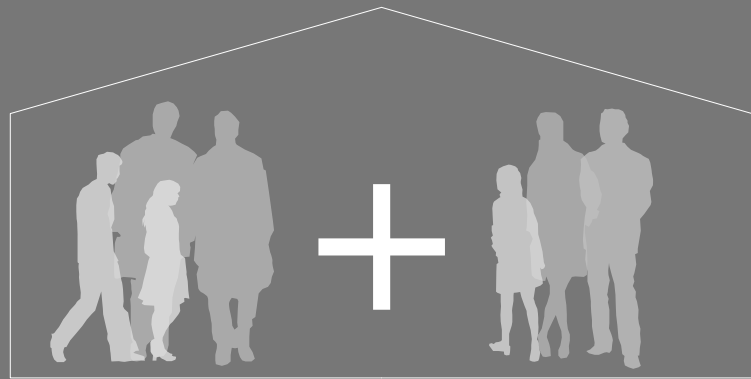


affordable housing: a dwelling for two families



a proposal to allow 2 families to pool their resources to afford a spacious home with greater amenity

what
following the ACT Affordable Housing threshold requirements, homes with Net Living Area (NLA) of 81 - 105 sq m will be subject to a threshold of \$341,000

the proposal
looks at combining the area and cost thresholds of 2 households to allow the construction of a spacious home with adequate parking, private and functional outdoor space - all within a single dwelling. This enables a dwelling of up to 210 sq m with a threshold of \$682,000

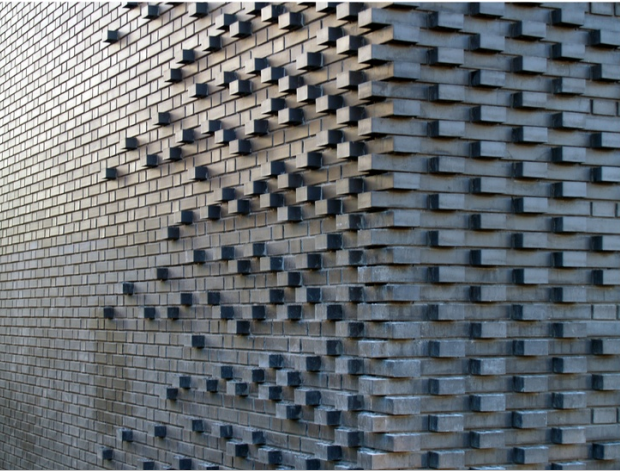
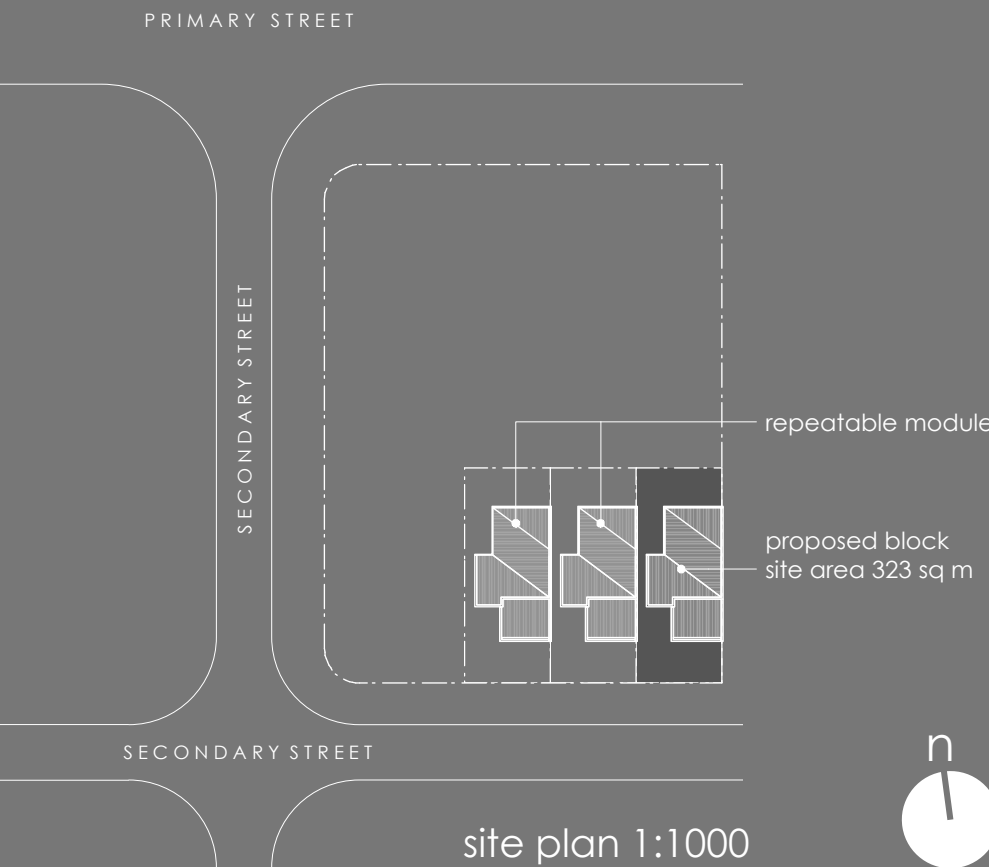
suitable for who?
- 2 young families
- a young family and grandparents
- students
- friends looking to get established within the property market

