

Design Quality of Higher Density Housing

An Architectural Project, An Urban Project, A Policy Project

Philip Thalís

Hill Thalís Architecture + Urban Projects
Practice Professor in Architecture UNSW
Ex-Independent Councillor City of Sydney



An Architectural Project

An Urban Project

A Policy Project

An Architectural Project An Urban Project A Policy Project

“Housing crisis is the predictable, consistent outcome of a basic characteristic of capitalist spatial development: housing is not produced and distributed for the purposes of dwelling for all; it is produced and distributed as a commodity to enrich the few. Housing crisis is not a result of the system breaking down but of the system working as it is intended.”

In Defense of Housing

An Architectural Project

An Urban Project

A Policy Project

An Architectural Project

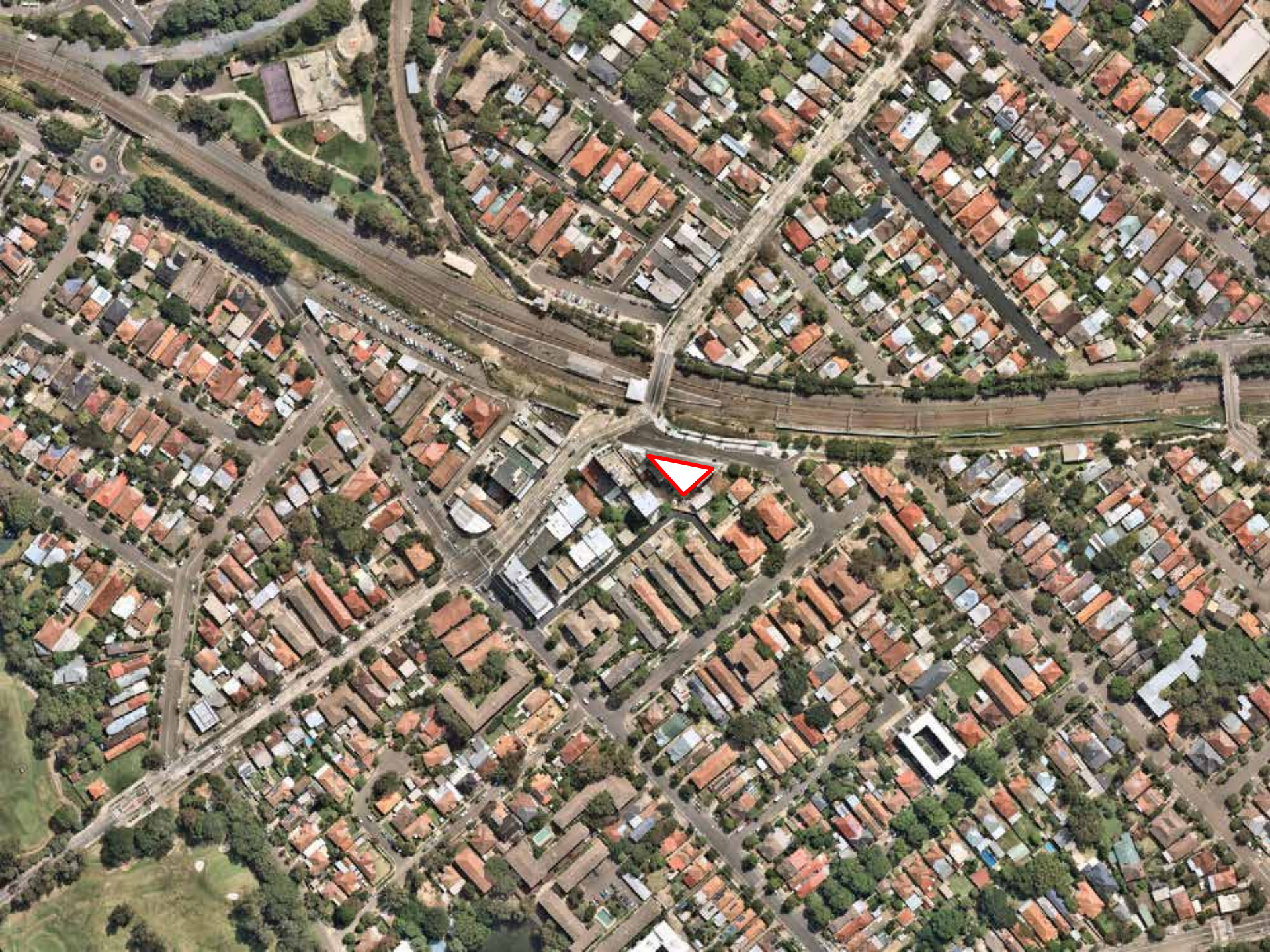
An Urban Project

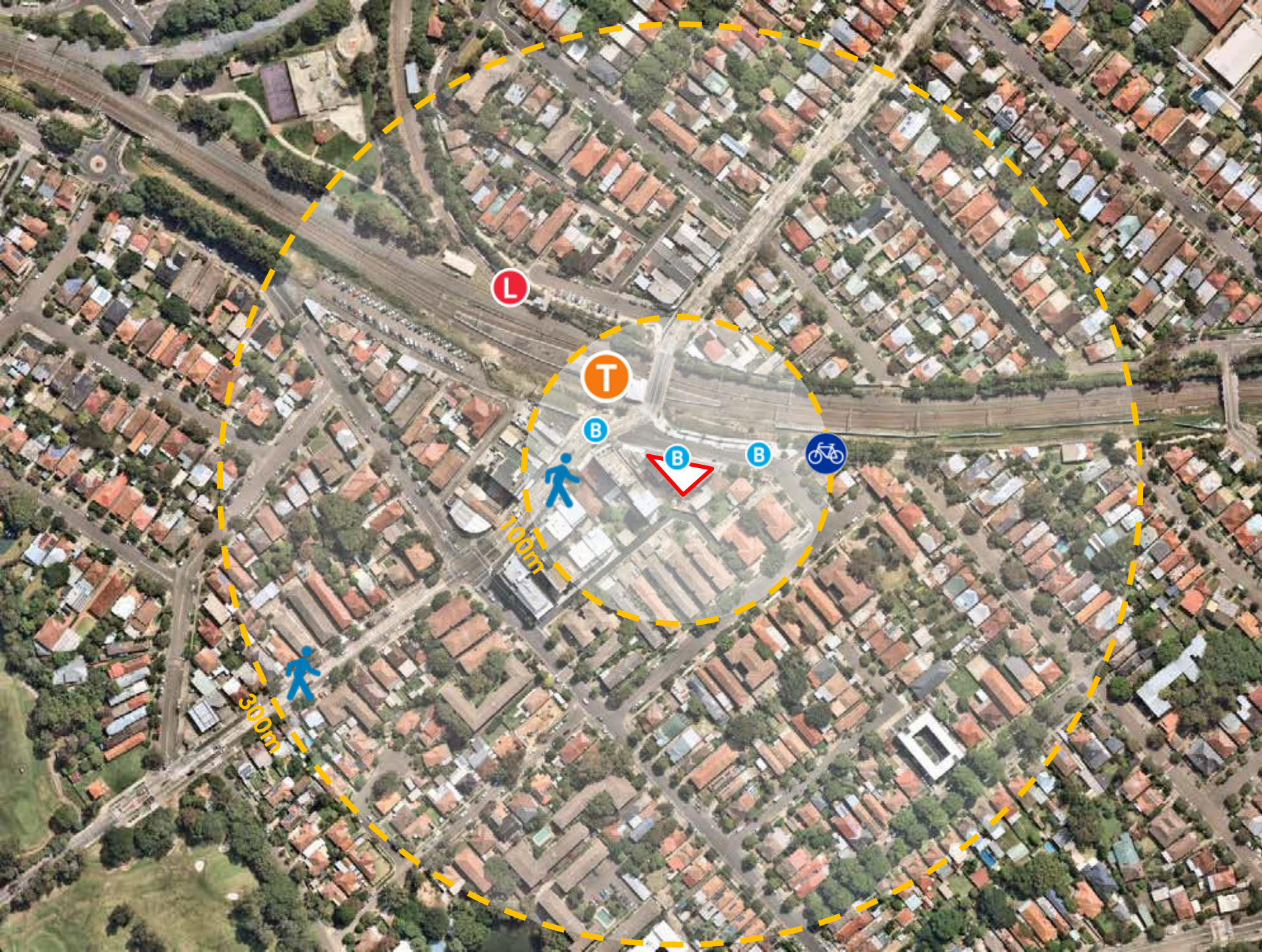
A Policy Project

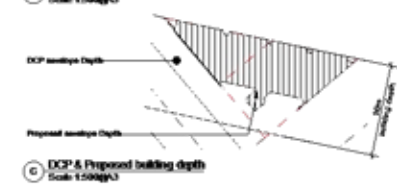
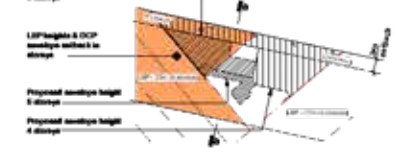
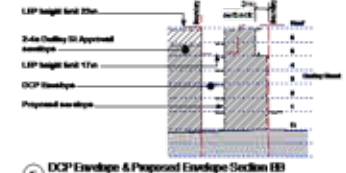
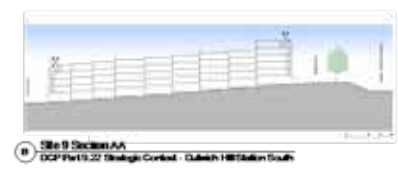
Studio Apartments

STUDIO
APARTMENTS

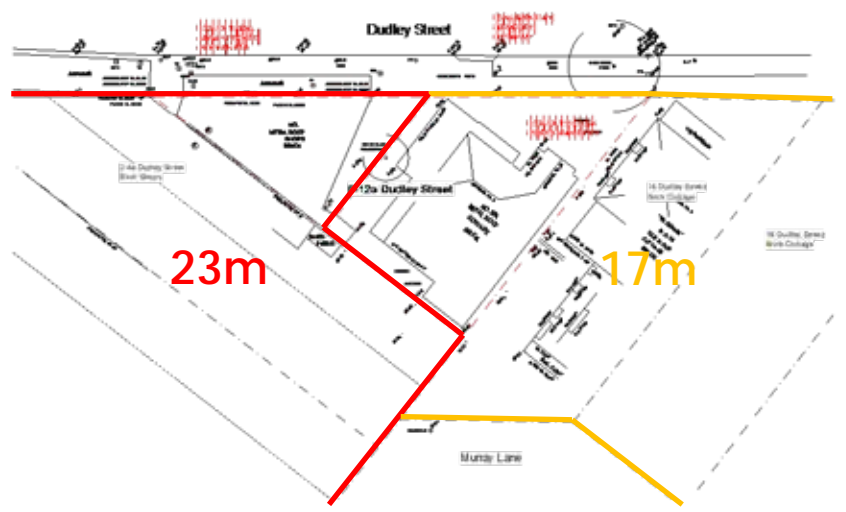








3 Envelope Analysis



State Environmental Planning Policy (Affordable Rental Housing) 2009



Part 1 Preliminary

1 Name of Policy

This Policy is *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

2 Commencement

- (1) Except as provided by subclause (2), this Policy commences on the day on which it is published on the NSW legislation website.
- (2) Schedules 3.2 [2]–[4], 3.3 [2]–[4], 3.4, 3.11 [2]–[4] and 3.14 commence on the commencement of Schedule 3.1 [6] to the *Environmental Planning and Assessment Amendment Act 2008*.

3 Aims of Policy

The aims of this Policy are as follows—

- (a) to provide a consistent planning regime for the provision of affordable rental housing,
- (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,
- (c) to facilitate the retention and mitigate the loss of existing affordable rental housing,
- (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,
- (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- (f) to support local business centres by providing affordable rental housing for workers close to places of work,
- (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

4 Interpretation—general

- (1) In this Policy—

if—

- (i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and
- (ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and
- (iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and
- (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,

(f) accommodation size

if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—

- (i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or
- (ii) 16 square metres in any other case.

