

Melbourne / Friday 4 August 2017

Design Speaks

Housing Futures

2017 Program

A forum about new trajectories
in residential architecture



Design Speaks Symposia 2017:

Presenting Partner



Program Organizer



Housing Futures 2017:

Major Partners



Supporting Partner



Program

Housing in Australia is in a state of flux. Our major cities are experiencing growing pains, with housing affordability reaching crisis levels and the ever-growing need for more housing coming into conflict with environmental and social concerns. This presents a multitude of challenges, but it also

offers opportunities. The Housing Futures forum, featuring speakers representing a wide range of disciplines from Australia and abroad, will speculate on the ways that architects, designers, planners, developers and policymakers can help meet the demands of today and create the cities of our future.

Venue: Clemenger BBDO Auditorium
NGV International
180 St Kilda Road
Melbourne

Access via the northern entrance,
Arts Centre Melbourne forecourt.

Date: Friday 4 August 2017

8.45 am Attendee arrival

9.00 am Welcome from Katelin Butler,
Editor, *Houses* magazine

9.15 am **RICHARD HASSELL**
Director, WOHA Architects
(Singapore)
woha.net

Topic: Garden city, mega city

9.55 am **VINCENT TAAPKEN**
Founding Director, New Industry
(Rotterdam)
newindustry.nl

Topic: Creative direction in real estate

10.35 am **Q&A**

10.45 am Morning tea

11.15 am **DESIGN, DELIVERY AND OWNERSHIP**

TARSHA FINNEY
Senior Lecturer, University of Technology
(Sydney) and Visiting Professor, Royal
College of Art (London)
utsarchitecture.net
rca.ac.uk

Topic: Demographic change and spatial
performance – multiresidential housing

CATHERINE LEZER
Director, Strata Community Australia
(Sydney)
nsw.stratacommunity.org.au

Topic: Strata futures

ELOISE ATKINSON

Director, Deicke Richards and
Independent Chair, Brisbane
Housing Company (Brisbane)
deickerichards.com.au
bhcl.com.au

Topic: New housing models for
specific target groups

NICKY DROBIS

Director of Design,
Fender Katsalidis Architects
(Melbourne)
fkaustralia.com

Topic: Prefabrication in highrise
multiresidential projects

12.45 pm **Q&A**

1.00 pm Lunch break

2.15 pm

GEOFFREY LONDON

Professor of Architecture,
University of Western Australia (Perth)
uwa.edu.au / baugruppen.com.au

Topic: Reconsidering infill housing

2.55 pm

CANY ASH

Director, Ash Sakula Architects
(London)
ashsak.com

Topic: A new approach to
neighbourhood building

3.35 pm

Q&A

3.45 pm

Closing comments from Cameron
Bruhn, Editorial Director,
Architecture Media

4.00 pm

Closing drinks

5.00 pm

Event closes

Keynote Addresses

“GARDEN CITY, MEGA CITY: STRATEGIES FOR THE TWENTY-FIRST CENTURY SUSTAINABLE CITY”
Presented by Richard Hassell,
Co-founding Director, WOHA (Singapore)

The twenty-first century promises to be very different to the twentieth century: we face global warming, unprecedented population growth, and limited space and natural resources. So why are cities being planned using components that were developed in postwar Europe and America? WOHA director Richard Hassell will speak about the trajectory that WOHA’s residential projects have taken, exploring climactically appropriate designs, skyrise greenery and holistic designs that not only focus on the environment but also build and foster communities. Hassell will share his ideas on what the designers of hyper-dense cities in the twenty-first century could and should be doing – and the role that housing has to play – to make them great places to live.

“NEVER WASTE A GOOD CRISIS: LEARNING FROM THE CRACKS OF THE EUROPEAN ECONOMIC CRISIS”
Presented by Vincent Taapken, Founding Director,
New Industry (Rotterdam)

While Australia was spared a deep financial-economic crisis in the last decade, the European continent was hit hard. The real estate market came to a standstill, with victims in all disciplines. A great reset was a fact. But as the European economies are now back on track, we learn that a good crisis also has its benefits. In this keynote address, developer Vincent Taapken will give insight into the lessons learned from these challenges. He questions whether an economic crisis might even be better for creative, innovative and sustainable urban development than a continuous growing real estate market. Australian cities are already experiencing the downsides of a speculative market, where homes seem to be a commodity instead of a place to live. Problems of affordability, lack of creativity and quality and short-term thinking might lead to new challenges in the near future.