unique characteristics
the single dwelling contains both shared and private areas for the residents.
shared: secure parking, kitchen, laundry, living, dining, toilet and outdoor areas
private: bedrooms, bathrooms, living / family area

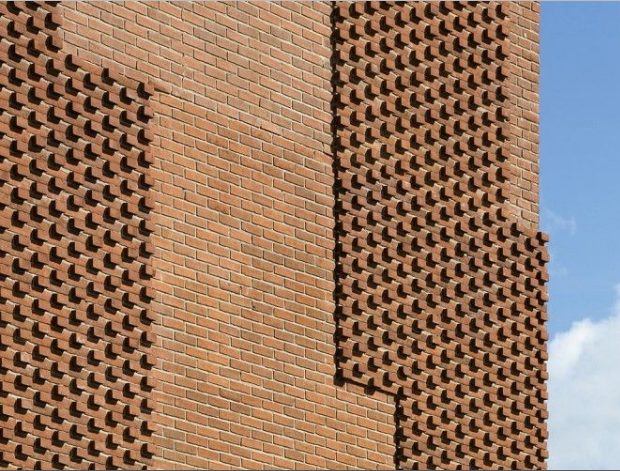
	area	cost / sq m*	cost
NLA shared	78 sq m	\$1,130	\$88,140
NLA family 1	46 sq m	\$1,130	\$51,980
NLA family 2	79 sq m	\$1,130	\$89,270
TOTAL NLA	203 sq m		
Garage area	39 sq m	\$880	\$34,320
TOTAL build cost			\$263,710
GST			\$26,371
Block area	323 sq m	\$1,000	\$323,000
TOTAL COST			\$613,081
TOTAL GFA	242 sq m		
TOTAL plot ratio	75%		

* As per Building (General) (Cost of Building Work) Determination 2009 (No 1) Schedule.

