Address: 037

Project Type: Apartment

Usable Area		Usable Area Score: 15		Final Score:68
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Non-Compliance 10%	15	
4.04	2 Bedroom 3 Residents			
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			68

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Accessibility	11	
Flexibility	18	
Regenerative Design	22	
Usable Area	25	
Final Score	76

PLANTA BAJA

PLANTA PRIMERA

PLANTA SEGUNDA

Accessibility				Accessibility Score: 11	Final Score:76
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			11	Flexibility ►	
FINAL SCORE			76		

RESIDENTIAL QUALITY INDEX

Project Address: 040

Project Type: Brownstone

Flexibility				Flexibility Score: 18	Final Score:76
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				76	

RESIDENTIAL QUALITY INDEX

Project Address: 040

Project Type: Brownstone

Regenerative Design				Healing Score: 22	Final Score:76
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	22	Usable Area ►
			FINAL SCORE	76	

Usable Area		Usable Area Score: 25		Final Score:76
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	Compliance	1	
◀ Healing		Score	25	Report ▶
FINAL SCORE			76

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Accessibility	17	
Flexibility	18	
Regenerative Design	16	
Usable Area	15	
Final Score	66

Accessibility			Accessibility Score: 17	Final Score:66
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score			17	Flexibility ►
FINAL SCORE			66	

RESIDENTIAL QUALITY INDEX

Project Address: 043

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:66
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				66	

Regenerative Design				Healing Score: 16	Final Score:66
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	16	Usable Area ►
			FINAL SCORE	66	

Usable Area		Usable Area Score: 15		Final Score:66
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 10%	15	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			66

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Accessibility	7
Flexibility	16
Regenerative Design	21
Usable Area	20
Final Score	64

Accessibility				Accessibility Score: 7	Final Score:64
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			7	Flexibility ►	
FINAL SCORE			64		

RESIDENTIAL QUALITY INDEX

Project Address: 046

Project Type: Townhouse

Flexibility				Flexibility Score: 16	Final Score: 64
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	16 ▶
FINAL SCORE				64	

RESIDENTIAL QUALITY INDEX

Project Address: 046

Project Type: Townhouse

Regenerative Design				Healing Score: 21	Final Score:64
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	21	Usable Area ►
			FINAL SCORE	64	

Usable Area		Usable Area Score: 20		Final Score:64
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	Non-Compliance 5%	20	
◀ Healing		Score	20	Report ▶
FINAL SCORE			64

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Accessibility	21	
Flexibility	22	
Regenerative Design	22	
Usable Area	25	
Final Score	90

PLANTA BAJA

PLANTA PRIMERA

PLANTA SEGUNDA

Accessibility				Accessibility Score: 21	Final Score:90
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			90		

RESIDENTIAL QUALITY INDEX

Project Address: 047

Project Type: Brownstone

Flexibility				Flexibility Score: 22	Final Score:90
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	22 ▶
FINAL SCORE				90	

Regenerative Design				Healing Score: 22	Final Score:90
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	22	Usable Area ►
			FINAL SCORE	90	

RESIDENTIAL QUALITY INDEX

Project Address: 047

Project Type: Brownstone

Usable Area		Usable Area Score: 25		Final Score:90
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			90

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Accessibility	21	
Flexibility	21	
Regenerative Design	19	
Usable Area	25	
Final Score	86

Accessibility				Accessibility Score: 21	Final Score:86
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			86		

RESIDENTIAL QUALITY INDEX

Project Address: 050

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 21	Final Score:86
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	21 ▶
FINAL SCORE				86	

Regenerative Design				Healing Score: 19	Final Score:86
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	19	Usable Area ►
			FINAL SCORE	86	

RESIDENTIAL QUALITY INDEX

Project Address: 050

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:86
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			86

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Accessibility	17	
Flexibility	17	
Regenerative Design	17	
Usable Area	20	
Final Score	71

Accessibility				Accessibility Score: 17	Final Score:71
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			71		

RESIDENTIAL QUALITY INDEX

Project Address: 051

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 17	Final Score:71
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				71	

Regenerative Design				Healing Score: 17	Final Score:71
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	71	

RESIDENTIAL QUALITY INDEX

Project Address: 051

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 20		Final Score:71
ID	Section	Compliance	Points	Notes
4.01	Studio	Non-Compliance 5%	20	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			71

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Accessibility	21	<div></div>
Flexibility	21	<div></div>
Regenerative Design	11	<div></div>
Usable Area	25	<div></div>
Final Score	78	<div></div>

Accessibility				Accessibility Score: 21	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 054

Project Type: Apartment

Flexibility				Flexibility Score: 21	Final Score:78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	21 ▶
FINAL SCORE				78	

RESIDENTIAL QUALITY INDEX

Project Address: 054

Project Type: Apartment

Regenerative Design				Healing Score: 11	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	11	Usable Area ►
			FINAL SCORE	78	

RESIDENTIAL QUALITY INDEX

Project Address: 054

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	13	
Flexibility	17	
Regenerative Design	17	
Usable Area	20	
Final Score	67

Accessibility				Accessibility Score: 13	Final Score:67
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			67		