- (3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.
- (4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).
- (5) In this clause—

social housing provider does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the *Australian Charities and Not-for-profits Commission Act 2012* of the Commonwealth.

30 Standards for boarding houses

- (1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following—
 - (a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,
 - (b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,
 - (c) no boarding room will be occupied by more than 2 adult lodgers,
 - (d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,
 - (e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager.



**BLOCK TRANSFORMATION
2012**





BLOCK TRANSFORMATION
2014





**BLOCK TRANSFORMATION
2018**



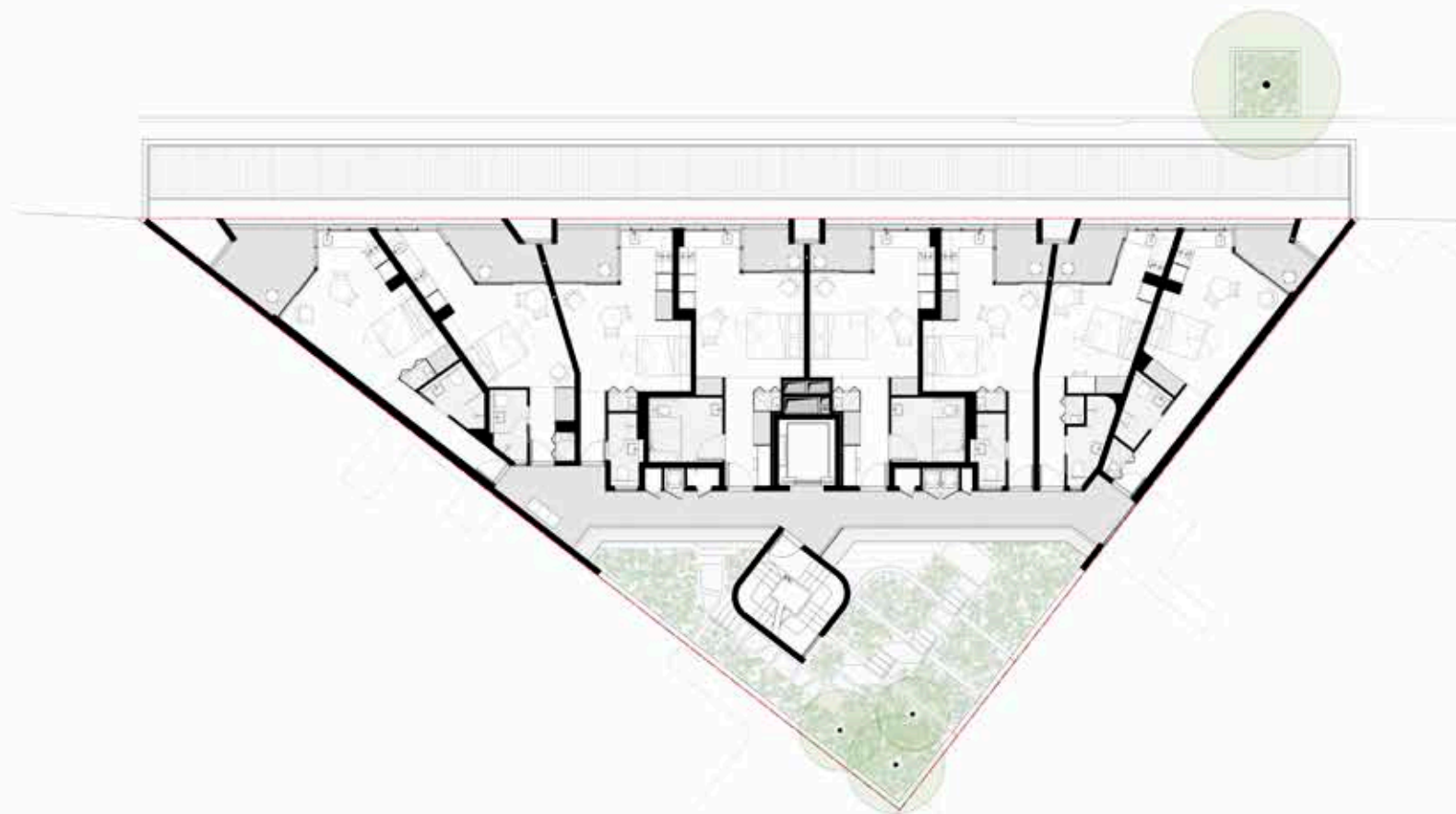


BLOCK TRANSFORMATION
2020

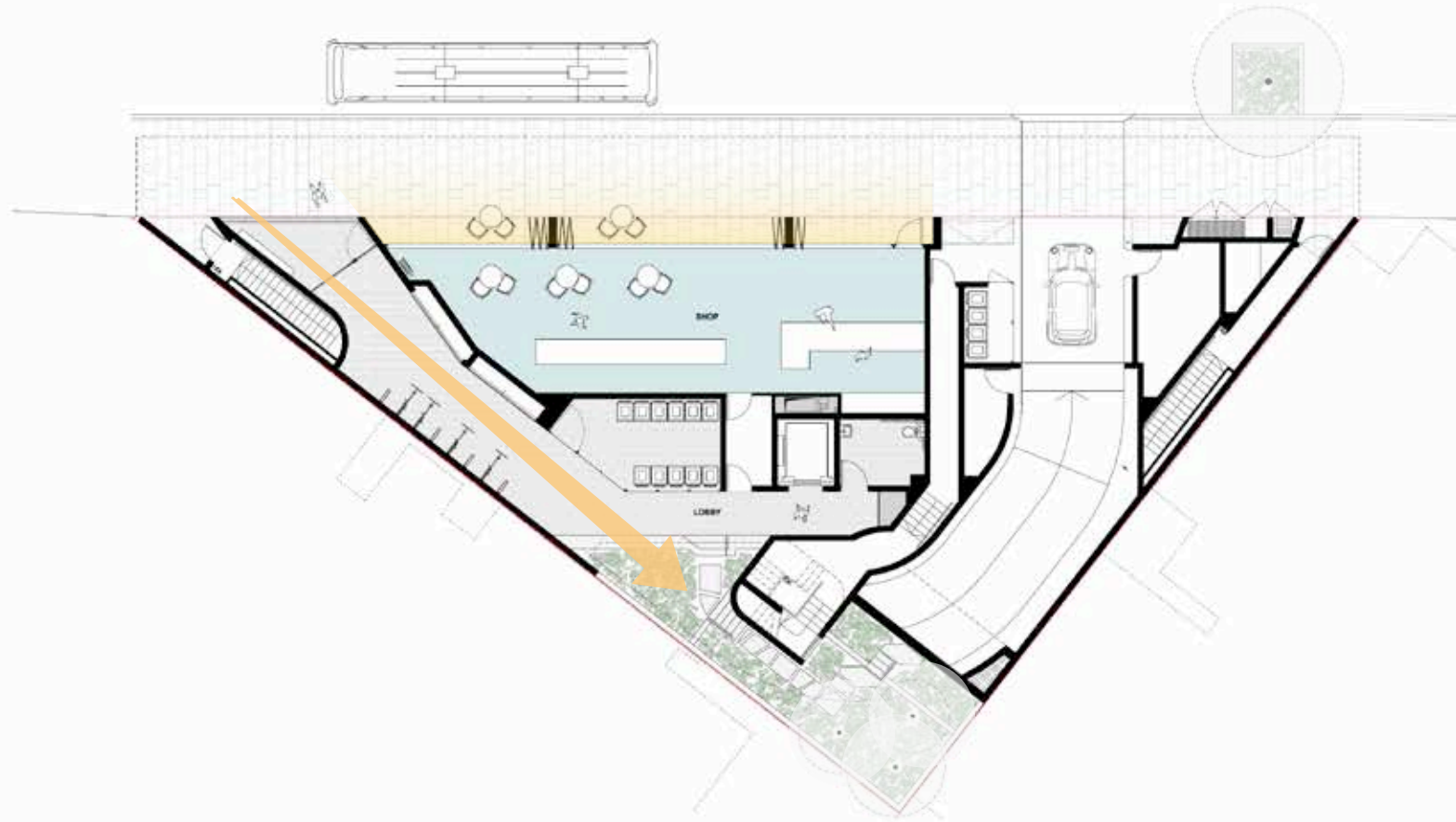










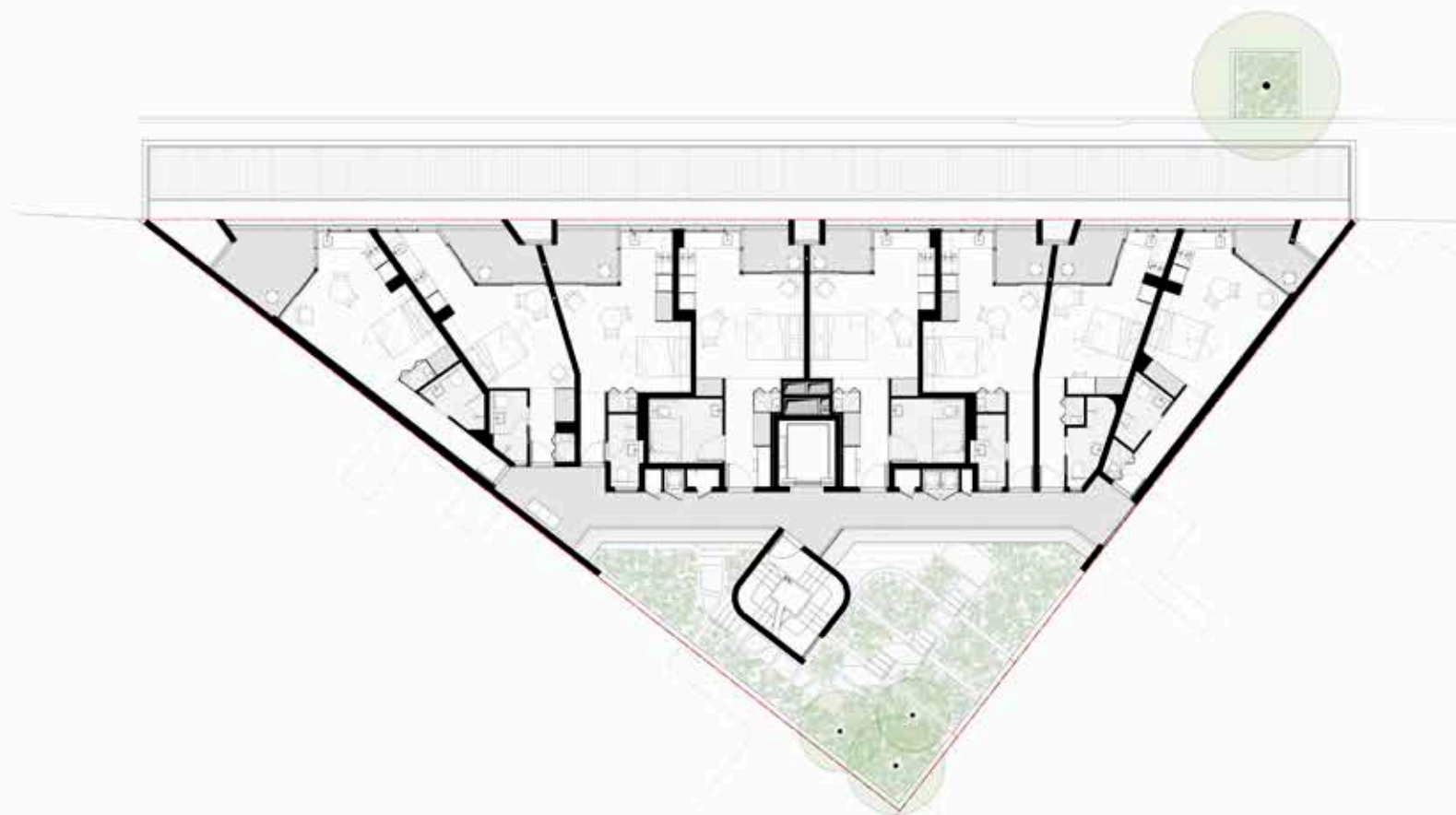


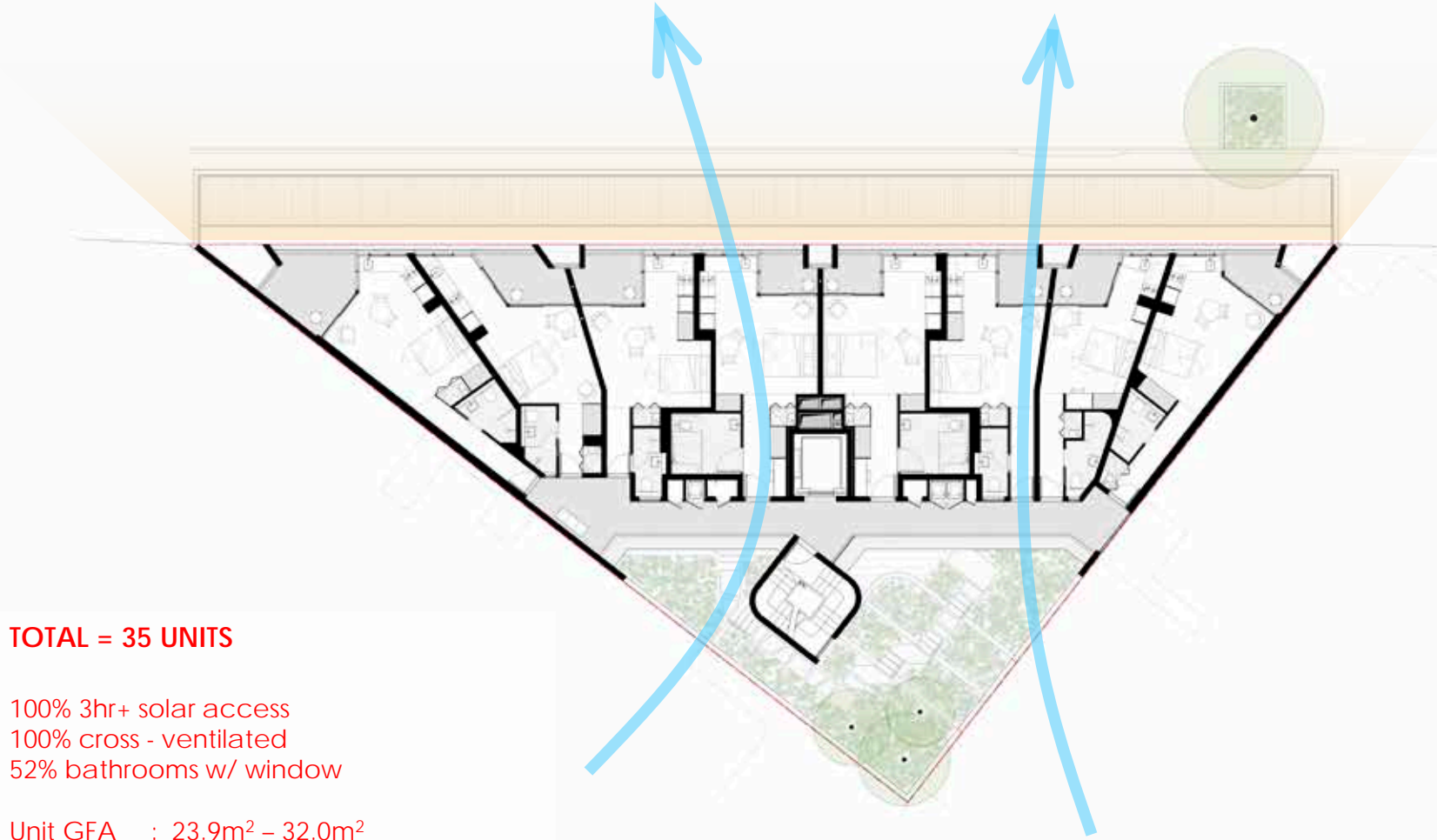




Philip Thalís







TOTAL = 35 UNITS

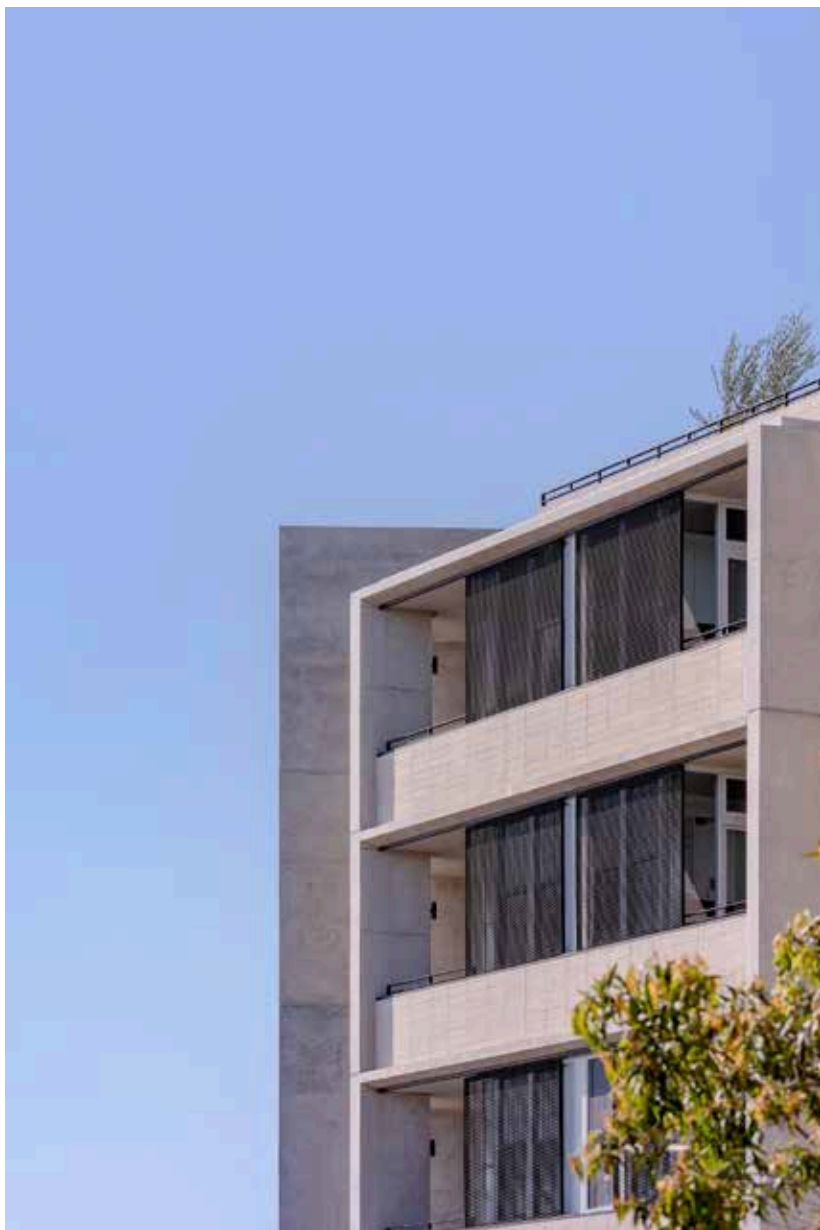
- 100% 3hr+ solar access
- 100% cross - ventilated
- 52% bathrooms w/ window

