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| **Title of Research Presentation**  Dwelling design that facilitates greater Quality of Life for the high-needs elderly |
| **Background/Objectives**  Globally the ageing population is increasing rapidly, and those with high-care needs are projected to increase at an even higher rate. In addition to this demographic change, the call for ageing-in-place will result in a significant increase in demand for housing that can support independent living of the elderly when impairments increase. An increase in impairments often affects the quality of life (QoL), which can be heavily influenced by their living environment.  **Methods**  This paper explores the design requirements of housing that facilitates greater QoL for the high-needs elderly. A qualitative survey was conducted for 30 elderly people who required care and were living in public/private-sector rental housing complexes and retirement villages in New Zealand. Through semi-structured interviews and full-day observations for elderly residents and their caregivers as well as documentation of their spatial and physical environment, data on their perceptions and usage of their housing environment was collected. Using the spatial analysis and the qualitative analysis, the themes for the QoL influenced by the physical environments were identified, and the design considerations were discussed.  **Results**  Themes for QoL that related to housing design were identified and categorised into larger themes of; 1. Independence and control, 2. Meaningful activities, 3. Meaningful relationships, 4. Maintenance of possessions and 5. Quality of care.  The research finds that the design of individual dwellings has a major impact on the QoL of the high-needs elderly.  **Discussion**  Improved spatial solutions are required to provide greater control for various daily activities such as food preparation and cooking, house cleaning and laundry as well as meaningful leisure activities. Bathroom designs require better solutions to accommodate residents and caregivers in a more comfortable and safe manner.  There should be improvements to accommodate social activities and important possessions within limited interior spaces. In the design of housing for the ageing population, there is a greater need for a reorganisation of space to maintain various aspects of QoL important for the high-needs elderly.  **Keywords**  The elderly with care needs, Quality of Life, housing design, qualitative methods |