RESIDENTIAL QUALITY INDEX

Project Address: 056

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:67
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				67	

RESIDENTIAL QUALITY INDEX

Project Address: 056

Project Type: Apartment

Regenerative Design				Healing Score: 17	Final Score:67
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	67	

RESIDENTIAL QUALITY INDEX

Project Address: 056

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:67
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	Non-Compliance 5%	20	
4.03	1 Bedroom 2 Residents			
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			67

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Accessibility	13	
Flexibility	14	
Regenerative Design	21	
Usable Area	25	
Final Score	73

Accessibility				Accessibility Score: 13	Final Score:73
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			73		

RESIDENTIAL QUALITY INDEX

Project Address: 058

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 14	Final Score:73
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	14 ▶
FINAL SCORE				73	

Regenerative Design				Healing Score: 21	Final Score:73
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	21	Usable Area ►
			FINAL SCORE	73	

RESIDENTIAL QUALITY INDEX

Project Address: 058

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:73
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	Compliance	1	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			73

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PLANTA BAJA

PLANTA PRIMERA

Accessibility				Accessibility Score: 13	Final Score:79
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			79		

RESIDENTIAL QUALITY INDEX

Project Address: 059

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 18	Final Score: 79
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				79	

Regenerative Design				Healing Score: 23	Final Score:79
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ►
			FINAL SCORE	79	

RESIDENTIAL QUALITY INDEX

Project Address: 059

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:79
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	Compliance	1	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			79

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Accessibility				Accessibility Score: 13	Final Score:72
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			72		

RESIDENTIAL QUALITY INDEX

Project Address: 061

Project Type: Studio

Flexibility				Flexibility Score: 16	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	16 ▶
FINAL SCORE				72	

Regenerative Design				Healing Score: 18	Final Score:72
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	18	Usable Area ►
			FINAL SCORE	72	

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	Compliance	1	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

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Accessibility	13	
Flexibility	13	
Regenerative Design	15	
Usable Area	20	
Final Score	61

Accessibility				Accessibility Score: 13	Final Score:61
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			61		

RESIDENTIAL QUALITY INDEX

Project Address: 062

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 13	Final Score:61
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	13 ▶
FINAL SCORE				61	

Regenerative Design				Healing Score: 15	Final Score:61
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
Score			15	Usable Area ►	
FINAL SCORE			61		

Usable Area		Usable Area Score: 20		Final Score:61
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Non-Compliance 5%	20	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			61

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Accessibility	21	
Flexibility	22	
Regenerative Design	19	
Usable Area	25	
Final Score	87

Accessibility			Accessibility Score: 21	Final Score:87
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score		21		Flexibility ►
FINAL SCORE		87		

RESIDENTIAL QUALITY INDEX

Project Address: 063

Project Type: Apartment

Flexibility				Flexibility Score: 22	Final Score:87
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	N/A	N/A	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	22 ▶
FINAL SCORE				87	

RESIDENTIAL QUALITY INDEX

Project Address: 063

Project Type: Apartment

Regenerative Design				Healing Score: 19	Final Score:87
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	19	Usable Area ►
			FINAL SCORE	87	

RESIDENTIAL QUALITY INDEX

Project Address: 063

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:87
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			87

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Accessibility	20	
Flexibility	18	
Regenerative Design	14	
Usable Area	25	
Final Score	77

Accessibility				Accessibility Score: 20	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			20	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 065

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	18 ▶
FINAL SCORE				77	

RESIDENTIAL QUALITY INDEX

Project Address: 065

Project Type: Apartment

Regenerative Design				Healing Score: 14	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	14	Usable Area ►
			FINAL SCORE	77	

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

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Accessibility	14	
Flexibility	18	
Regenerative Design	17	
Usable Area	20	
Final Score	69

Accessibility				Accessibility Score: 14	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 066

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 18	Final Score: 69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	18 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 17	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ▶
			FINAL SCORE	69	

RESIDENTIAL QUALITY INDEX

Project Address: 066

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Non-Compliance 5%	20	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

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Accessibility	14	
Flexibility	18	
Regenerative Design	17	
Usable Area	15	
Final Score	64

PLANTA PRIMERA

PLANTA BAJA

Accessibility				Accessibility Score: 14	Final Score:64
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			64		

RESIDENTIAL QUALITY INDEX

Project Address: 067

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 18	Final Score: 64
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				64	

Regenerative Design				Healing Score: 17	Final Score:64
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	64	

Usable Area		Usable Area Score: 15		Final Score:64
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 10%	15	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			64

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Accessibility	18	
Flexibility	17	
Regenerative Design	18	
Usable Area	25	
Final Score	78

Accessibility				Accessibility Score: 18	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			18	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 068

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	17 ▶
FINAL SCORE				78	

Regenerative Design				Healing Score: 18	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	18	Usable Area ►
			FINAL SCORE	78	

RESIDENTIAL QUALITY INDEX

Project Address: 068

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	18	
Flexibility	19	
Regenerative Design	20	
Usable Area	25	
Final Score	82

Accessibility				Accessibility Score: 18	Final Score:82
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			18	Flexibility ►	
FINAL SCORE			82		

