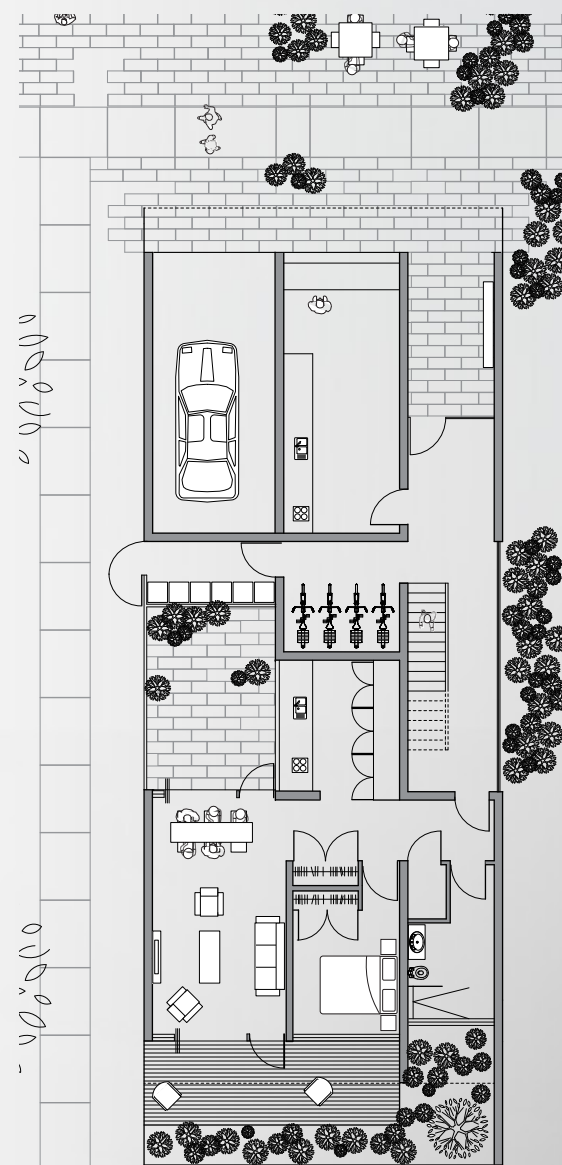
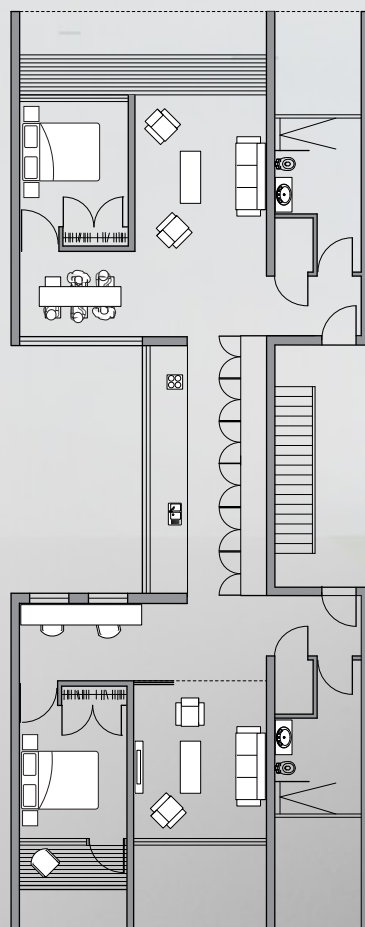


site plan with 6 blocks



1:200 ground floor plan in the single apartment configuration

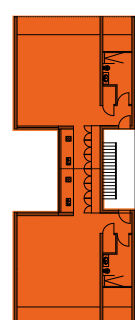
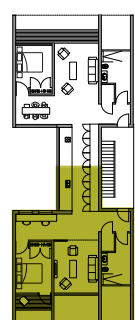


1:200 single level floor in the double apartment configuration



# HALFWAY HOUSE

*'Everyone should be able to build, and as long as this freedom to build does not exist, the present-day planned architecture cannot be considered art at all'*



## FRIEDENSREICH HUNDERTWASSER

Halfway House is a conceptual prototype for urban housing that challenges definitions and stigmas associated with affordable housing. Blending antonymic typologies, ideologies and systems, it creates a new hybridised approach to enable the stealthy progression of affordable housing in a market that is typically adverse to its presence.