“RECONSIDERING INFILL HOUSING”
Presented by Geoffrey London,
Professor of Architecture, the University
of Western Australia (Perth)

This talk will focus on the issue of residential infill, and will explore strategies for improving the quality of infill and the contribution it makes to the communities within which it is located. The talk will draw on the German Baugruppe process of housing delivery and argue that this model, used in urban settings in Germany, has significant potential in Australia’s middle suburbs for enabling quality infill. The process is design-based and assists owner-occupiers to become their own developers. The German experience over more than twenty years has resulted in high-quality design, considerable diversity of housing types, low running costs and a mix of shared amenities. The Baugruppen demonstration project in White Gum Valley, an initiative directed by Geoffrey London and LandCorp, will be introduced.

“A NEW APPROACH TO NEIGHBOURHOOD BUILDING”
Presented by Cany Ash, Founding Director,
Ash Sakula Architects (London)

All too often the process of development fractures or destroys existing communities. In this talk, Cany Ash will examine how the process of building new housing can also be an instrument for building communities and neighbourhoods. Ash Sakula Architects has been using community engagement and co-design processes, working with existing communities to find the seeds of regeneration in existing social and economic enterprise. Ash will present a number of examples that have sought to avoid the “behind-closed-doors” decision-making that normally shapes our cities. By demystifying the developer’s art, we can make regeneration issues accessible to the people most impacted by them, so that they have more say in making better neighbourhoods. This enables people to become custodians of where they live.

Keynote Speakers

CANY ASH

Ash Sakula Architects (London)

Cany Ash studied at the University of Cambridge and the University of Westminster. She co-founded Ash Sakula Architects with Robert Sakula in 1994 to pursue cross-funded, culturally rooted urban development projects, working with communities, arts organizations, enlightened developers and public bodies. Previously she lived and worked as an architect and urban activist in London, Berlin and New York, where she helped pioneer the world's first farmers' market.

Ash runs Adaptable Neighbourhoods, a strand of Ash Sakula that researches the ingredients of great neighbourhoods. Often self-initiated, these projects investigate the opportunities to base development strategies on existing local networks, the potential of existing structures and the design of meaningful public space. Ash is a RIBA Research Awards Panel member, an external examiner to the Narrative Environments course at Central Saint Martins School of Art, and a member of the Design South East Design Review Panel.



RICHARD HASSELL

WOHA (Singapore)

Richard Hassell is the co-founding director of WOHA, an internationally acclaimed architectural practice based in Singapore. He graduated from the University of Western Australia in 1989 and was awarded a Master of Architecture degree by RMIT University, Melbourne in 2002. Hassell has lectured at universities around the world and served as an adjunct professor at the University of Technology, Sydney and the University of Western Australia.

WOHA launched a new book at the 2016 Venice Biennale, called *Garden City Mega City*, which shares strategies for the exploding megacities of the tropical belt. In the book, WOHA shows how integrated landscape, architecture and urbanism can improve quality of life within high-density environments. WOHA exhibited an invited solo show at the Skyscraper Museum in New York from March to September 2016, and four substantial monographs have already been published – *WOHA: The Architecture of WOHA*, *WOHA: Selected Projects* volumes 1 and 2, and *WOHA: Breathing Architecture*.



Keynote Speakers

GEOFFREY LONDON

The University of Western Australia (Perth)

Geoffrey London is Professor of Architecture at the University of Western Australia and a Professorial Fellow at the University of Melbourne. He previously held the positions of Victorian Government Architect (2008–14) and Western Australian Government Architect (2004–08). London has been involved in advising those state governments on a wide range of projects, from the scale of individual houses to the complexity of major new tertiary hospitals. He has advised on issues that include design quality, project procurement, heritage, masterplanning, sustainability and development strategies.