RESIDENTIAL QUALITY INDEX

Project Address: 071

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 19	Final Score:82
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	19 ▶
FINAL SCORE				82	

RESIDENTIAL QUALITY INDEX

Project Address: 071

Project Type: Detached-Single Family

Regenerative Design				Healing Score: 20	Final Score:82
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ▶
			FINAL SCORE	82	

Usable Area		Usable Area Score: 25		Final Score:82
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			82

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Accessibility	13	<div></div>
Flexibility	18	<div></div>
Regenerative Design	17	<div></div>
Usable Area	25	<div></div>
Final Score	73	<div></div>

Accessibility				Accessibility Score: 13	Final Score:73
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			73		

RESIDENTIAL QUALITY INDEX

Project Address: 072

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:73
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				73	

Regenerative Design				Healing Score: 17	Final Score:73
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	73	

RESIDENTIAL QUALITY INDEX

Project Address: 072

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:73
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			73

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PLANTA BAJA

PLANTA PRIMERA

Accessibility				Accessibility Score: 14	Final Score:82
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			82		

RESIDENTIAL QUALITY INDEX

Project Address: 073

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 20	Final Score:82
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	20 ▶
FINAL SCORE				82	

Regenerative Design				Healing Score: 23	Final Score:82
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ►
			FINAL SCORE	82	

RESIDENTIAL QUALITY INDEX

Project Address: 073

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:82
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			82

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Accessibility	18	
Flexibility	20	
Regenerative Design	13	
Usable Area	25	
Final Score	76

PLANTA BAJA

PLANTA PRIMERA

Accessibility				Accessibility Score: 18	Final Score:76
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			18	Flexibility ►	
FINAL SCORE			76		

RESIDENTIAL QUALITY INDEX

Project Address: 074

Project Type: Duplex

Flexibility				Flexibility Score: 20	Final Score:76
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	20 ▶
FINAL SCORE				76	

RESIDENTIAL QUALITY INDEX

Project Address: 074

Project Type: Duplex

Regenerative Design				Healing Score: 13	Final Score:76
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	13	Usable Area ►
			FINAL SCORE	76	

Usable Area		Usable Area Score: 25		Final Score:76
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			76

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Accessibility	17	
Flexibility	14	
Regenerative Design	16	
Usable Area	25	
Final Score	72

Accessibility				Accessibility Score: 17	Final Score:72
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			72		

RESIDENTIAL QUALITY INDEX

Project Address: 076

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 14	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	14 ▶
FINAL SCORE				72	

Regenerative Design				Healing Score: 16	Final Score:72
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	16	Usable Area ▶
			FINAL SCORE	72	

RESIDENTIAL QUALITY INDEX

Project Address: 076

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

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Accessibility	13	
Flexibility	17	
Regenerative Design	23	
Usable Area	25	
Final Score	78

Accessibility				Accessibility Score: 13	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 077

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				78	

RESIDENTIAL QUALITY INDEX

Project Address: 077

Project Type: Apartment

Regenerative Design				Healing Score: 23	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ►
			FINAL SCORE	78	

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	17	<div></div>
Flexibility	17	<div></div>
Regenerative Design	16	<div></div>
Usable Area	20	<div></div>
Final Score	70	<div></div>

Accessibility				Accessibility Score: 17	Final Score:70
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			70		

RESIDENTIAL QUALITY INDEX

Project Address: 078

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:70
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				70	

RESIDENTIAL QUALITY INDEX

Project Address: 078

Project Type: Apartment

Regenerative Design				Healing Score: 16	Final Score:70
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	16	Usable Area ►
			FINAL SCORE	70	

RESIDENTIAL QUALITY INDEX

Project Address: 078

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:70
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Non-Compliance 5%	20	
4.04	2 Bedroom 3 Residents			
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			70

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Accessibility	17	<div></div>
Flexibility	17	<div></div>
Regenerative Design	15	<div></div>
Usable Area	20	<div></div>
Final Score	69	<div></div>

Accessibility				Accessibility Score: 17	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 079

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 15	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	69	

RESIDENTIAL QUALITY INDEX

Project Address: 079

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 5%	20	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

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Accessibility	13	
Flexibility	14	
Regenerative Design	23	
Usable Area	25	
Final Score	75

Accessibility				Accessibility Score: 13	Final Score:75
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			75		

RESIDENTIAL QUALITY INDEX

Project Address: 080

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 14	Final Score:75
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	14 ▶
FINAL SCORE				75	

RESIDENTIAL QUALITY INDEX

Project Address: 080

Project Type: Detached-Single Family

Regenerative Design				Healing Score: 23	Final Score:75
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ▶
			FINAL SCORE	75	

RESIDENTIAL QUALITY INDEX

Project Address: 080

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:75
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			75

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Accessibility	17	
Flexibility	19	
Regenerative Design	18	
Usable Area	25	
Final Score	79

Accessibility				Accessibility Score: 17	Final Score:79
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			79		

RESIDENTIAL QUALITY INDEX

Project Address: 082

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score: 79
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				79	

RESIDENTIAL QUALITY INDEX

Project Address: 082

Project Type: Apartment

Regenerative Design				Healing Score: 18	Final Score:79
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	18	Usable Area ▶
			FINAL SCORE	79	