Unit GFA : 23.9m² – 32.0m²
SEPP Calc : 16.9m² – 21.9m²



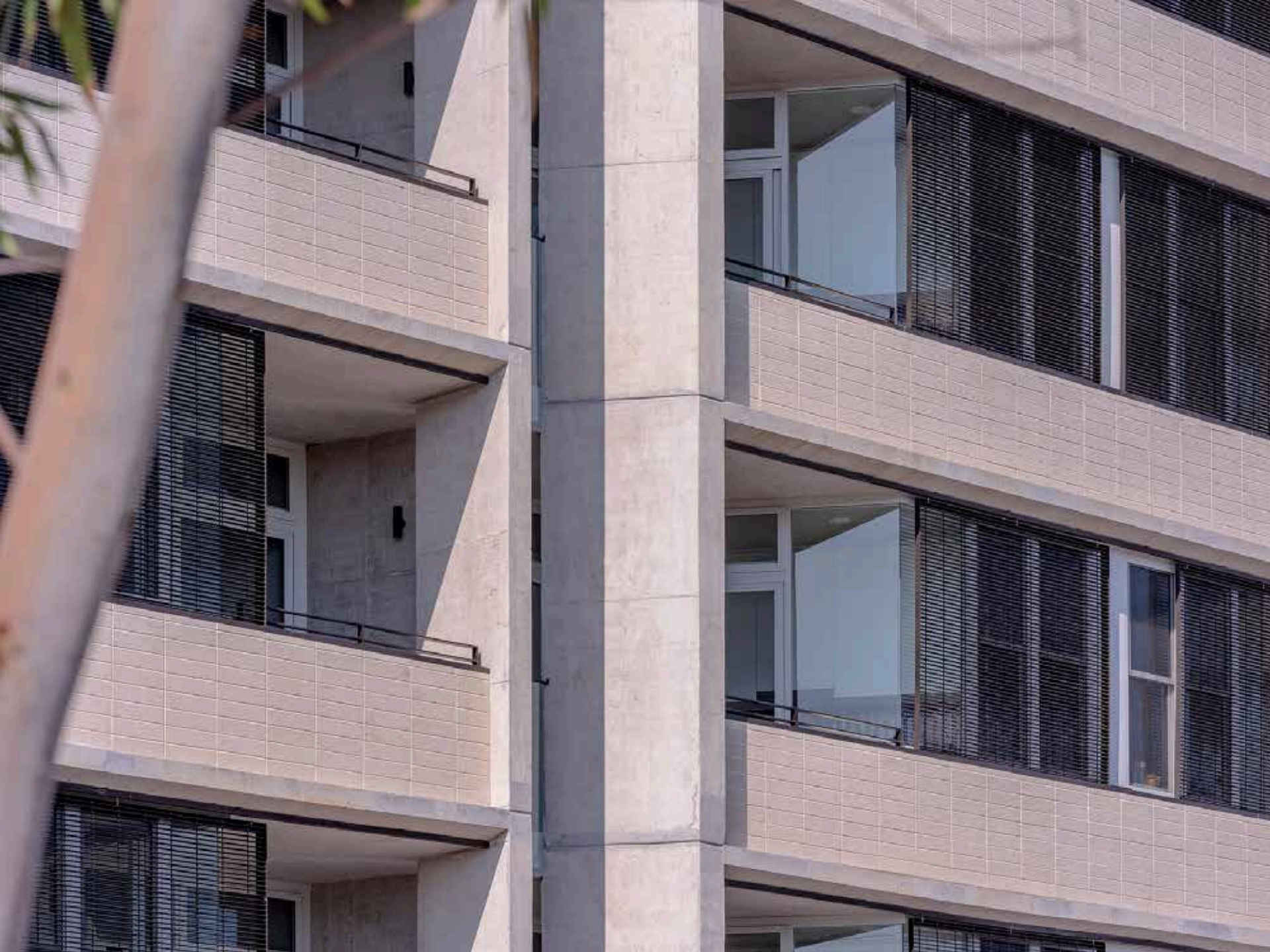




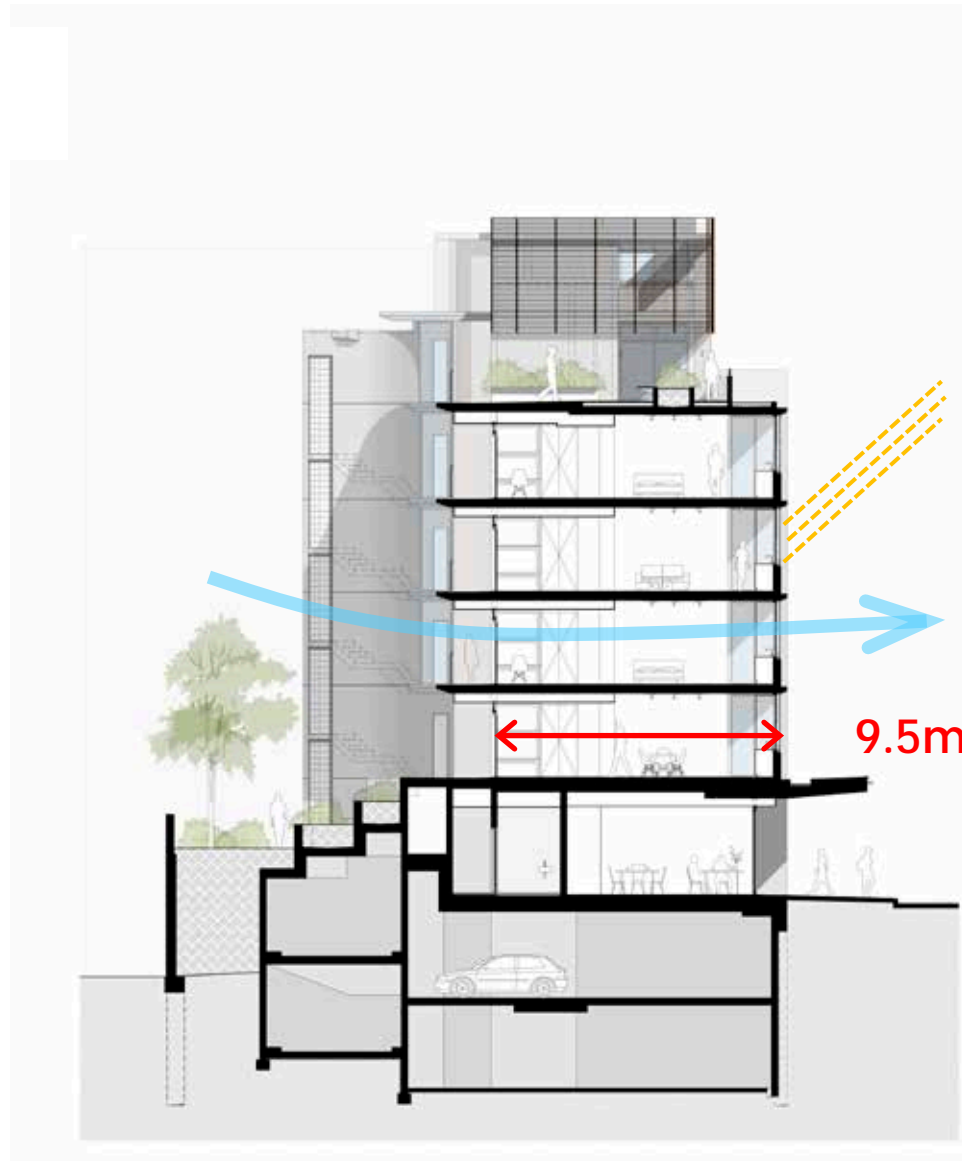


Philip Thalis











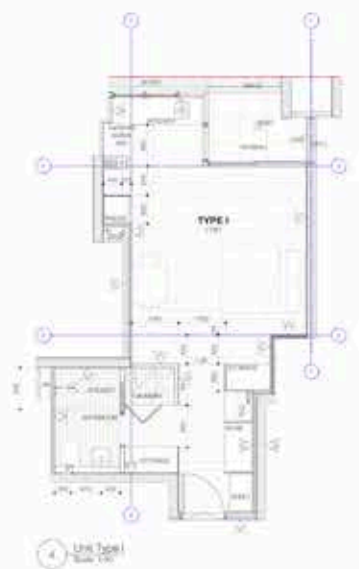
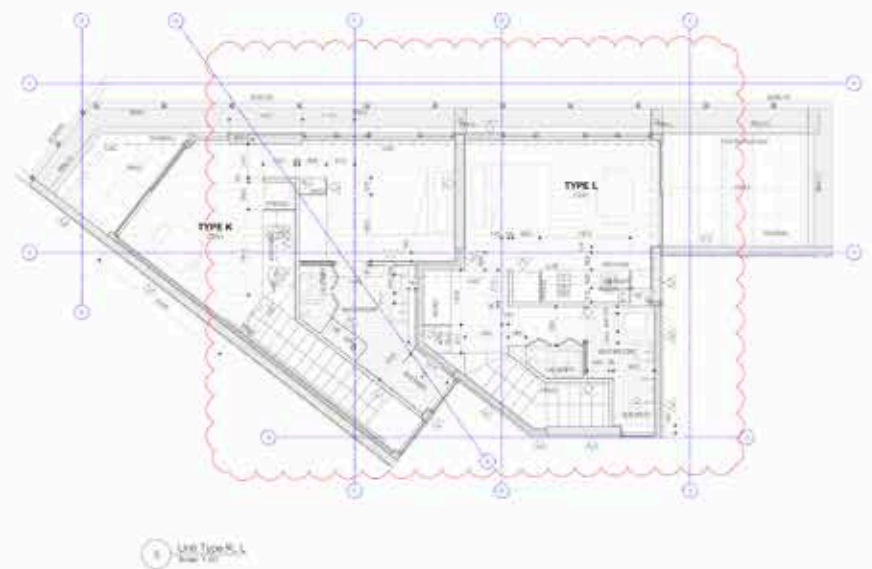
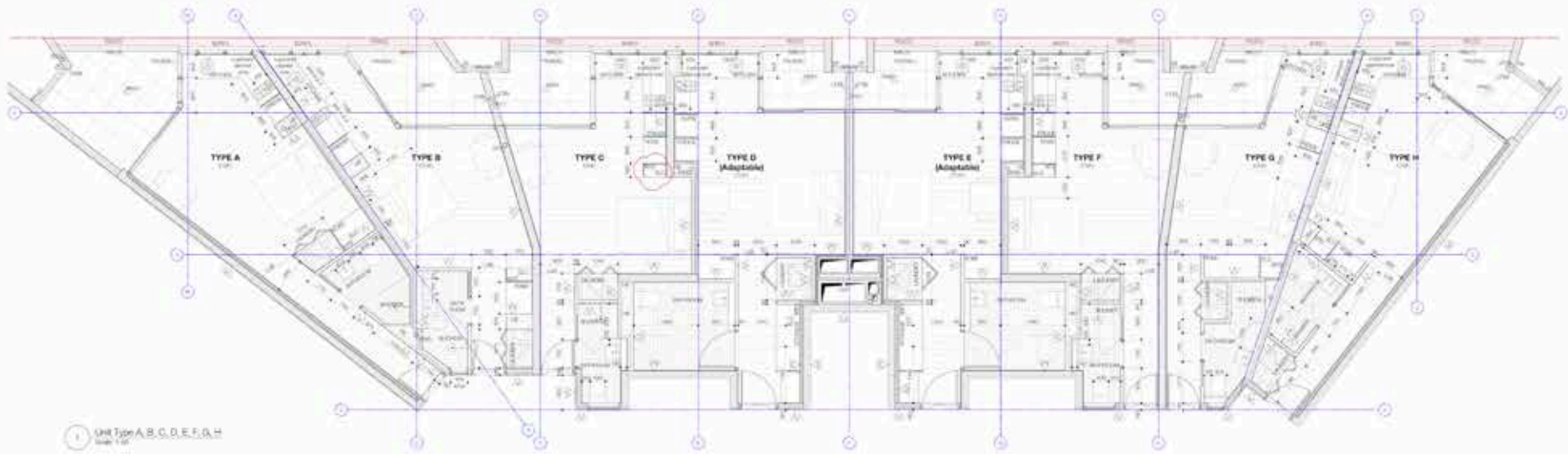
Philip Thalís





















Philip Thalís



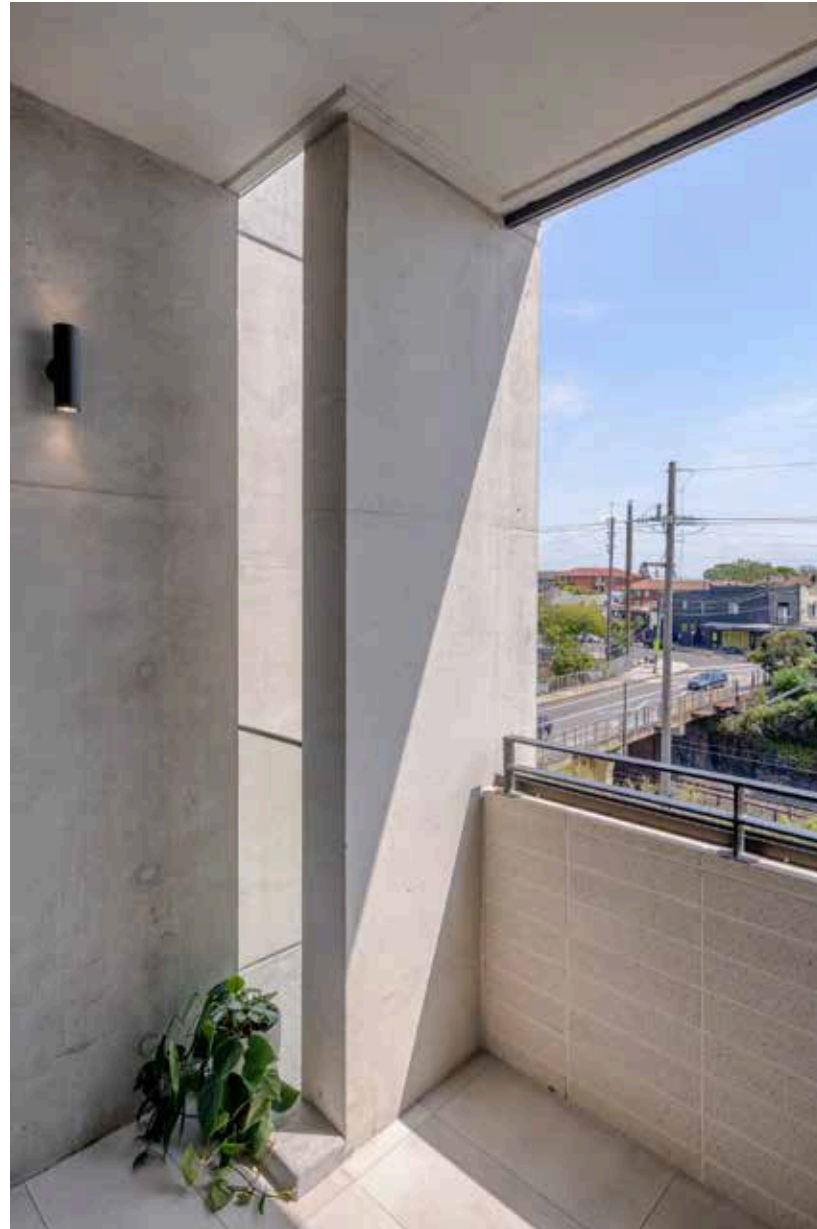














Hill Thalys Housing Survey

Favourable Attributes:

- Sun
- Opening Windows
- Ceiling Fans
- Adjustable Screens
- Architectural Character
- Communal Roof Terrace
- Material Quality
- Location
- Affordability



An Architectural Project
An Urban Project
A Policy Project

An Architectural Project
An Urban Project
A Policy Project

Ultimo / Glebe Demonstration Project
City of Sydney with NSW Land and Housing Corp

2007-08
City of Sydney launches Sustainable Sydney 2030, including new initiatives and targets for affordable housing

Sustainable Sydney 2030

green | global | connected

Glebe Affordable Housing Demonstration Project

OBJECTIVE 4.2	
Reduce the supply side cost of housing development.	
CITY NOW Development controls and processing times may impact on the cost of housing development. Car parking increases the cost of development.	CITY FUTURE Housing developments in the city are carried out as cost effectively as possible. Block Planning and Performance based Assessment.
ACTION 4.2.1 Introduce 'block planning' and performance based development controls.	
ACTION 4.2.2 Streamline the development approval process for applicants.	
ACTION 4.2.3 Review car parking requirements to reduce development costs.	

