

6,300,000.00

THE GARDEN STACK

In a new development, how does one engender, the sense of pride, inclusion and connection that comes with the time benefits of a long established

We believe the answer is through nature.

Nature allows for all of these elements providing a framework for personal investment in its upkeep that can create a sense of "ownership" as well as providing for a multitude of recreational uses and opportunities for social interaction.

"Housing constitutes the foundation upon which communities are formed and maintained.
The nature of residential development in cities is also fundamental to their urban structure and form, which together influence liveability, productivity and sustainability"

Liveable Cities Chapter of "Our Cities - The Challenge of Change" 2010

profit: 2,126,500.00 PROFIT - GREAT OUTCOME FOR THE RESIDENTS AND THERFORE FOR THE CITY AS WELL

This proposed typology would provide a mix of housing that is somewhere between a small house with a garden and a large garden apartment - Gardens in the sky; built around a courtyard, with mixed use and parking at the base. (we believe strongly in the independence and freedom the car brings to the individual - and have assumed that pollution will be designed out in the very near future)

A simple arrangement of concrete slabs (to a maximum of 4 storeys) that become progressively more porous and less dense as they ascend, allowing natural light to penetrate deep into the lower levels through a series of voids that also help with casual surveillance and provide a sense of connectedness.

Importantly the design provides safe play spaces for our kids - contained but abundant; a framework for skirmishes and adventure, while the parents tend to the vegetables in the permaculture garden on the roof level. Smart enough to realise that utopias are dangerous ideas, the success of a proposal such as this would be reliant on ongoing site management / gardeners. An important part of this framework is therefore establishing work opportunities and ensuring they are an integral part of ongoing financial modelling.

THE GA	ARDEN STACK	Area	Construction	Cost		Sales
		m ²	\$/m²	\$		
Level 3	3					
92m² a	apartments (x4); with average	368.00	2,000.00	736,000.00		4.00
120m ²	gardens; and	480.00	600.00	288,000.00		\$425,000.00
740m ²	of shared gardens/permaculture	740.00	850.00	629,000.00	includes infrastructure and allowance for circulation	0.00
				1,653,000.00		1,700,000.0
Level 2	2					
92m² a	apartments (x7); with average	644.00	2,000.00	1,288,000.00		7.00
100m ²	gardens; and	700.00	600.00	420,000.00		\$380,000.00
660m ²	² of shared gardens	660.00	850.00	561,000.00	includes infrastructure and allowance for circulation	0.00
				2,269,000.00		2,660,000.0
Level 1	1					
50m² l	lots (x22); with average	1,100.00	1,280.00	1,408,000.00	incl. dedicated live/work shells that can be combined into 100 /150/200 etc.	22.00
20m² B	Balcony Gardens (x22); and	440.00	500.00	220,000.00		\$300,000.00
1470m	n ² of shared gardens / central courtyard	1,470.00	850.00	1,249,500.00	includes infrastructure and circulation	0.00
				2,877,500.00		6,600,000.00
Level (
	lots (x7); size ranges from 80 to 250m2	780.00	1,200.00	936,000.00	tenants such as grocery/yoga/medical centre etc.	4,290,000.00
_	ge and deep soil planting	100.00	500.00	50,000.00		
50 Pari	rking spaces - (33 residential + 17 visitor)	1,650.00	520.00	858,000.00	includes infrastructure and circulation	\$1,250,000.00
				1,844,000.00		5,540,000.0
	Total Construction Costs				ī	16,500,000.00
	Consultants (incl. legal and marketing)			2,130,000.00		
	Land Costs	3,600.00	1,000.00	3,600,000.00		
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			total	14 272 500 00		

Houses with gardens on ave. lot size 432m² assume price per property: \$700,000.00 250 1,800.00 450,000.00 207m² of battle-axe road and some landscaping 207.00 415.00 85,905.00 includes infrastructure and allowance for circulation 6,300,000.00 Total Construction Costs assume 9 houses 4,135,905.00 Consultants (incl. legal and marketing) 550,000.00 assumes all houses are identical 1,000.00 3,600,000.00

-1,985,905.00 NOT ECONOMIC ORDERLY USE OF THE LAND

total: 8,285,905.00

Land Costs 3,600.00





85,905.00

total: 8,285,905.00

Land Costs 3,600.00 1,000.00 **3,600,000.00**

4,135,905.00

includes infrastructure and allowance for circulation

550,000.00 assumes all houses are identical

207m² of battle-axe road and some landscaping 207.00 415.00

Consultants (incl. legal and marketing)

Total Construction Costs assume 9 houses

GARDENS

PRIVATE

GARDENS

PERMACULTURE