Usable Area		Usable Area Score: 25		Final Score:79
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	Compliance	1	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			79

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Accessibility	14	
Flexibility	20	
Regenerative Design	17	
Usable Area	25	
Final Score	76

Accessibility				Accessibility Score: 14	Final Score:76
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			76		

RESIDENTIAL QUALITY INDEX

Project Address: 084

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 20	Final Score:76
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	20 ▶
FINAL SCORE				76	

Regenerative Design				Healing Score: 17	Final Score:76
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	76	

RESIDENTIAL QUALITY INDEX

Project Address: 084

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:76
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			76

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Accessibility	14	
Flexibility	18	
Regenerative Design	15	
Usable Area	25	
Final Score	72

PLANTA BAJA

PLANTA PRIMERA

Accessibility				Accessibility Score: 14	Final Score:72
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			72		

RESIDENTIAL QUALITY INDEX

Project Address: 085

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 18	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18
FINAL SCORE					72

Regenerative Design				Healing Score: 15	Final Score:72
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	72	

RESIDENTIAL QUALITY INDEX

Project Address: 085

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

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Accessibility	17	<div></div>
Flexibility	17	<div></div>
Regenerative Design	17	<div></div>
Usable Area	20	<div></div>
Final Score	71	<div></div>

Accessibility				Accessibility Score: 17	Final Score:71
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			71		

RESIDENTIAL QUALITY INDEX

Project Address: 086

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:71
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	17
FINAL SCORE					71

RESIDENTIAL QUALITY INDEX

Project Address: 086

Project Type: Apartment

Regenerative Design				Healing Score: 17	Final Score:71
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ▶
			FINAL SCORE	71	

RESIDENTIAL QUALITY INDEX

Project Address: 086

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:71
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 5%	20	
4.05	2 Bedroom 4 Residents			
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			71

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Accessibility	17	
Flexibility	15	
Regenerative Design	14	
Usable Area	15	
Final Score	61

Accessibility				Accessibility Score: 17	Final Score:61
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			61		

RESIDENTIAL QUALITY INDEX

Project Address: 087

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score: 61
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				61	

Regenerative Design				Healing Score: 14	Final Score:61
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	14	Usable Area ►
			FINAL SCORE	61	

RESIDENTIAL QUALITY INDEX

Project Address: 087

Project Type: Apartment

Usable Area		Usable Area Score: 15		Final Score:61
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 10%	15	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			61

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Accessibility	17	
Flexibility	18	
Regenerative Design	18	
Usable Area	25	
Final Score	78

Accessibility				Accessibility Score: 17	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 088

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score: 78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				78	

RESIDENTIAL QUALITY INDEX

Project Address: 088

Project Type: Apartment

Regenerative Design				Healing Score: 18	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	18	Usable Area ▶
			FINAL SCORE	78	

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	17	<div></div>
Flexibility	20	<div></div>
Regenerative Design	12	<div></div>
Usable Area	20	<div></div>
Final Score	69	<div></div>

Accessibility				Accessibility Score: 17	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 089

Project Type: Apartment

Flexibility				Flexibility Score: 20	Final Score:69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	20 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 12	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	12	Usable Area ►
			FINAL SCORE	69	

RESIDENTIAL QUALITY INDEX

Project Address: 089

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	Non-Compliance 5%	20	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

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Accessibility	17	<div></div>
Flexibility	19	<div></div>
Regenerative Design Usable Area	10	<div></div>
Final Score	25	<div></div>
	71	<div></div>

Accessibility				Accessibility Score: 17	Final Score:71
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			71		

RESIDENTIAL QUALITY INDEX

Project Address: 090

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score:71
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				71	

RESIDENTIAL QUALITY INDEX

Project Address: 090

Project Type: Apartment

Regenerative Design				Healing Score: 10	Final Score:71
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	10	Usable Area ►
			FINAL SCORE	71	

Usable Area		Usable Area Score: 25		Final Score:71
ID	Section	Compliance	Points	Notes
4.01	Studio	Compliance	1	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			71

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Accessibility	11	
Flexibility	18	
Regenerative Design	20	
Usable Area	20	
Final Score	69

PLANTA PRIMERA

PLANTA BAJA

Accessibility				Accessibility Score: 11	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			11	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 091

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 18	Final Score:69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 20	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ►
			FINAL SCORE	69	

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Non-Compliance 5%	20	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

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Accessibility	14	
Flexibility	17	
Regenerative Design	23	
Usable Area	25	
Final Score	79

Accessibility				Accessibility Score: 14	Final Score:79
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			79		

RESIDENTIAL QUALITY INDEX

Project Address: 092

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 17	Final Score: 79
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				79	

Regenerative Design				Healing Score: 23	Final Score:79
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	23	Usable Area ▶
			FINAL SCORE	79	

RESIDENTIAL QUALITY INDEX

Project Address: 092

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:79
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			79

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Accessibility	17	
Flexibility	16	
Regenerative Design	15	
Usable Area	20	
Final Score	68

Accessibility				Accessibility Score: 17	Final Score:68
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			68		

