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 hybridized approach to enable the stealthy progression of affordable housing in a market that is typically averse to its presence.

Halfway House is not either or, but both. Not affordable and 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 allows 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.

**AFFORDABLE TIER 1, 1 BEDROOM APARTMENT**

Each floor plate is capable of accommodation in one bedroom apartment of 70m². After the $40,000 land cost, within the tier 1 limit, the apartment can be built on a budget of up to $4,300 per m² which enables a minimum to high end fit out.*

**AFFORDABLE TIER 2, 2 BEDROOM APARTMENT**

After the $85,000 land cost, a 140m² land parcel allows for the tier 2 limit can be built on a budget of up to $2,090 total cost per m² 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.

Long term & short term costs

* calculations are estimates only and are based on tier 1 level walk-up unit without extraordinary ground floor plan, figures on the BMT quantity surveying pricing guide taken at http://www.bmtqs.com.au/construction-cost-estimates

**LEGAL & ILLEGAL**

The ability to adapt the dwelling is built into the structure of the building system, and the tenant in exchange for a lower rental over time.

**SUBURBAN & URBAN**

Typical suburban urban developments are typically dominated by developer and owner occupied and rental tenants alike. This reduces long term maintenance costs for government properties which are undertaken by the tenant for the benefit of the investor for a lower rental over time.

**AFFORDABLE & MARKET**

The ability to adapt the dwelling is built into the structure of the building system, and the tenant in exchange for a lower rental over time.

**RESIDENTIAL & COMMERCIAL**

Ground floor configuration shows the space can be reconfigured to accommodate a ground floor business and carports. This enables a more productive use of the space and encourages decreased individual car ownership.

**INFILL & GREENFIELD**

Double sized apartments are possible across all configurations. Double/quadruple sized apartments are built as one cohesive statement and allows for growth from a 20m block (excluding mandatory parking requirements but can be reconfigured to accommodate a ground floor business and carports. This enables a more productive use of the space and encourages decreased individual car ownership.

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**LONG TERM & SHORT TERM COSTS**

Long term maintenance costs for government properties which are undertaken by the tenant for the benefit of the investor for a lower rental over time.

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