the site



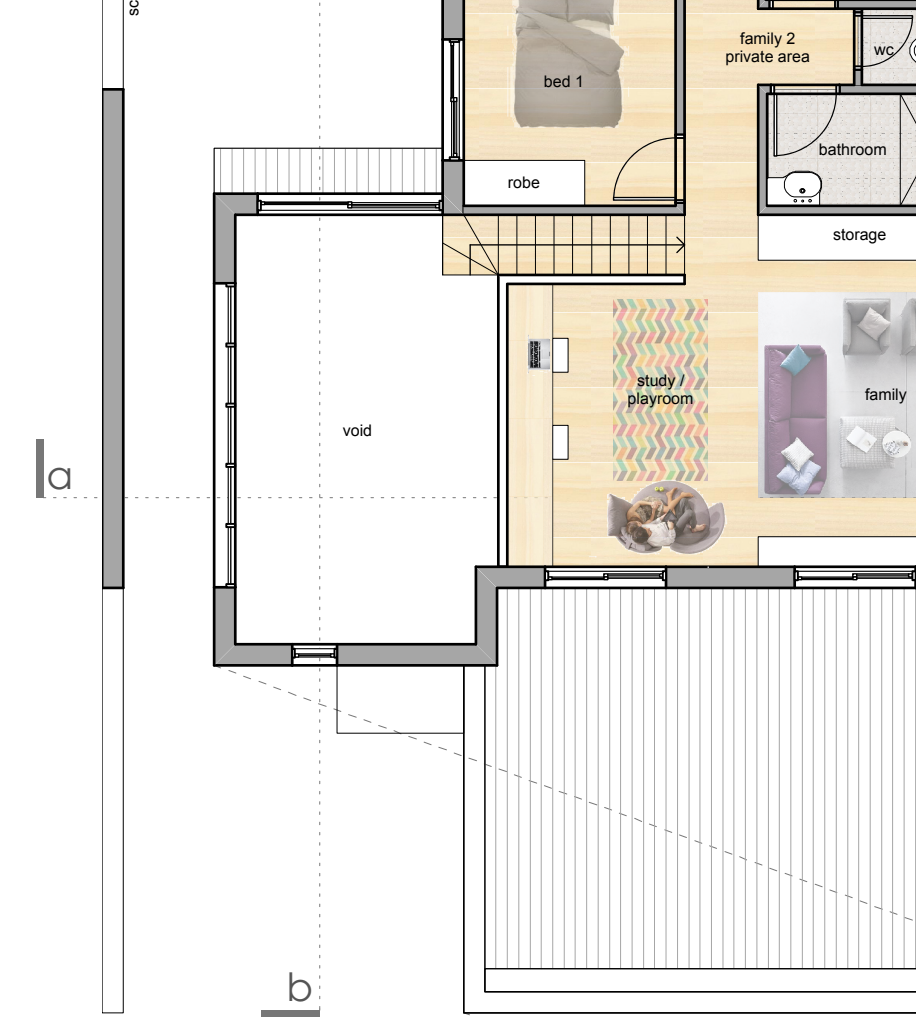
mass can be light
using the mass of masonry to create a screen from the western sun as well as a fully private enclave within