RESIDENTIAL QUALITY INDEX

Project Address: 093

Project Type: Apartment

Flexibility				Flexibility Score: 16	Final Score: 68
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	16 ▶
FINAL SCORE				68	

Regenerative Design				Healing Score: 15	Final Score:68
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	68	

RESIDENTIAL QUALITY INDEX

Project Address: 093

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:68
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 5%	20	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			68

63

Accessibility	14	
Flexibility	14	
Regenerative Design	20	
Usable Area	25	
Final Score	73

Accessibility				Accessibility Score: 14	Final Score:73
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			14	Flexibility ►	
FINAL SCORE			73		

RESIDENTIAL QUALITY INDEX

Project Address: 094

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 14	Final Score:73
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Non-Compliance	0		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dinning space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	14 ▶
FINAL SCORE				73	

Regenerative Design				Healing Score: 20	Final Score:73
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ►
			FINAL SCORE	73	

RESIDENTIAL QUALITY INDEX

Project Address: 094

Project Type: Detached-Single Family

Usable Area		Usable Area Score: 25		Final Score:73
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			73

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Accessibility	18	
Flexibility	15	
Regenerative Design	19	
Usable Area	25	
Final Score	77

Accessibility				Accessibility Score: 18	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	Compliance	1		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			18	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 095

Project Type: Detached-Single Family

Flexibility				Flexibility Score: 15	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	Compliance	1	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	Compliance	1		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				77	

Regenerative Design				Healing Score: 19	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	19	Usable Area ►
			FINAL SCORE	77	

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

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Accessibility	17	<div></div>
Flexibility	20	<div></div>
Regenerative Design	12	<div></div>
Usable Area	20	<div></div>
Final Score	69	<div></div>

Accessibility				Accessibility Score: 17	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Non-Compliance	0	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 096

Project Type: Apartment

Flexibility				Flexibility Score: 20	Final Score: 69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Non-Compliance	0		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	20 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 12	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Non-Compliance	0		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	12	Usable Area ▶
			FINAL SCORE	69	

RESIDENTIAL QUALITY INDEX

Project Address: 096

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	Non-Compliance 5%	20	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

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Accessibility	17	
Flexibility	18	
Regenerative Design	13	
Usable Area	25	
Final Score	73

Accessibility				Accessibility Score: 17	Final Score:73
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			73		

RESIDENTIAL QUALITY INDEX

Project Address: 097

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:73
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Non-Compliance	0		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				73	

Regenerative Design				Healing Score: 13	Final Score:73
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	13	Usable Area ►
			FINAL SCORE	73	

Usable Area		Usable Area Score: 25		Final Score:73
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			73

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Accessibility	17	
Flexibility	20	
Regenerative Design	16	
Usable Area	25	
Final Score	78

Accessibility				Accessibility Score: 17	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 098

Project Type: Apartment

Flexibility				Flexibility Score: 20	Final Score: 78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	20 ▶
FINAL SCORE				78	

RESIDENTIAL QUALITY INDEX

Project Address: 098

Project Type: Apartment

Regenerative Design				Healing Score: 16	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	16	Usable Area ▶
			FINAL SCORE	78	

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	17	
Flexibility	15	
Regenerative Design	17	
Usable Area	20	
Final Score	69

Accessibility				Accessibility Score: 17	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 099

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score:69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Non-Compliance	0		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				69	

RESIDENTIAL QUALITY INDEX

Project Address: 099

Project Type: Apartment

Regenerative Design				Healing Score: 17	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	69	

RESIDENTIAL QUALITY INDEX

Project Address: 099

Project Type: Apartment

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	Non-Compliance 5%	20	
4.03	1 Bedroom 2 Residents			
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

69

Accessibility	17	
Flexibility	15	
Regenerative Design	13	
Usable Area	20	
Final Score	65

Accessibility				Accessibility Score: 17	Final Score:65
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			65		

RESIDENTIAL QUALITY INDEX

Project Address: 100

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score: 65
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Non-Compliance	0	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				65	

RESIDENTIAL QUALITY INDEX

Project Address: 100

Project Type: Apartment

Regenerative Design				Healing Score: 13	Final Score:65
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Non-Compliance	0		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	13	Usable Area ►
			FINAL SCORE	65	

Usable Area		Usable Area Score: 20		Final Score:65
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 5%	20	
4.05	2 Bedroom 4 Residents			
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			65

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Accessibility	17	<div></div>
Flexibility	17	<div></div>
Regenerative Design	12	<div></div>
Usable Area	15	<div></div>
Final Score	61	<div></div>

Accessibility				Accessibility Score: 17	Final Score:61
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			61		

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Project Address: 104

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:61
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	N/A	N/A		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Non-Compliance	0		
◀ Accessibility				Score	17 ▶
FINAL SCORE				61	

Regenerative Design				Healing Score: 12	Final Score:61
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Non-Compliance	0		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	12	Usable Area ►
			FINAL SCORE	61	

RESIDENTIAL QUALITY INDEX

Project Address: 104

Project Type: Apartment

Usable Area		Usable Area Score: 15		Final Score:61
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Non-Compliance 10%	15	
4.04	2 Bedroom 3 Residents			
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			61

