



PROFIT	\$ 2 009 640
TOTAL SALES	\$18 800 000
TOTAL INVESTMENT	\$16 790 360
CONSULTANTS (incl. legal and marketing)	\$1 955 020
LAND COSTS FOR 3600 m ²	\$3 600 000
6644 m ² OF INFRASTRUCTURE	\$5 414 860
CONSTRUCTION OF 94 UNITS	\$5 820 480











THE WELLNESS CENTRE

In recent years Australian housing has experienced dramatic changes. Projections for 2031, show that almost one third of the housing in Australia will be one persor households, one third will be couples and one third couples with one or two children (the rest of housing sizes are minorities). Population is growing at a rate that construction is not able to keep pace with. Home ownership, once a distinctive charachteristic of Australian society is now decreasing rapidly, with young people struggling more and more to afford their own place.

This proposal offers flexibility and accessibility for current and future projections of the Australian residential market, offering modules that can be combined to form different typologies, and adapt to the dynamics and life cycle of a family. The proposal not only challenges the planning policies of Canberra, but also challenges market policies, allowing people to buy single occupancies, increase the size of them or if desired reduce the size of their original holding.

Concerned by the physical isolation of individuals, whilst also understanding the market's need for privacy and individuality, this proposal provides a large amount of open spaces and community areas to maintain and highlight the importance of social interaction between residents. In addition to social activities, commerce and office spaces are incorporated into the complex to reduce car dependency, a current issue in Canberra.

The term affordability should not be limited to the purchase value of a property. Beyond considerations for reduced cost and ease of construction, through prefabrication and modularity, the proposal also considers the post occupancy operational affordability. Through strategies that will help manage energy consumption, water efficiency, waste and food production, this proposal not only helps Australian families economically but also addresses a much needed change of priorities towards a sustainable development all within a setting surrounded by nature, that can be economically productive and socially engaging.