London maintains a role as a consultant on urban design, architecture, design review and architectural competitions. He is an active researcher in the Cooperative Research Centre for Water Sensitive Cities and has a long-term professional and research interest in medium-density housing and forms of delivery that provide more affordability and better design.



VINCENT TAAPKEN

New Industry (Rotterdam)

Vincent Taapken is a representative of a new generation real estate developer in the Netherlands. He is enthusiastic and passionate, stimulating people to think differently on urban issues. He finds and inspires partners who are willing to invest their time, knowledge and experience into joint implementation of innovative urban projects.

Educated as a business manager, Taapken found himself working in the technocratic and financially driven world of real estate. He founded his company New Industry Development in 2008 with the ambition of reshaping the traditional real estate industry into a more relevant, interdisciplinary, transparent and open industry. Taapken's work fits into a turbulent time, when sustainable urban development requires a clear vision on detail, distinctiveness and new forms of cooperation. Where major developers miss opportunities in the small, Taapken recognizes how local, precise initiatives can impact urban futures.



Design, Delivery and Ownership

“DEMOGRAPHIC CHANGE AND SPATIAL PERFORMANCE – MULTIRESIDENTIAL HOUSING”

Presented by Tarsha Finney, Senior Lecturer, University of Technology (Sydney) and Visiting Professor, Royal College of Art (London)

Globally, alpha cities such as London, New York, San Francisco and Hong Kong, as well as Sydney and Melbourne, are dealing with an acute issue of housing affordability. One of the consequences of this is the absence of spatial experimentation into how we organize ourselves into novel and new collectives of intimacy and care. This matters given the kind of demographic change going on in all these cities: ageing populations, the rise of people living alone and the existential crises of isolation and loneliness emerging as a result; separated and blended families and the new condition of the “mobile child” moving between households, and the pressure this is placing on transport networks and family budgets; and transformations in labour that are demanding a newly mobile and dynamic workforce. All these changes are asking new things of our housing, and of how we collectively organize ourselves. This presentation will look at where one might begin to see spatial and organizational experimentation in housing, considering particularly what the conditions for its emergence are and how we might cultivate these.

“STRATA FUTURES”

Presented by Catherine Lezer, Director, Strata Community Australia (Sydney)

Strata buildings are often lumped in the “too hard” basket. One issue with strata developments is that their owners are not required by any level of government or law to undertake anything other than “maintenance” – upgrades, efficiency and creating a sense of community are not requirements. Another issue is the lack of understanding about how to manage these multi-million-dollar assets. Most strata buildings also start life with “defects,” which becomes a huge financial burden to the owners and makes them wary of engaging consultants and spending money. And yet there are pathways to becoming efficient, adding value and creating a sense of community. The Botany Cope case study is an in-depth look at a ten-year-old building, the many

projects undertaken by its owners and how challenges were overcome. With NABERS releasing a residential building rating tool, a flood of new apartments coming onto the market and apartments now seen as a desirable lifestyle choice, it has never been more important for residential strata managers and owners to lift their game.

“NEW HOUSING MODELS FOR SPECIFIC TARGET GROUPS”

Presented by Eloise Atkinson, Director, Deicke Richards and Independent Chair, Brisbane Housing Company (Brisbane)

There has been much talk around housing affordability, both in the press and as part of the recent federal budget discussion. While the lack of affordability affects many households, it particularly affects those on the lowest incomes. This presentation will focus on housing futures for low-income earners. It will give an overview of the housing continuum and explain the role that the Brisbane Housing Company Limited (BHCL) plays in housing people at the lower end of that continuum. The BHCL is the first community housing provider to achieve a credit rating with an investment grade. This presentation will address some new funding opportunities and the new housing models that the funding can support. To demonstrate the quality of the housing provided, one of BHCL’s awarded projects will be presented.

“PREFABRICATION IN HIGHRISE MULTIRESIDENTIAL PROJECTS”

Presented by Nicky Drobis, Director of Design, Fender Katsalidis Architects (Melbourne)

As the human population continues to rise and urbanize, pressure is placed on our cities to accommodate evermore. It is projected that by 2050, Melbourne will require two million additional homes to house a population of 10 million. At the same time, housing affordability is a challenge exacerbated by finite resources, competition for access to civic benefits and amenities, and the cost of construction. This address will discuss the intersection of design, innovation and prefabrication in architecture through case studies, and the possibilities at the juncture of these spheres to inform new systems and structures for the delivery of housing in the twenty-first century.