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Accessibility	13	<div></div>
Flexibility	17	<div></div>
Regenerative Design	17	<div></div>
Usable Area	15	<div></div>
Final Score	62	<div></div>

Accessibility				Accessibility Score: 13	Final Score:62
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Non-Compliance	0		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Non-Compliance	0	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			13	Flexibility ►	
FINAL SCORE			62		

RESIDENTIAL QUALITY INDEX

Project Address: 105

Project Type: Apartment

Flexibility				Flexibility Score: 17	Final Score:62
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Non-Compliance	0		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Non-Compliance	0		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Non-Compliance	0		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Non-Compliance	0		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	17 ▶
FINAL SCORE				62	

RESIDENTIAL QUALITY INDEX

Project Address: 105

Project Type: Apartment

Regenerative Design				Healing Score: 17	Final Score:62
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ▶
			FINAL SCORE	62	

Usable Area		Usable Area Score: 15		Final Score:62
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Non-Compliance 10%	15	
4.07	3 Bedroom 5 Residents			
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	15	Report ▶
FINAL SCORE			62

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Accessibility	17	
Flexibility	15	
Regenerative Design	20	
Usable Area	25	
Final Score	77

Accessibility				Accessibility Score: 17	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 106

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				77	

Regenerative Design				Healing Score: 20	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ▶
			FINAL SCORE	77	

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	Compliance	1	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

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Accessibility	17	<div></div>
Flexibility	19	<div></div>
Regenerative Design	13	<div></div>
Usable Area	20	<div></div>
Final Score	69	<div></div>

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PLANTA PRIMERA

Accessibility				Accessibility Score: 17	Final Score:69
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			69		

RESIDENTIAL QUALITY INDEX

Project Address: 107

Project Type: Bownstone

Flexibility				Flexibility Score: 19	Final Score: 69
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	N/A	N/A		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				69	

Regenerative Design				Healing Score: 13	Final Score:69
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Non-Compliance	0	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	13	Usable Area ►
			FINAL SCORE	69	

Usable Area		Usable Area Score: 20		Final Score:69
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	Non-Compliance 5%	20	
4.03	1 Bedroom 2 Residents			
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			69

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Accessibility	13	
Flexibility	19	
Regenerative Design	15	
Usable Area	25	
Final Score	72

Accessibility			Accessibility Score: 13	Final Score:72
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score		13		Flexibility ►
FINAL SCORE		72		

RESIDENTIAL QUALITY INDEX

Project Address: 108

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score:72
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Non-Compliance	0		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	Compliance	1		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				72	

RESIDENTIAL QUALITY INDEX

Project Address: 108

Project Type: Apartment

Regenerative Design				Healing Score: 15	Final Score:72
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Compliance	1		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	N/A	N/A		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	72	

Usable Area		Usable Area Score: 25		Final Score:72
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	Compliance	1	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			72

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Accessibility	21	<div></div>
Flexibility	21	<div></div>
Regenerative Design	11	<div></div>
Usable Area	25	<div></div>
Final Score	78	<div></div>

Accessibility				Accessibility Score: 21	Final Score:78
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			78		

RESIDENTIAL QUALITY INDEX

Project Address: 109

Project Type: Apartment

Flexibility				Flexibility Score: 21	Final Score:78
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	21 ▶
FINAL SCORE				78	

Regenerative Design				Healing Score: 11	Final Score:78
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Non-Compliance	0		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	N/A	N/A	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	11	Usable Area ►
			FINAL SCORE	78	

RESIDENTIAL QUALITY INDEX

Project Address: 109

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:78
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			78

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Accessibility	17	
Flexibility	15	
Regenerative Design	20	
Usable Area	25	
Final Score	77

Accessibility				Accessibility Score: 17	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 110

Project Type: Apartment

Flexibility				Flexibility Score: 15	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Non-Compliance	0	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Non-Compliance	0		
2.16	Main dining space separated, not located in kitchen or living room.	Non-Compliance	0		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	15 ▶
FINAL SCORE				77	

Regenerative Design				Healing Score: 20	Final Score:77
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Compliance	1		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Compliance	1		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Compliance	1		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	20	Usable Area ▶
			FINAL SCORE	77	

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	Compliance	1	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77

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Accessibility	17	<div></div>
Flexibility	19	<div></div>
Regenerative Design	13	<div></div>
Usable Area	25	<div></div>
Final Score	74	<div></div>

Accessibility				Accessibility Score: 17	Final Score:74
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Non-Compliance	0		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			17	Flexibility ►	
FINAL SCORE			74		

RESIDENTIAL QUALITY INDEX

Project Address: 111

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score:74
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Non-Compliance	0		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	N/A	N/A	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	N/A	N/A		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	N/A	N/A	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				74	

Regenerative Design				Healing Score: 13	Final Score:74
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Non-Compliance	0		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Non-Compliance	0		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	N/A	N/A		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Non-Compliance	0		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	13	Usable Area ▶
			FINAL SCORE	74	

Usable Area		Usable Area Score: 25		Final Score:74
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Compliance	1	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			74

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Accessibility	15	
Flexibility	18	
Regenerative Design	17	
Usable Area	20	
Final Score	70