OBJECTIVE 4.5	
Facilitate and promote growth in the not-for-profit housing sector to provide affordable housing opportunities	
CITY NOW Limited involvement by the Not-for-Profit Sector in the delivery of affordable housing. Pressure on low cost rental housing. Housing stress for low income working households.	CITY FUTURE The Not-for profit (NFP) housing sector has significant potential to fill the gap between market-provided housing and social housing by providing housing 'at cost' or in some instances below cost to needy households.
ACTION 4.5.1 Support the NFP sector in providing affordable housing.	
ACTION 4.5.2 Identify opportunities to use Council land in partnership with the NFP sector.	
ACTION 4.5.3 Monitor developments in housing assistance policy at the Federal and State level.	
ACTION 4.5.4 Complete an affordable housing project in partnership with the NFP Sector.	
ACTION 4.5.5 Investigate opportunities to introduce a 3% levy on the value of all commercial development in the City to fund the Not-for-Profit housing sector.	

OBJECTIVE 4.3	
Ensure that housing developments provide a diversity of housing opportunities for different lifestyle choices and household types.	
CITY NOW Small households and younger residents dominate in the City. Limited housing choice.	CITY FUTURE The market provides diversity in housing product and caters for a range of lifestyle choices and household types.
ACTION 4.3.1 Ensure planning controls require a mix of housing types.	
ACTION 4.3.2 Ensure that new residential development is adaptable, accessible and visitable.	
ACTION 4.3.3 Ensure that there are no impediments to the supply of lower cost accommodation types.	

OBJECTIVE 4.6	
Facilitate and promote growth in the social housing sector to provide affordable housing opportunities for those with very low incomes	
CITY NOW Limited supply of social housing. Concentration of disadvantage in areas of social housing. Risk of homelessness for vulnerable groups.	CITY FUTURE Social housing in its various forms maintains its share of all dwellings into the future.
ACTION 4.6.1 Work in partnership with the Department of Housing on its public housing renewal projects.	
ACTION 4.6.2 Identify and initiate social housing projects for special needs groups.	

OBJECTIVE 4.4	
Ensure that a substantial proportion of housing in private developments is aimed at the lower end of the market.	
CITY NOW Pressure on low cost housing. Gentrification. Loss of low cost housing stock.	CITY FUTURE The market provides a mix of housing types that cater for people with a range of incomes.
ACTION 4.4.1 Encourage the development industry to provide housing at the bottom end of the market.	

OBJECTIVE 4.7	
Promote partnerships and develop advocacy strategies for the delivery of affordable housing	
CITY NOW Lack of community acceptance.	CITY FUTURE A proactive role by the City of Sydney.
ACTION 4.7.1 Work with all stakeholders to improve housing opportunities available in the City	
ACTION 4.7.2 Develop an effective communications strategy and tools.	

SGS with Hill Thalís & Studio Zanardo

Sustainable Sydney 2030

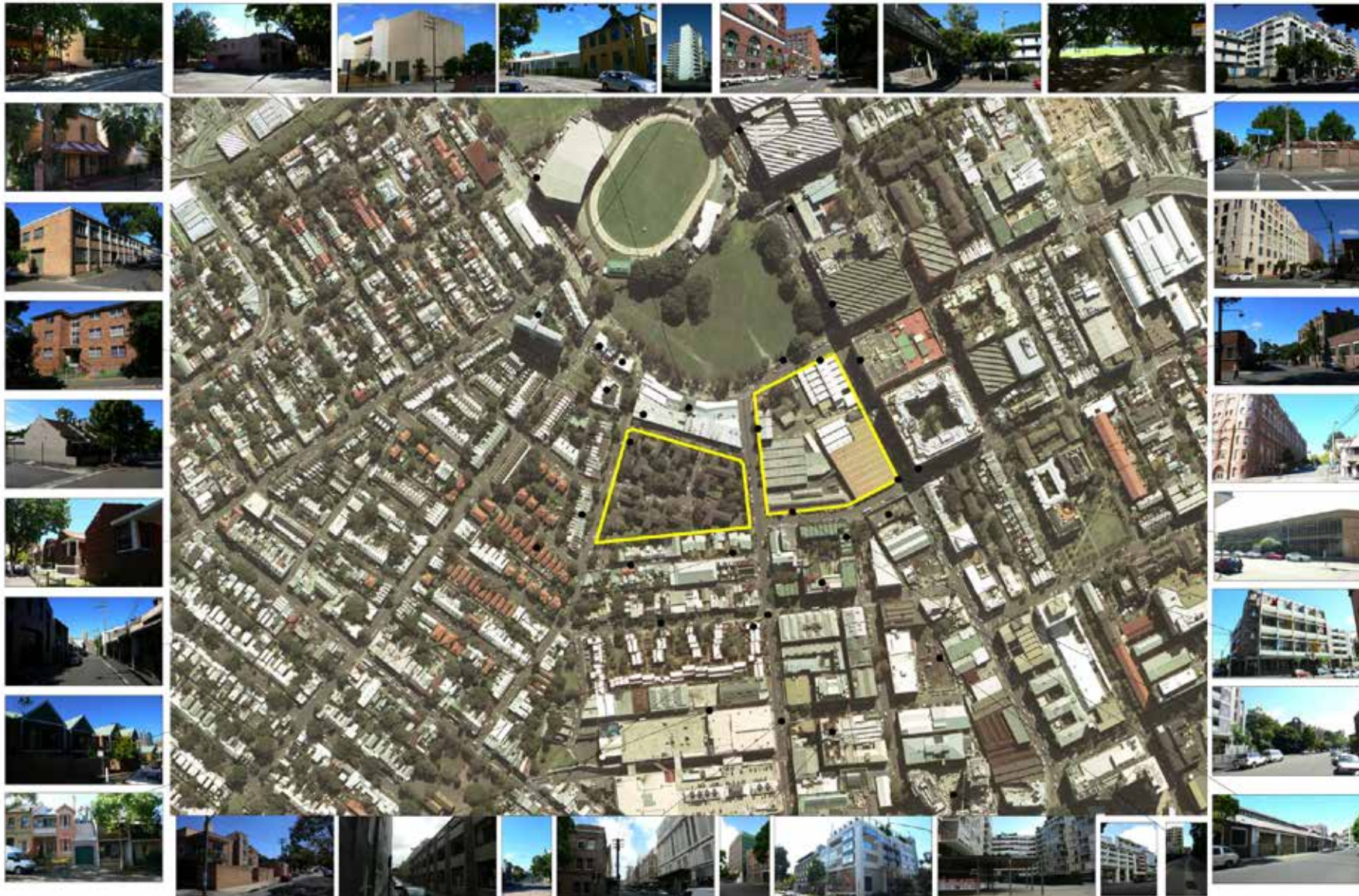
green | global | connected

Glebe Affordable Housing Demonstration Project

Project Targets by 2030

- › there will be at least 140,000 dwellings (50,000 additional dwellings) in the City for an increased diversity of household
- › the number of social housing will be maintained (equal to 11% in 2007), equating to 7.5% of all dwellings
- › the % of Not-for-Profit housing for low to moderate income households can increase from less than 1% to 7.5% of all dwellings

-
-





Context

This plan is a detail from City Building Surveyor's Detail Sheets 1949 from the City of Sydney Archives. Examination of historical plans enables an understanding of a site's past, how it has changed over time and puts future change in perspective. This plan shows both the City of Sydney site and Housing NSW in a state of change. The City of Sydney Depot site is shown prior to the construction of the current depot building in the south east corner. Several other ancillary buildings have also been removed, added to or altered in the past 60 years. The Housing NSW site captures a time that is half way through the construction of the current estate. Additional streets are present and several of the blocks are shown as vacant anticipating new buildings.

West of Cowper Street, Glebe remains relatively unchanged to today. This area is still characterised by a predominance of Victorian terrace housing and Art Deco freestanding housing and duplexes.

The area to the south of the site is predominantly comprised of terrace housing west of Bay Street, and warehouse buildings to the east. Whilst the built form has remained largely intact, the building use has moved from light industrial towards commercial and residential. Of note is the large vacant lot to the south of Glebe Street and neighbouring lots to the west, which is now occupied by a low-rise Housing NSW estate. Also, the block bounded by Macarthur, Mountain, Kelly and Bay Streets, which was occupied by City of Sydney Depot amongst others, now accommodates City of Sydney Affordable Housing built in the 1980s and the International Grammar School.

Ultimo, to the east of Wattle Street has some minor changes to built fabric. Several warehouse and terrace rows have been replaced by low-rise apartment buildings. The large scale warehouses on Wattle Street have also been adaptively reused as apartment buildings.

To the north of the site, a Kindergarten can be seen in the centre of Wentworth Park which no longer exists. Also of note is the block north of Wentworth Street, facing Wentworth Park, was previously owned by State Government, is now in private ownership.