Design, Delivery and Ownership

ELOISE ATKINSON

**Director, Deicke Richards and Independent Chair,
Brisbane Housing Company (Brisbane)**

Eloise Atkinson is an architect with more than twenty-five years' experience in design and advocacy for public and affordable housing, working with local and state government, community organizations and private developers. She is the independent chair of Brisbane Housing Company, Queensland's largest not for profit housing developer. Atkinson is also a director of the cross-disciplinary design practice Deicke Richards, where her broad knowledge of housing and development models informs current work for seniors' living and aged care clients. She is also involved in design and collaborative master-planning work within the education sector. Atkinson is a Churchill Fellow and is committed to working with clients who might not otherwise access professional design advice.

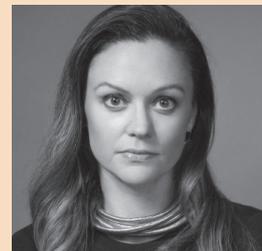


NICKY DROBIS

Director of Design, Fender Katsalidis Architects (Melbourne)

A natural leader, Nicky Drobis is focused on pushing design boundaries. Her ability to understand site context, and respond with interesting and sympathetic architectural solutions that balance client pragmatism with architectural vision, has been manifest from her earliest days with Fender Katsalidis Architects. Worldly, well travelled, and schooled in both architecture and architectural history, Drobis is acutely aware of her responsibility to create buildings that contribute to the social fabric and enrich people's lives. She thus commits wholeheartedly to designing great outcomes on every level – functional, economic, urban and environmental – and in doing so, achieves the goals of her clients, her firm and the cities her work continues to shape.

Drobis's conceptual and aesthetic vision has shaped many of the practice's most significant projects to date, including Australia 108, Edgewater, Ark, Merdeka PNB 118, Parque and Fulton Lane. As head of the design team, her influence and contribution extend practice-wide: from helping define the firm's architectural language and drive its design agenda, to being an active collaborator on each project the office undertakes. Drobis is also a mentor to many, and a constant source of inspiration to the firm's next generation of design leaders.



Design, Delivery and Ownership

TARSHA FINNEY

Senior Lecturer, School of Architecture, University of Technology, Sydney (Sydney) and Visiting Professor, Royal College of Art (London)

Dr Tarsha Finney is an architectural urbanist and educator. She is a senior lecturer in the School of Architecture at the University of Technology, Sydney and visiting professor at the Royal College of Art, London. Her research work focuses on several areas: housing, domesticity and questions of density and centralization in cities, with reference to notions of disciplinary autonomy and the new in architecture. Her doctoral work looked at the multi-scalar role of large housing projects in the socio-political and spatial transformation of mid-century New York City.

Finney speaks regularly in Australia on radio and television, and she writes for the general press about the issues of housing and contemporary urban transformation. In 2012 she was an invited speaker at TEDx Sydney. She has been an invited critic in graduate architecture programs around the world, including Hong Kong University, the Bartlett University College London, the University of Cambridge, the Architecture Association and Nottingham University. At the Royal College of Art Finney leads the Intergenerational Cities Research project. This links the cities of London, Sydney and Hong Kong through investigations into spatial performance in housing, demographic and labour changes and social equity in cities.



CATHERINE LEZER

Director, Strata Community Australia (Sydney)

Catherine Lezer lives and breathes strata – as a strata owner, a strata resident and apartment renovator. Lezer has owned in twelve different strata buildings so far and volunteers on several strata committees. This experience lead to her becoming a director of Strata Communities Australia (NSW).

One of Catherine's passions, apart from adding value to strata buildings and apartments, is sustainability. She is on the City of Sydney Green Leaders panel and the City of Sydney Smart Green Apartments panel, and wants to encourage new builds toward net zero energy and existing buildings toward more efficient running. Showing that she practices what she preaches, a building Lezer chairs has received environmental performance and community engagement awards.



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