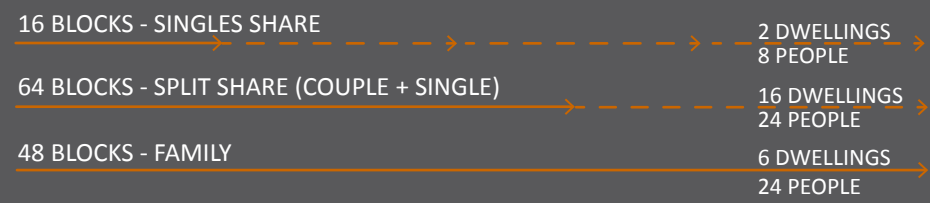


# in8 FORM

56 PEOPLE  
24 DWELLINGS

MIX

29% SINGLES  
28% COUPLES  
43% FAMILIES



1 BLOCK PROJECT COMPRISES → 128 BLOCKS / 24 DWELLINGS

THE AVERAGE DWELLING COMPRISES → 5.3 BLOCKS → 2.3 PEOPLE  
→ 69.5m² LAND → 15m² PRIVATE COURTYARD

....INCLUDES SHARED ACCESS TO COMMUNITY SPACE  
→ 478m² OF COMMUNITY LAND  
→ 128m² OF COMMUNITY BUILDINGS

AVERAGE BASE COST → \$333, 893

AVERAGE OPT-IN PACKAGES  
→ 2.7/65m² VEGIE GARDEN  
→ 3.3/79m² TIME SHARE/GUEST SPACE  
→ 20/480m² WORKSHOP  
→ 2.7/65 CAR SPACES  
→ 8.7/209m² OFFICE SPACE

AVERAGE TOTAL PACKAGE → \$497,567

| PRIVATE | BUY        | OPT-IN       | BUY           |
|---------|------------|--------------|---------------|
| STUDIO  | \$125, 191 | VEGIE GARDEN | \$880/m²      |
| SINGLE  | \$187, 787 | TIME SHARE   | \$2,880/m²    |
| COUPLE  | \$312, 978 | WORKSHOP     | \$2,180/m²    |
| FAMILY  | \$500, 765 | CAR SPACE    | \$30, 200/car |
|         |            | OFFICE       | \$3,080/m²    |

★★★★★★★★★ EER OF 9 STARS  
SIMPLE DESIGN UTILISING STANDARD CONSTRUCTION METHODS. SHARED STRUCTURE AND COMPACT FORM REDUCES CONSTRUCTION COSTS AND INCREASES ENERGY EFFICIENCY



In8 FORM – Question?  
We live in a world of choice and diversity; however, our building typologies currently fail to reflect this. Developments are generally averages of what **sells** and the idea of affordability is purely **upfront cost**. What if the idea of affordability included **choice** and **sustainability**? Strategically targeting a diverse community where the inhabitants are able to purchase or rent additional space.

In8FORM - Brief  
Our diverse staff were used as a sample community and ABS data was referenced to inform the mix for the scheme. Areas included are a combination of: **private spaces** (the dwelling and private courtyard); **shared spaces** (landscape and buildings, e.g. the urban lounge room); and **opt-in spaces** (garden, workshop, car parking, offices and time share, guest rooms)

## COMMUNITY FUNCTIONS

Urban lounge room + guest rooms

## GREEN SPACES

Roof terraces and open spaces; shared or private depending on the '8' composition

## COMMERCIAL FUNCTIONS

Café, offices, workshops placed under the platform

In8 FORM – Commercial Opportunities  
Depending on its location, the platform can be expanded to include greater commercial functions. The split ground plane offers spaces for workshops, offices, shops and cafes. By increasing the plot ratio the overall land costs can be shared or proportioned to promote a diverse and rich community.

## COMMUNITY

Shared community buildings and landscape, spaces to gather, play and sit

## UTILITY SPACES

On the on edge of the shared landscape spaces; visitor parking, vegi plots + garden sheds

in8FORM - Planning Rules Challenged  
R19/20/21 – Number of Storeys, R23/24 – Height of Buildings, R29 – Front Boundary Setback, R30 – Side and Rear Boundary Setbacks, R48 – Building Entries (in direct line of site to road), R55 – Minimum Dwelling Size (one-bed – 50m² min), R59/60 – Privacy, R61 – Principle Private Open Space,

## INTERACTION

To encourage interaction, movement through the site permeates through the platform via the community landscape to the dwelling entrances above.

## COMMERCIAL FUNCTIONS

Café, offices, workshops placed under platform

In8FORM - Form  
4x4x3m³ **blocks** fit house functions (living, bed, utility) and offer flexibility for other spaces. Dwelling combinations include **8 blocks** that can be arranged in a variety of ways: singles share (4 singles share = **8**); split share (couple 5 + single 3 share = **8**); and family (share **8**). The **block** form allows for choice and flexibility within a repeatable system and provides opportunity for change as the demographic shifts over time. The **blocks** could be pre-fabricated for quick assembly.

In8FORM – Community + Choice  
The initial composition of In8form will be created by its original set of stakeholders with a focus on **community** and **choice**. As the name suggests, Innate “arises from the intellect of the collective mind, rather than learned through experience”. The potential of choice will lead to affordability outcomes beyond the current cost per square metre model.

In8FORM – Process + Stakeholder Participation  
The design and implementation of this scheme is a return loop: a brief and budget is created by the **stakeholders**; the scheme is workshopped, developed, and costed; then re-evaluated and refined by the **stakeholders**.

## PLATFORM - Split Ground

Depending on the commercial and car requirements the platform can be split or submerged



#051