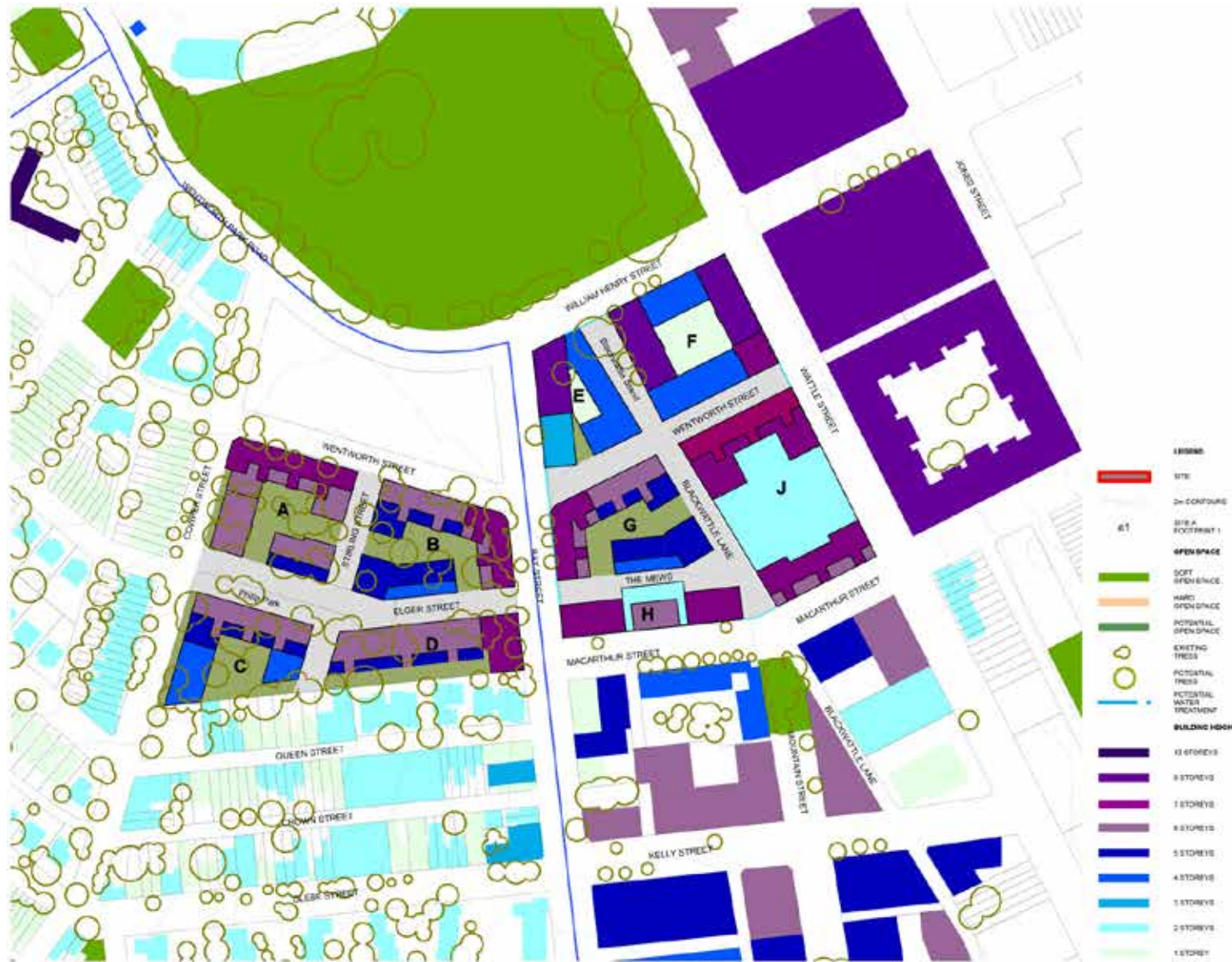


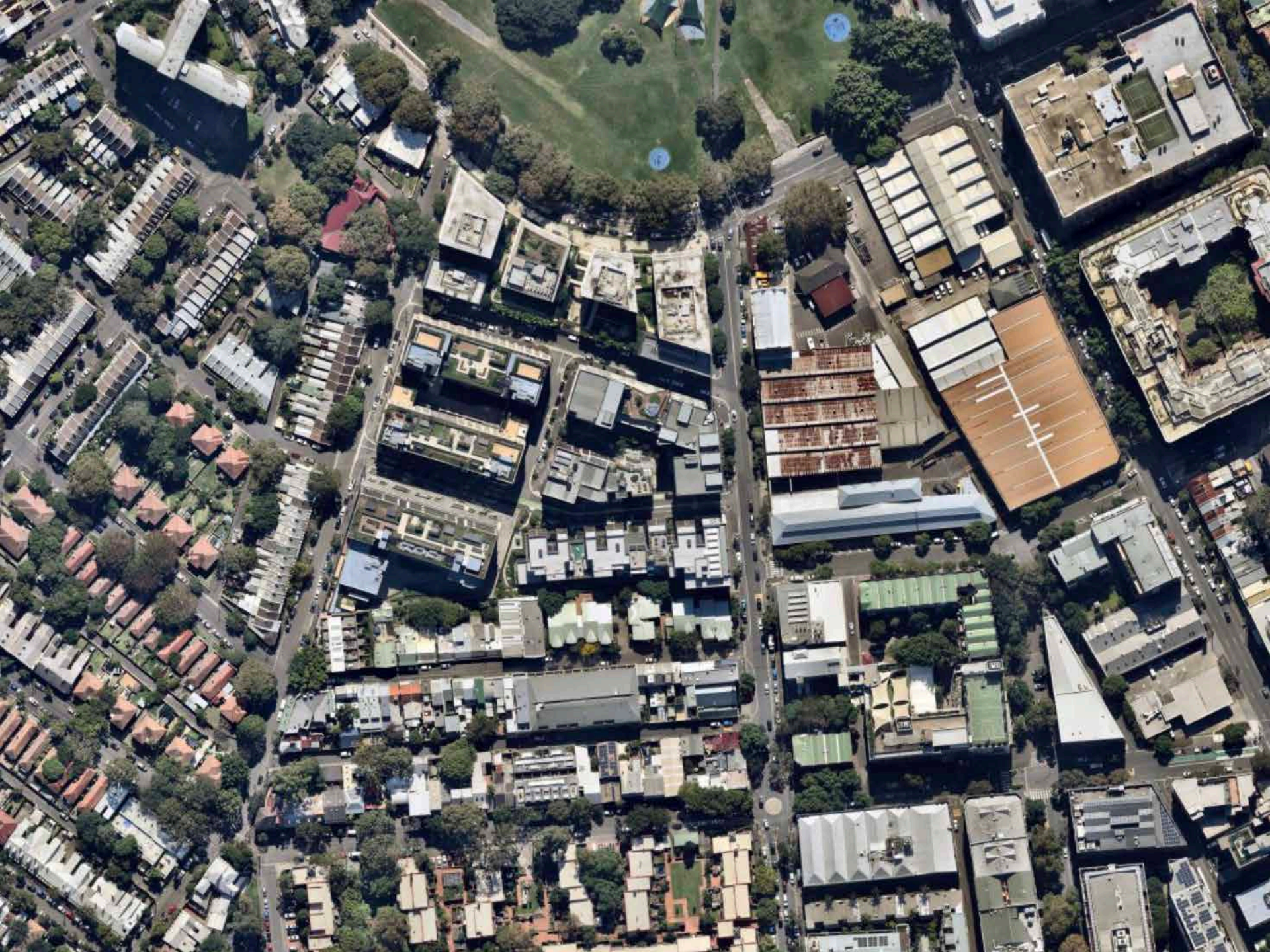
2.3 Holistic Site Approach

Key initiatives for the transformation of the Ultimo/Glebe blocks include :

- Place based urban consolidation to deliver a range of more affordable housing for key workers within walking distance of the City;
- An expanded public domain of new streets and walkways to improve walkability and include water sensitive urban design measures; and
- New street edge buildings with multiple building entries and a mix of uses to provide positive frontage to and oversight of, the public realm.

This drawing shows three potential building layouts that can occupy the building envelopes proposed for the site. Three building types have been developed. Block D1 is social housing and complies with Housing NSW mix and brief. Block G1 and G2 is affordable housing and demonstrates a layout for the typical 16.2m deep envelope across the site. Block F1 is market housing demonstrating a layout suitable for the proposed towers. All layouts are highly SEPP65 compliant. These layouts have been measured and used to generate the envelope to unit efficiencies used in the brief and yield spreadsheets (4.2, 4.3, 5.2, 5.3)





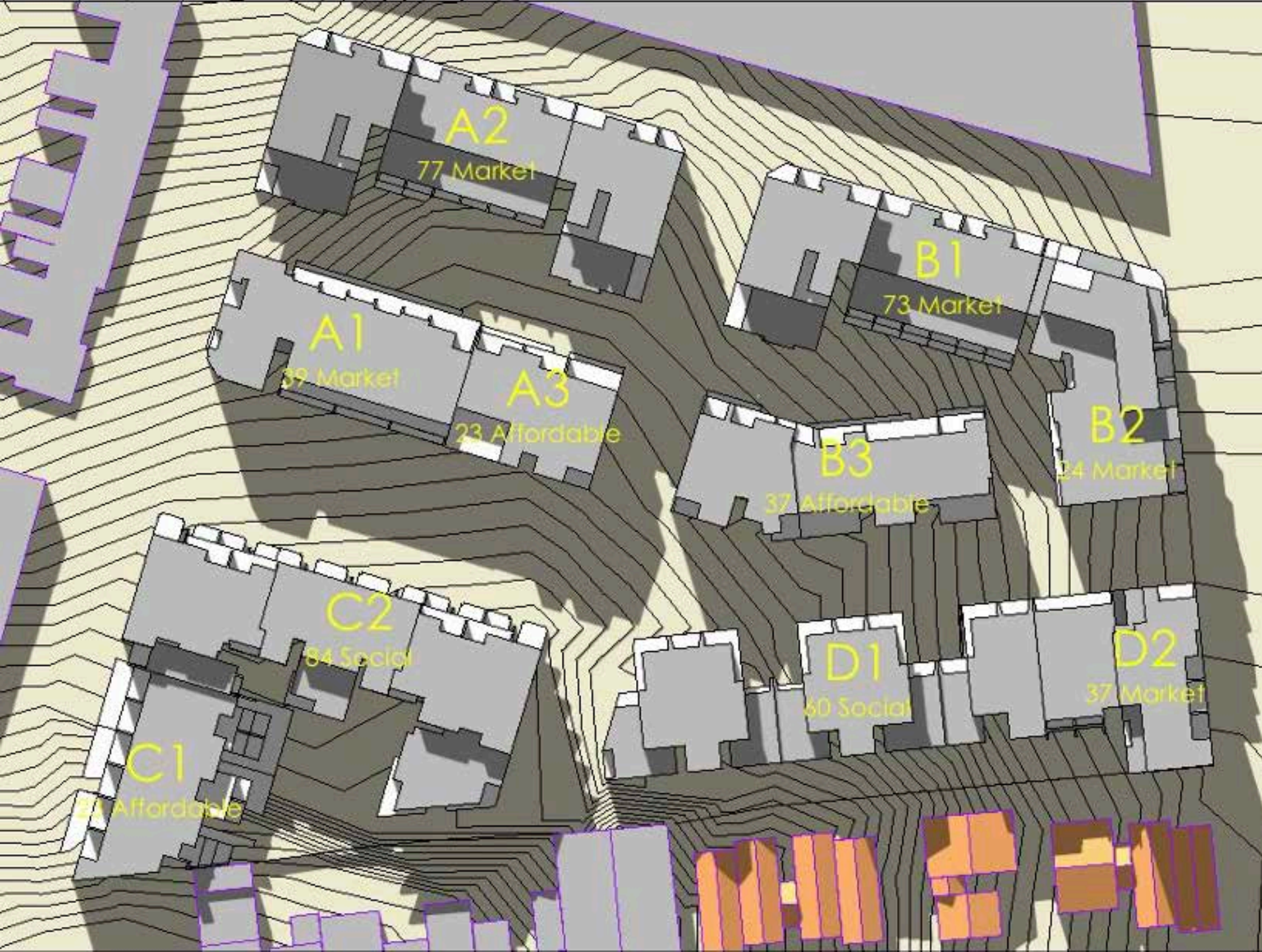


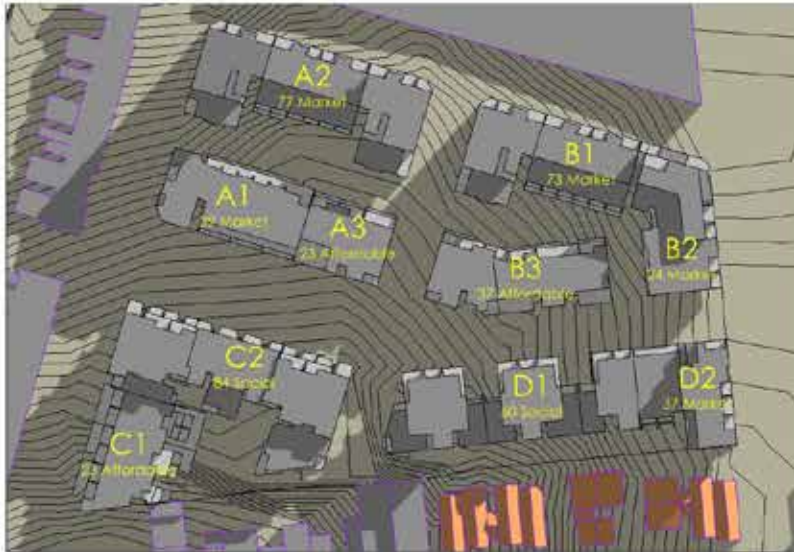




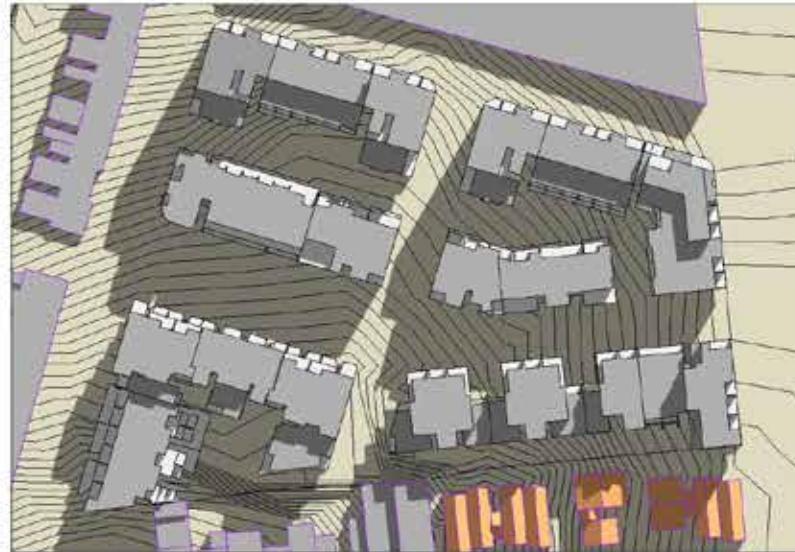
Section Type	Description
01 - External Stairs	<p>External stairs with glass balustrade and stainless steel handrails.</p> <p>Materials: Glass balustrade, stainless steel handrails, stainless steel balustrade.</p>
02 - Grounded Glass Panels	<p>Grounded glass panels with stainless steel frames and stainless steel balustrade.</p> <p>Materials: Glass, stainless steel frames, stainless steel balustrade.</p>
03 - Park Benches	<p>Cast aluminium park benches with stainless steel frames and stainless steel balustrade.</p> <p>Materials: Cast aluminium, stainless steel frames, stainless steel balustrade.</p>
04 - External Security Gates	<p>External security gates with stainless steel frames and stainless steel balustrade.</p> <p>Materials: Stainless steel frames, stainless steel balustrade.</p>
05 - Glass Panels	<p>Grounded glass panels with stainless steel frames and stainless steel balustrade.</p> <p>Materials: Glass, stainless steel frames, stainless steel balustrade.</p>
06 - Glass Benches	<p>Grounded glass benches with stainless steel frames and stainless steel balustrade.</p> <p>Materials: Glass, stainless steel frames, stainless steel balustrade.</p>
07 - Woodwork Benches	<p>Woodwork benches with stainless steel frames and stainless steel balustrade.</p> <p>Materials: Woodwork, stainless steel frames, stainless steel balustrade.</p>