Accessibility				Accessibility Score: 15	Final Score:70
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			15	Flexibility ►	
FINAL SCORE			70		

RESIDENTIAL QUALITY INDEX

Project Address: 112

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:70
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	N/A	N/A		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	Compliance	1		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	18 ▶
FINAL SCORE				70	

Regenerative Design				Healing Score: 17	Final Score:70
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	Compliance	1		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Compliance	1		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	N/A	N/A		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	N/A	N/A		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Non-Compliance	0	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	17	Usable Area ►
			FINAL SCORE	70	

Usable Area		Usable Area Score: 20		Final Score:70
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	Non-Compliance 5%	20	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	N/A	N/A	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	20	Report ▶
FINAL SCORE			70

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Accessibility	15	<div></div>
Flexibility	19	<div></div>
Regenerative Design	15	<div></div>
Usable Area	25	<div></div>
Final Score	74	<div></div>

Accessibility			Accessibility Score: 15	Final Score:74
No.	Section	Compliance	Points	Requirements
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	N/A	N/A	
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A	
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Non-Compliance	0	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1	
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.
Score		15		Flexibility ►
FINAL SCORE		74		

RESIDENTIAL QUALITY INDEX

Project Address: 113

Project Type: Apartment

Flexibility				Flexibility Score: 19	Final Score:74
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	N/A	N/A		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x 2070mm (in the	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	Compliance	1		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Compliance	1		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dining space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Non-Compliance	0		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Compliance	1		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	N/A	N/A		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		
◀ Accessibility				Score	19 ▶
FINAL SCORE				74	

Regenerative Design				Healing Score: 15	Final Score:74
ID	Section	Compliance	Points	Notes	
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	N/A	N/A		
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	N/A	N/A		
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	Compliance	1		
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	N/A	N/A		
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Compliance	1		
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	N/A	N/A	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases	
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A		
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	Compliance	1		
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony, if the depth of the	Non-Compliance	0		
3.10	Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	N/A	N/A		
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1		
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Non-Compliance	0		
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1		
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0		
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0		
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	
			Score	15	Usable Area ►
			FINAL SCORE	74	

Usable Area		Usable Area Score: 25		Final Score:74
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE		74

80

Accessibility	21	
Flexibility	18	
Regenerative Design	13	
Usable Area	25	
Final Score	77

Accessibility				Accessibility Score: 21	Final Score:77
No.	Section	Compliance	Points	Requirements	
1.01	Interior Doorways - Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 850mm	Compliance	1		
1.02	Interior Stairways - Straight design and a minimum clear width of 1000mm. Minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A	N/A		
1.03	Kitchen - At least 1200mm - 48" clearance is provided in front of fixed benches and appliances	Compliance	1	This 1200mm clearance should be maintained for the entire run of the unit, worktop and/or appliance. Facing kitchen units 1200mm apart or more.	
1.04	Living Room - At least, a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm is provided	Compliance	1	Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones. Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.	
1.05	Main Bedroom - At least, a clear space of 750mm wide to both sides and the foot of a standard sized double bed is provided.	Compliance	1		
1.06	Bedrooms - At least, a clear space of 750mm wide, to one side of the bed is provided.	Compliance	1	In addition, in these bedrooms, where it is necessary to pass the foot of the bed (i.e. to approach a window), a clear width of 750mm should also be provided at the foot of the bed.	
1.07	Bathroom - An accessible bathroom is provided at entrance level, and it provides a shower with minimum dimensions of 900mm (width) x 900mm (length), and a clear space of 1200mm (width) x 1200mm (length) forward of the shower entry, a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Non-Compliance	0	Minimum clear width of 900mm/1200mm between the walls of the bathroom if located in a separate room. Entrance level WC and shower drainage. Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.	
Score			21	Flexibility ►	
FINAL SCORE			77		