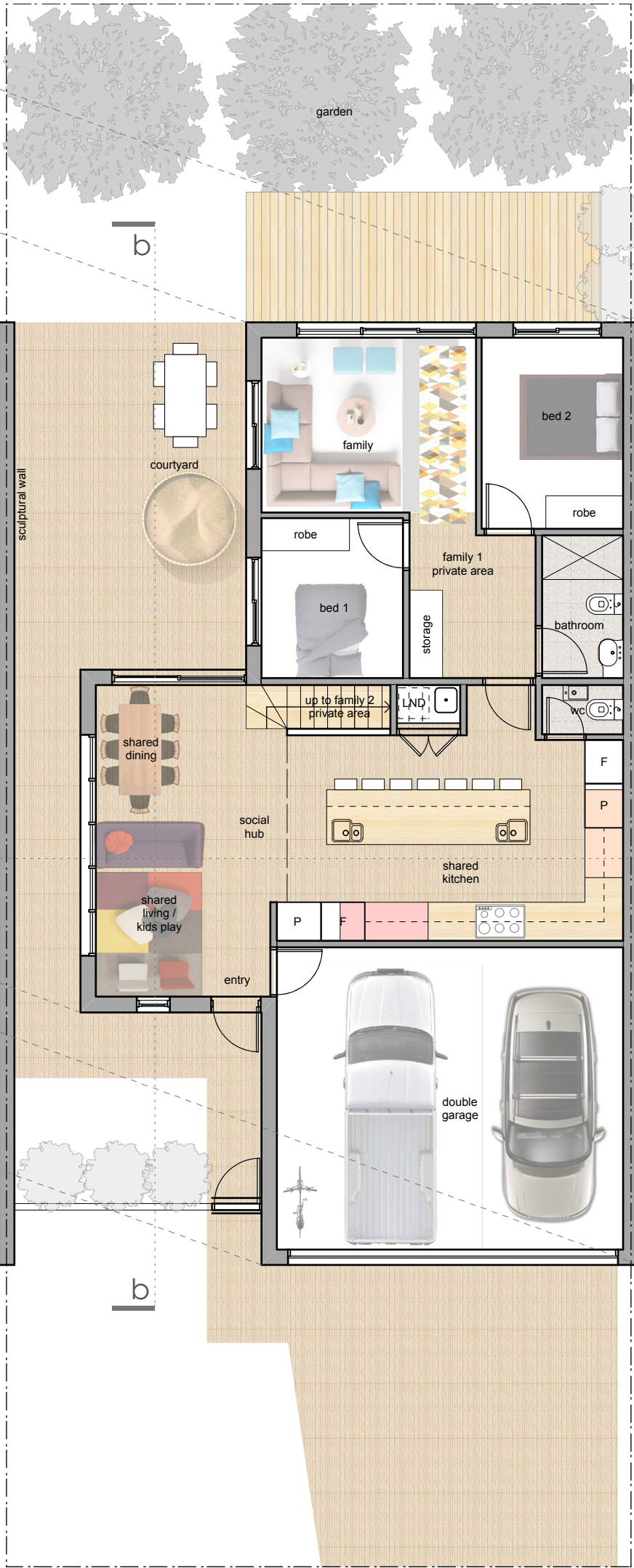
giving to others
the sculpture wall to the west of the dwelling provides infrastructure which: screens and shades; brings sculpture into the home; values good craftsmanship; creates fully private outdoor space which is not overlooked by neighbours; gives the residents and broader community an element of pride and belonging

how can we live in a way which celebrates brick veneer?
sculpt it; bring back the craftsmanship with materiality; turn our suburbs into a destination of beauty; make our walls so stunning that vandals will appreciate their beauty

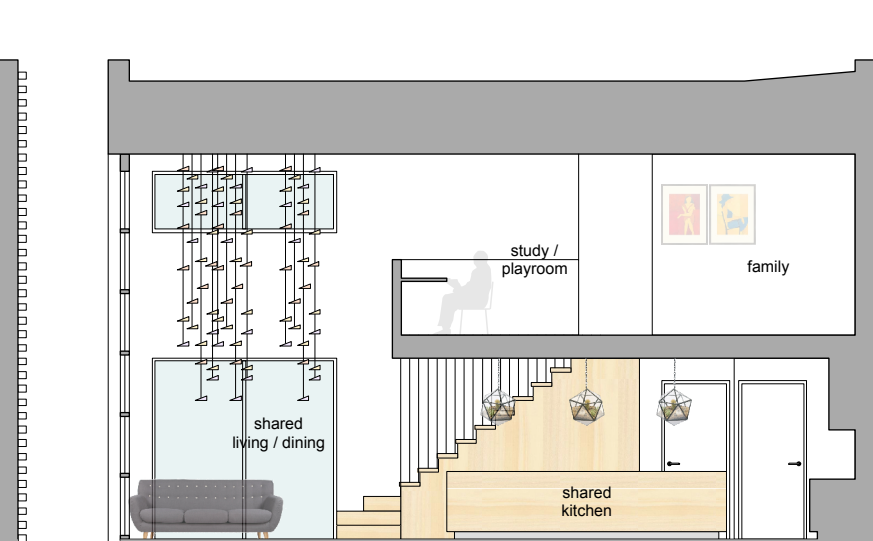
customised modular
prefabricated brick panels with various levels of solid vs transparent, the neighbour can customise the western wall, as they will be the ones appreciating it