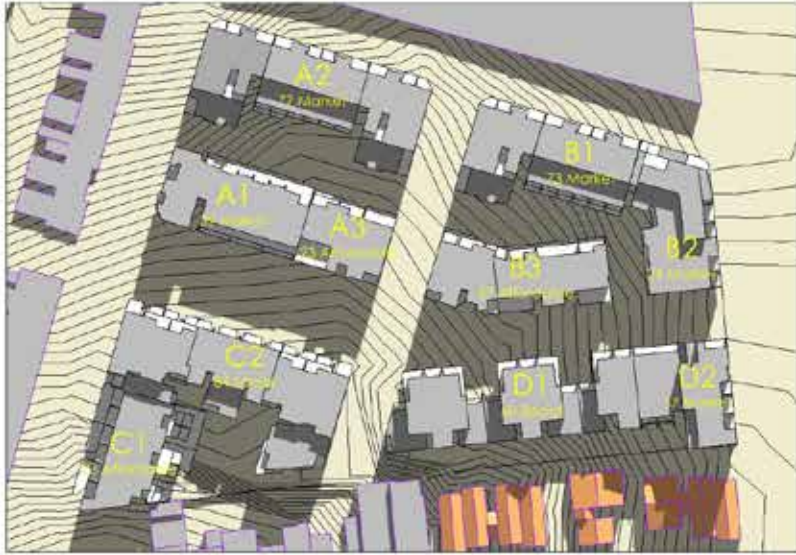


9am

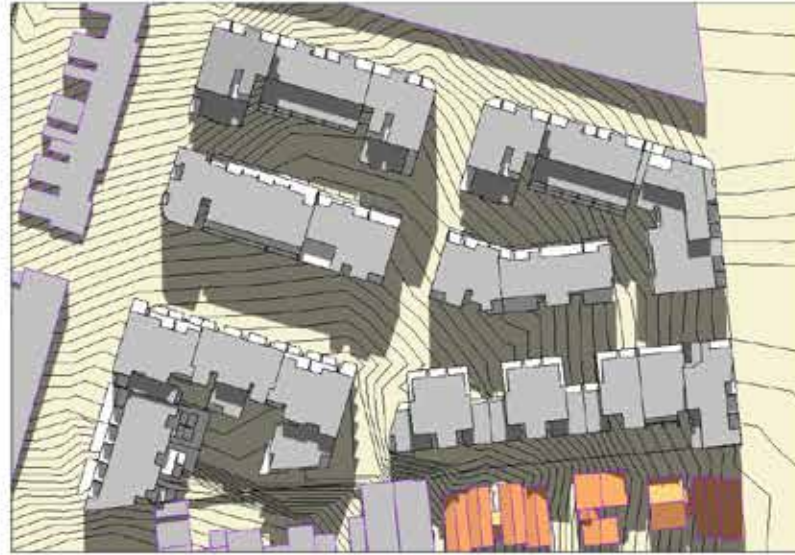


10am



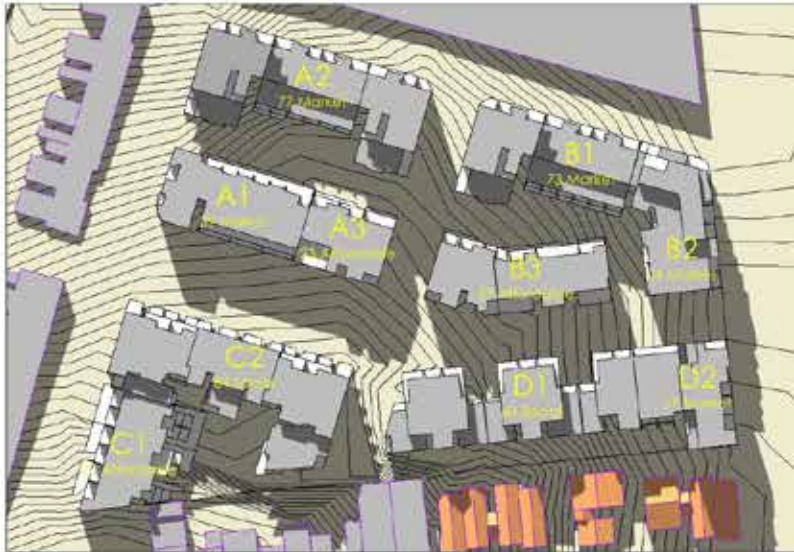


11am

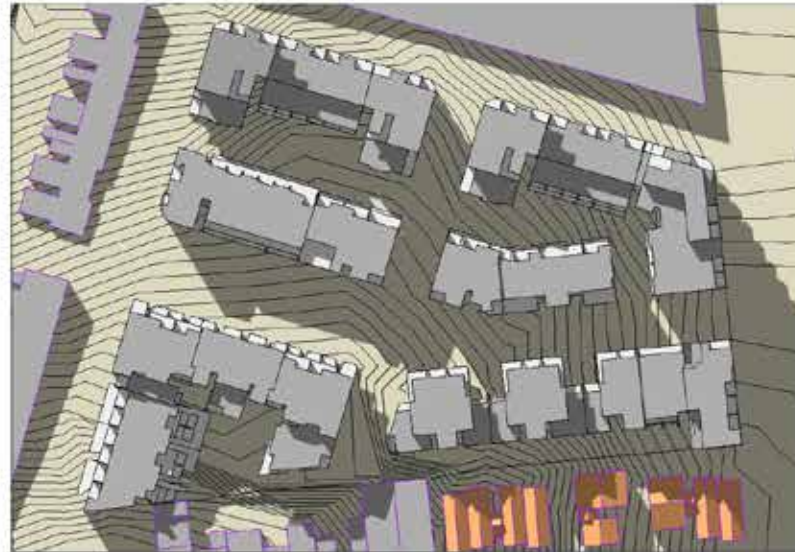


12pm

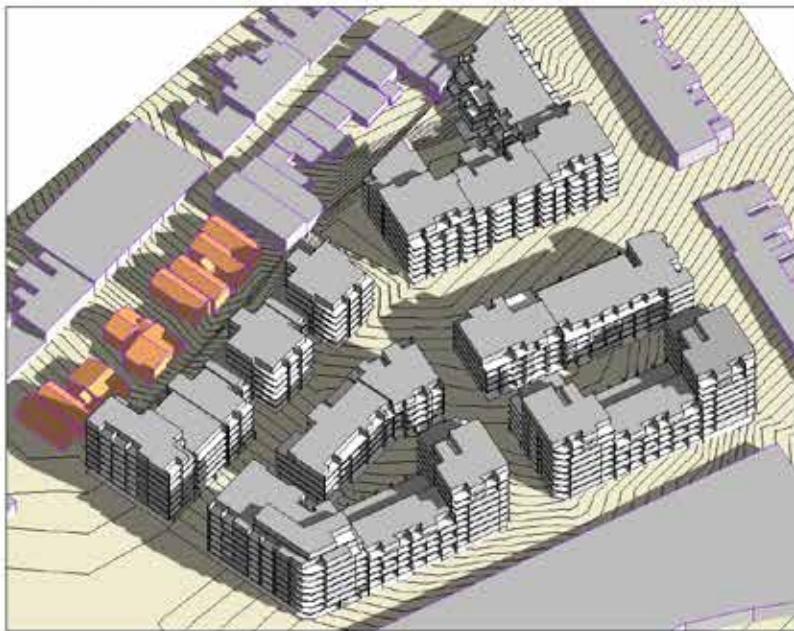


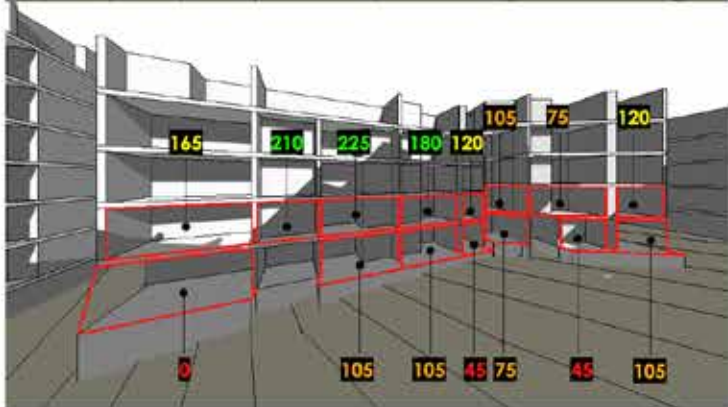
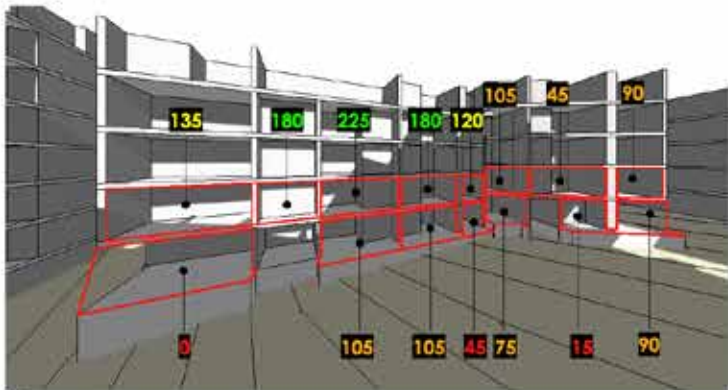


1pm



2pm





Cumulative Solar Access in minutes - July 21

- 45** Receives less than 1 hour
- 105** Receives 1 - 2 hours
- 120** Receives 2 - 3 hours
- 210** Receives greater than 3 hours