RESIDENTIAL QUALITY INDEX

Project Address: 114

Project Type: Apartment

Flexibility				Flexibility Score: 18	Final Score:77
No.	Section	Compliance	Points	Requirements	
2.01	Living/Dining Room - At a minimum, a living room, living space or kitchen-dining room is at entrance level.	Compliance	1	A living room / living space should be provided on the entrance level of every dwelling ----- A living room or living space may be considered as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space	
2.02	Living Room - Dwellings with three or more bedrooms have two living spaces. Both rooms should have external windows.	Non-Compliance	0	For example, a living room and a kitchen-dining room. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	
2.03	Living Room is not an essential part of circulation.	Compliance	1		
2.04	Living Room - Space for or provision of future focal point fire installation or actual fire or other features is provided.	Compliance	1		
2.05	Bathroom - Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed is provided at entrance level.	Compliance	1		
2.06	Bathroom - An accessible bathroom is provided on the same storey as the main bedroom.	Non-Compliance	0		
2.07	Bathroom - The shower and toilet should be located to enable the installation of grabrails at a future date.	Compliance	1	WC and bathroom walls Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band	
2.08	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, the dwelling features a space or room on the entry level that is of at least 10m ² with one wall a minimum length of 3m / provides a space 1540mm (width) x	N/A	N/A	Potential for entrance level bed-space In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space. ----- A corner of a room that can	
2.09	Bedrooms - Space for occasional cot is provided in at least one double bedroom.	Compliance	1		
2.10	Bedrooms - Beds in all rooms can be in more than one position, and, at a minimum, the bed-head shall NOT be under a window	N/A	N/A		
2.11	Bedrooms - Double room can accommodate twin beds	Compliance	1		
2.12	Bedrooms - At a minimum, one or more twin or double bedrooms can subdivide into two single.	Non-Compliance	0		
2.13	Kitchen - The back of a kitchen is not more than 8 metres away from a window.	Non-Compliance	0		
2.14	Dining Space - Separated, not located in kitchen or living room.	N/A	N/A		
2.15	View from kitchen of outdoor area, suitable for toddler play or sitting.	Compliance	1		
2.16	Main dinning space separated, not located in kitchen or living room.	N/A	N/A		
2.17	Dining Space - Casual eating for 2 people in kitchen.	Compliance	1		
2.18	Stairs and Lifts - The design within a dwelling of two or more storeys incorporates one of the following: a) Potential for stair lift installation. b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.	N/A	N/A		
2.19	Dwelling is provided with adequate space and services to be able to work from home.	Compliance	1	Space for Personal Computer in the living room	
2.20	Apartments with windows in one side only, or units with an open-plan layout, the maximum habitable room depth is 8 metres from a window.	Non-Compliance	0		
2.21	The width of cross-over, cross-through, and railroad apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts.	Compliance	1		
2.22	Master bedrooms have a minimum area of 12m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliance	1		
2.23	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliance	1		

◀ Accessibility	Score	18	▶
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FINAL SCORE	77
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Regenerative Design			Healing Score: 13	Final Score:77
ID	Section	Compliance	Points	Notes
3.01	Sound Reduction - Sleeping areas are not adjacent to shared spaces, lifts, circulation spaces, or neighbours bath/living internal areas.	Non-Compliance	0	
3.02	Sound Reduction - Windows are more than 3m horizontal distance away from a public route or space	Compliance	1	
3.03	Sound Reduction - Noisy communal equipment is at least 3m away from doors and windows.	N/A	N/A	
3.04	Sound Reduction - Building is not within 100m of a major road, train line or other source of significant noise	Compliance	1	
3.05	Views - Principal rooms have windows that do not look out on wall within 3m.	Non-Compliance	0	
3.06	Views - At least one main living area has urban views of over 50m - 164 Ft OR rural views.	Compliance	1	If there are no habitable rooms with separating walls or floors, 1 point can be awarded by default, to allow for the small amount of sound nuisance that can occur in such cases
3.07	Living room windows within 30 degrees of South or gets good daylight, 3 hours of direct sunlight between 9am and 3pm at mid-winter.	N/A	N/A	
3.08	Daylight and Sunlight - Kitchen window is within 30 degrees of South or gets good daylight.	N/A	N/A	
3.09	Window Area is 1/10 or larger than the net area of the room. If the longest distance is longer than 7.50 m. The window area should be 1/6 of larger than the net area of the room. For rooms where the window opens to a balcony if the depth of the Kitchen, living room, dining room, bedrooms, and bathrooms should have an operable window or door that opens to the exterior.	Non-Compliance	0	
3.10		Non-Compliance	0	
3.11	Windows in the principal living space, or glazed doors (where these are in lieu of the principle window), should include glazing that starts no higher than 800mm above floor level.	Compliance	1	
3.12	Daylight and Sunlight - 80% of the working plane in each kitchen, living room, dining room and study must receive direct light from the sky.	Compliance	1	
3.13	Private Space - An area where homework studies may be undertaken in private, away from other family activities, is provided.	Compliance	1	
3.14	Provide a primary balcony with a minimum depth of 2 m. The size of the balcony is: Studio apartments: 4m2 1 bedroom apartments: 8m2	Non-Compliance	0	
3.15	Outdoor Space - Minimum size for outdoor space Minimum space requirements: • Private space: 1.5 m2 per bedroom • Shared space: minimum 1 m2 per bedroom	Non-Compliance	0	
3.16	Outdoor Space - Direct access or via lobby from living to private open space is possible or provided.	Compliance	1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.
		Score	13	Usable Area ▶
		FINAL SCORE	77	

RESIDENTIAL QUALITY INDEX

Project Address: 114

Project Type: Apartment

Usable Area		Usable Area Score: 25		Final Score:77
ID	Section	Compliance	Points	Notes
4.01	Studio	N/A	N/A	
4.02	1 Bedroom 1 Resident	N/A	N/A	
4.03	1 Bedroom 2 Residents	N/A	N/A	
4.04	2 Bedroom 3 Residents	N/A	N/A	
4.05	2 Bedroom 4 Residents	N/A	N/A	
4.06	3 Bedroom 4 Residents	Compliance	1	
4.07	3 Bedroom 5 Residents	N/A	N/A	
4.08	3 Bedroom 6 Residents	N/A	N/A	
4.09	4 Bedroom 5 Residents	N/A	N/A	
4.10	4 Bedroom 6 Residents	N/A	N/A	
◀ Healing		Score	25	Report ▶
FINAL SCORE			77	