Halfway house is not either or, but both. Not affordable or market but affordable *and* market, both formally and functionally. It is capable of full 1 bedroom Tier 1 affordable units and base level 2-3 bedroom Tier 2 units (see 'finance').

In addition to achieving up to five apartments in the initial construction phase, the base concrete structure is configured to take up to five further apartments. This approach meets current height restrictions whilst allowing for future changes in legislation to increase the yield capacity of valuable urban land.

Halfway House is more than just a building; it is the product of a proposed fundamental change to the housing system to enable affordability to become the norm for the 21st century.

## FINANCE

Assuming a minimum plot size for each block to be approx. 25m x 8m (= 200m<sup>2</sup>) per block, the land cost for each block can be estimated at \$200,000 to be shared equally across the five base apartment segments it contains.

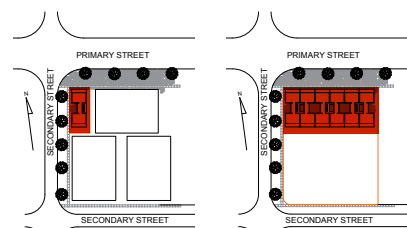
### AFFORDABLE TIER 1, 1 BEDROOM APARTMENT

Each floor plate is capable of accommodation a one bedroom apartment of 70m<sup>2</sup>. After the \$40,000 land cost, within the tier 1 limit the apartment can be built on a budget of up to \$4,300 total cost per m<sup>2</sup> which enables a minimum to high end fit out.\*

### AFFORDABLE TIER 2, 2-3 BEDROOM APARTMENT

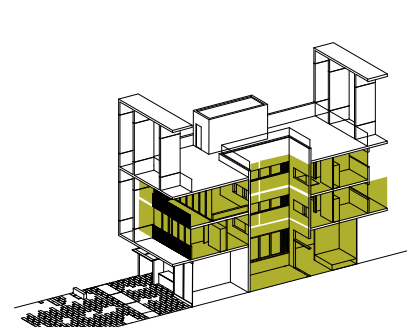
After the \$80,000 land cost, a 140m<sup>2</sup> 2-3 bed model within the tier 2 limit can be built on a budget of up to \$2,090 total cost per m<sup>2</sup> which enables only a base fit out.\* A more complete fit out is only possible if the secondary construction is undertaken by the tenant, which suggests a possible new approach to long and short term affordable housing costs, as further outlined in the following diagrams.

\* calculations are estimates only and are based on the '4-8 level walk-up unit complex, concrete structure, ground floor parking' figures on the BMT quantity surveyors guide found at <http://www.bmtqs.com.au/construction-cost-table>

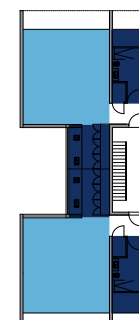


## HALFWAY BETWEEN...

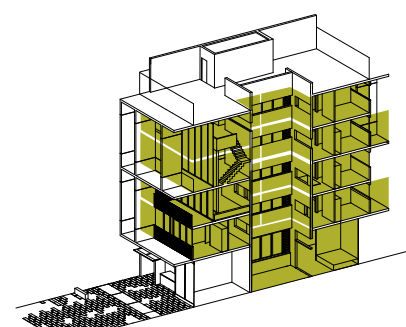
**INFILL & GREENFIELD**  
Addition of 'courtyard' layout enables light access deep into the plan from the short ends. This allows the prototype to be used by itself, on infill sites as narrow as 8 metres wide, or multiplied to form a cohesive block.



Halfway House  
First iteration - up to 5 affordable apartments including an accessible ground floor unit



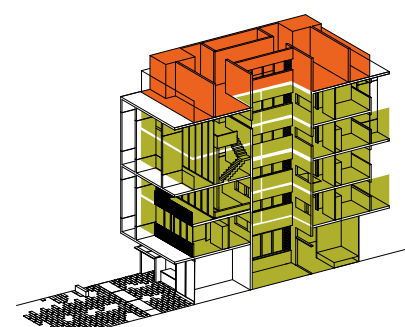
**LONG TERM & SHORT TERM COSTS**  
Primary construction as fixed elements with secondary configurations achievable by owner occupied and rental tenants alike. This reduces long term maintenance costs for government properties which are undertaken by the tenant in exchange for a lower rental rate.