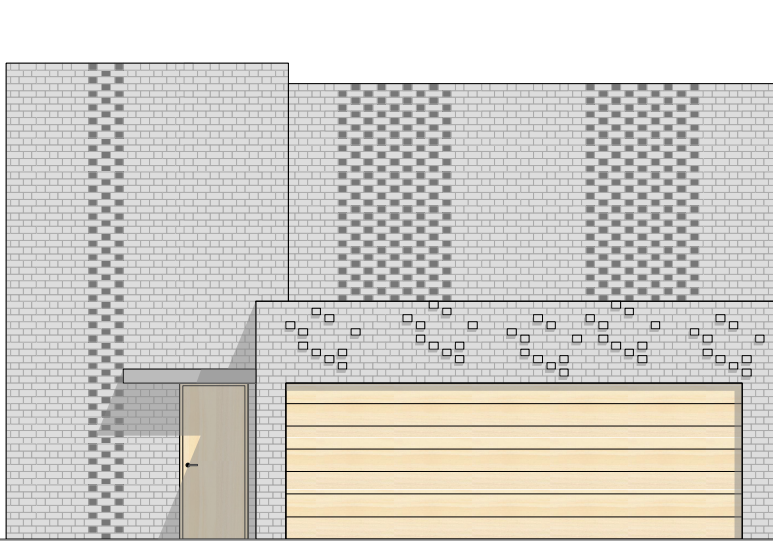
first floor plan 1:100



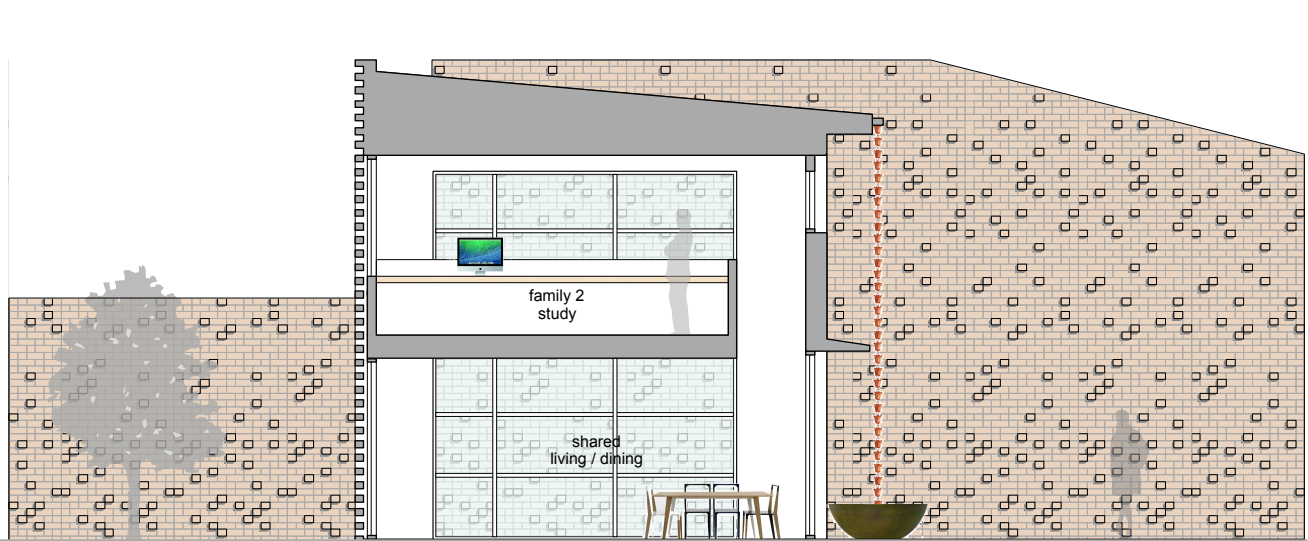
ground floor plan 1:100



section aa 1:100



front elevation 1:100



section bb 1:100