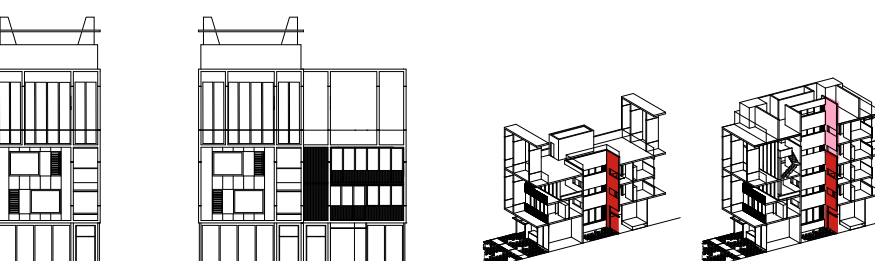
Three Quarter House  
Extended version- capacity for simple growth enables up to 9 affordable apartments



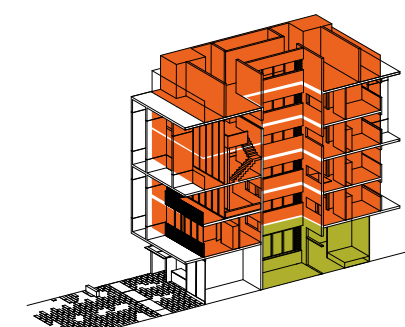
**SUBURBAN & URBAN**  
Typical multi-residential urban developments are built as one cohesive statement and aren't allowed to adapt over time, unlike their suburban counterparts. Structured 'raw space' enables users to adapt the external form and function of their apartments to suit their needs and desires.



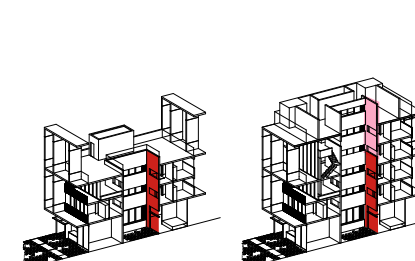
Full House  
Full growth - ability to add an additional apartment/mixed use function



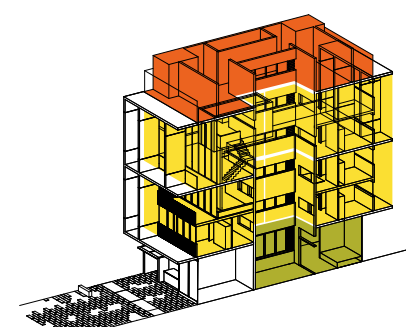
**AFFORDABLE & MARKET**  
The ability to adapt the dwelling is built into long term, fixed rate affordable housing lease agreements. This blurs the external distinction between tenancy types as both are able to shift over time. This enables affordable housing, and its communities, to seamlessly blend into urban areas.



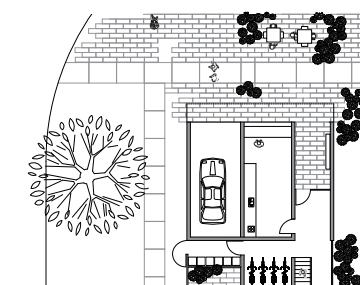
'Double' Configurations  
Double sized apartments are possible across the floor plate.



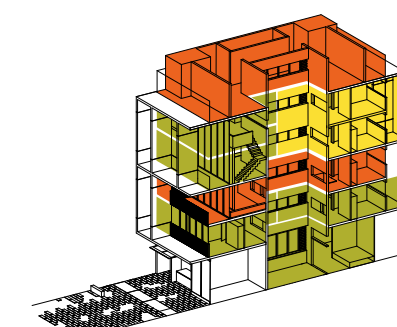
**LEGAL & ILLEGAL**  
Allows for growth from a 12m block (excluding facade frame) to a 20m block when height limits inevitably change. This, along with its facade adaptability, enable the structure to be more economically and culturally resilient over time.



'Loft' Configurations  
Double/quadruple sized apartments are possible by stacking layouts



**RESIDENTIAL & COMMERCIAL**  
Ground floor configuration covers the mandatory parking requirements but can be reconfigured to accommodate a ground floor business and GetGo rental. This enables a more productive use of the space and encourages decreased individual car ownership.



All-sorts  
The block supports affordable and market tenant diversity via a range of apartment options