Total Solar Exposure

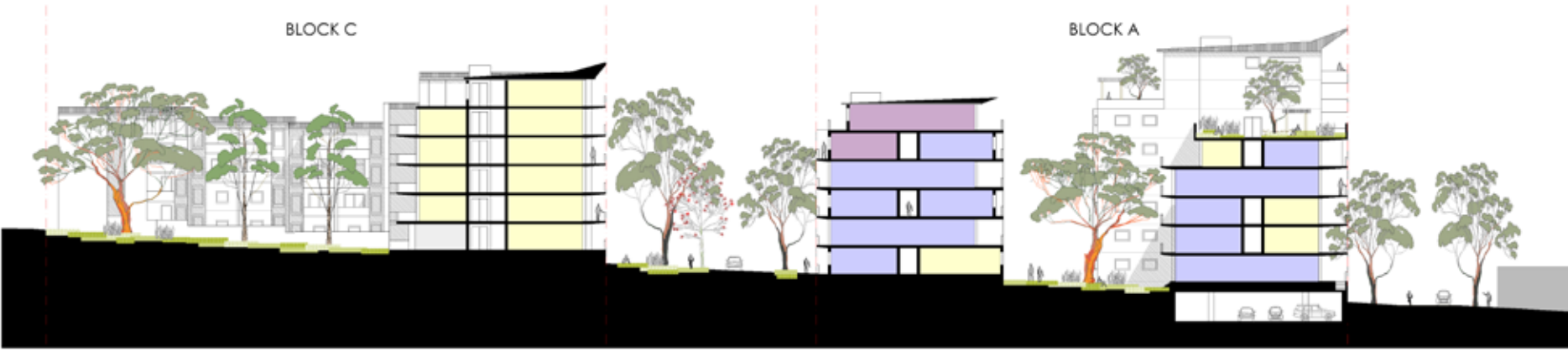
-moving left to right in image above (east to west)
 -moving right to left in plan (west to east)

Unit Type - Studio ■, 1-bed ■, 2-bed ■, 3-bed ■

Level 1	210	210	225	180	120	105	105	150
Ground Level	0	105	105	45	75	45	105	

SEPP 65 Requires 2 hour solar access to 70% of apartments

Building B3 - 92% compliant



Section A - Looking WEST

Elger Street

Wentworth Street



Section B - Looking NORTH

Cowper Street

Stirling Street

Bay Street





TIM THOMPSON
MARCH 2016













Philip Thalís



An Architectural Project

An Urban Project

A Policy Project

An Architectural Project
An Urban Project
A Policy Project

Alternative Housing Ideas Challenge

2018 City of Sydney Councillors Philip Thalís and Jess Scully initiate the Alternative Housing Challenge

Alternative Housing (Sustainable Sydney 2050) Ideas Challenge

The search for integrated
social equity

Sydney2030/Green/Global/Connected



Alternative housing



Ideas challenge

Seven proposals have been shortlisted in the Alternative Housing Ideas Challenge.

An independent jury selected the entries for new housing models to increase alternative and affordable housing supply across our city and reduce housing stress.

The shortlisted entries were whittled down from more than 230 as part of the international challenge, which invited housing ideas in the areas of financing, design, building, ownership and management.

The City anticipates the successful chosen projects will provide learnings for future initiatives.

The community will have the opportunity to provide feedback on the shortlisted concepts as part of the City's consultation to shape [Sydney 2050](#).

Key dates

- Stage 2 – proposal development will run from 19 June to 15 November 2019.
- Stage 3 – public consultation on the proposals will be held from mid-November to December 2019.

Contacts

Linda Fiskus

Procurement Specialist

✉ housingideaschallenge@cityofsydney.nsw.gov.au

Item 15.3

Notices of Motion

Alternative Affordable Housing Demonstration Projects

By Councillor Thalís

It is resolved that:

(A) Council note:

- (i) Sustainable Sydney 2030 set ambitious targets for public and affordable housing as a percentage of the city's growing housing stock;
- (ii) since that time, the State Government has sold significant tranches of public housing, while building almost no new stock in the Sydney local government area;
- (iii) in the decade since Sustainable Sydney 2030 was adopted, the City has been able to increase the stock of affordable housing through targeted actions, including subsidised land sales to community housing providers, the Affordable and Diverse Housing Fund and inclusionary zoning in Green Square, Harold Park and elsewhere, to support community housing providers delivering affordable housing in the local government area. This includes the following work:
 - (a) 854 affordable housing dwellings have been built;
 - (b) 423 affordable housing dwellings have had applications lodged, approved or are currently under construction;
 - (c) 533 affordable housing dwellings are in the pipeline, being developments of which the City is aware, but have not yet reached development application stage;
 - (d) 1,925 affordable housing dwellings are projected under planning controls;
 - (e) 801 social housing dwellings have been built; and
 - (f) 42 diverse housing dwellings have been built;
- (iv) despite these initiatives, the City is still short of reaching our target of 7.5 per cent of all housing to be affordable housing by 2030;
- (v) the State Government's policy of supply and the market have failed to meet Sydney's current housing need;
- (vi) there has been low to no wage growth over the last decade, while housing costs have increased dramatically, leading to "housing stress" - which is defined as spending more than 30 per cent of income on housing, either on rent or mortgage;

Philip Thalís



SYDNEY ARCHITECTURE FESTIVAL



Image: City of Sydney

Foundations of Equity: A Metropolitan Land Trust Policy

Why a city-wide CLT platform?

Housing innovation and equity are not physical design issues; they're land issues. Tackling the impact of overheated land prices on affordability is core to creating equitable futures for our city. In this context, the Alternative Housing Ideas Challenge offers a unique opportunity to fundamentally enable innovation in housing through systemic and fundamental intervention. This is not a project-by-project scenario. Innovation and equity in housing affordability and design outcomes need to be—and can be—structurally enabled by progressive urban governance.

This submission considers a City-wide community land trust (CLT) policy framework that will provide a consistent platform upon which equitable and inclusive development models may be enabled. Successfully applied in a number of European and North American cities, CLTs are a primary means by which government may temper the negative effects of land value inflation and speculative development by removing the land value component from housing in perpetuity.

Providing a consistent approach to the treatment of CLTs in the planning process enables innovative housing models to flourish and scale. As a foundational mechanism for systemic change in housing affordability and social resilience, a CLT policy will support and enable any and all models submitted to the City through this competition.

From Nightingale-style developments, cohousing, limited-equity cooperatives, and mixed-tenure development to micro-apartments, flexible design, and mutual homeownership societies (MHOS), a CLT policy will anchor equitable growth into the future planning of Sydney, enabling superior social and ecological outcomes.

Enabling CLTs at a City-wide level, especially on public lands, ensures that properties remain affordable in perpetuity. This not only provides affordable homes in overheated markets but also protects them in downturns – a feature termed 'counter-cyclical stewardship' in the USA, where CLTs have both enabled homeownership in hot markets and protected it in cool—even collapsing—ones.

A review of City–CLT partnerships in over 30 US cities identified a suite of ways in which CLTs can be enabled initially and over time. Relevant opportunities Sydney CLT policy framework include:

- 1. Introducing political leaders and the community to an unfamiliar model.**
As a consistent and well-connected innovator regarding social policy, the City is well placed to advocate for a structural intervention such as removing land pricing from housing.
- 2. City participation in planning the CLT.**
The Housing Challenge and its proposed subsequent activities present an ideal opportunity for City leadership in defining appropriate parameters for a CLT.
- 3. Staffing and/or funding the CLT startup.**
Subject to resources, the City could play a foundational role in the allocation of planning and housing policy staff or startup funds.
- 4. Committing operational funds, project funds, and/or property.**
As identified in the Challenge, the City holds title to numerous parcels of land that it could transfer to a CLT, whether through longterm leasing or transfer of title.
- 5. Providing loans and grants.**
Where the City makes sector-specific grants available, these could be targeted to a CLT program or entity. The asset locks used by CLTs ensure these funds are directed to permanent affordability.
- 6. Inclusionary zoning and regulatory concessions.**
A City-wide platform could include specified density bonuses and other local regulatory support to enhance the financial viability of a CLT. The promotion of CLT models also would be enabled by further lobbying of the State to increase inclusionary zoning provisions for not only social rental but also permanently affordable ownership options. CLTs have the capacity to provide both rental and ownership properties within their portfolios.
- 7. Indexing rates to its restricted value rather than an open market value.**
As CLTs and their homeowners never capitalise on land value, the calculation of property rates in line with the restricted value of the home rather than its imputed market value generates further affordability to the resident. This helps to keep their overall housing costs within the capacity of their budget.

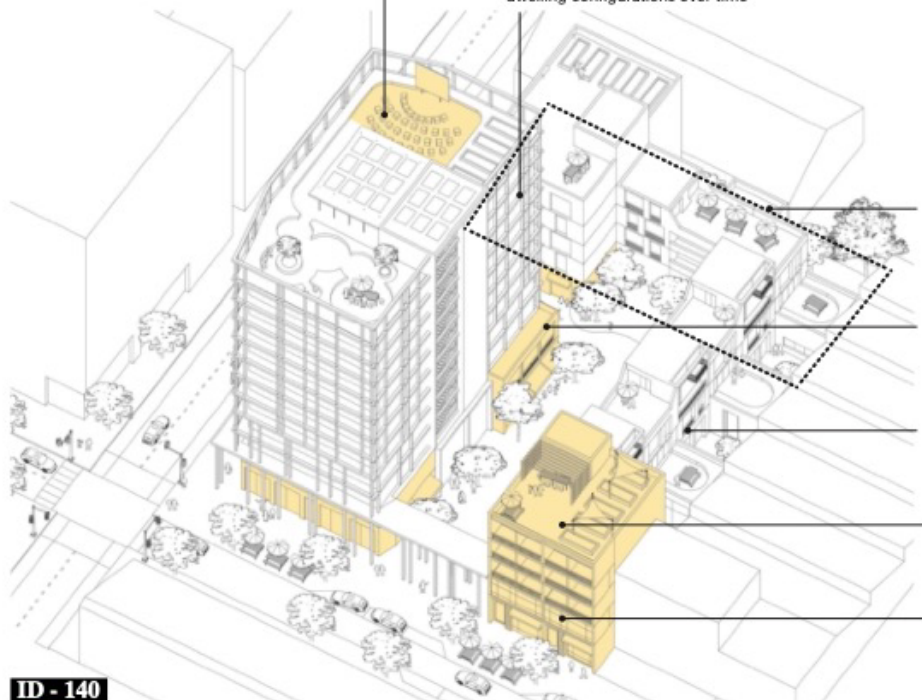
The Third Way: A Cooperative Affordable Rental Model for Sydney

Our proposal

The City of Sydney aims to achieve 7.5 percent affordable rental housing by 2030. In Zurich, 20 percent of all housing is delivered and managed by housing cooperatives, creating a 'third way' between unaffordable market rental and social housing models. Adapting this approach on City-owned land would increase the affordable housing supply, make long-term renting a viable option, and give back to the city in the form of shared amenity and an ecology of supporting creative uses.

A cooperative prototype

Prototype of an affordable rental cooperative on City-owned land in central Sydney, that gives back to the community as well as delivering affordable rental housing. Responds to planning controls that apply to sites in Green Square, Sydney.



Communal roof terrace able to be commercially leased for events as part of a cross subsidy strategy

Flexible, efficient floorplate residential slab building with load bearing facade to enable a range of dwelling configurations over time

Basement mobility hub of 1000sqm with electric share vehicles and hire scooters and ebikes for use by members and the broader neighbourhood

Two level childcare facility with mews outdoor space secure during hours of operation and open to the public outside of hours

Work/live lofts and larger family dwellings with direct front doors to a semi public garden mews

Boutique hotel with integrated first floor co-working facilities and social enterprise restaurant

Ground floor small retail tenancies owned and managed by the cooperative to support a dynamic mix of uses typically excluded from speculative development

The model

Financing

In Zurich, cooperatives run on a non-profit 'cost rent' model. Projects are typically developed on public land, and financed through a combination of member equity, low-interest loans, and commercial mortgages. Rents are set per square-meter, by amortizing the cost of development, ground rent, maintenance, and capital repayments over a 60-year period. The model allows cooperatives to translate savings on developer margins and interest rate reductions into cheaper rents (approximately 20 percent below market rate), and secure affordability in perpetuity by insulating rental stock from long-term price inflation.

Ownership and management

When located on public land, the municipality retains freehold title under a building rights agreement, which also provides a lever to shape development outcomes and ensure social equity is

preserved. At the end of the 60-year term, building ownership reverts to the city. Units in a cooperative development are available to all on a rental basis, though residents must become a member of the cooperative—and therefore co-owners in the development with voting rights in the governing assembly—by purchasing a refundable equity 'share'.

Tenure

As a non-market version of build-to-rent free of investor imperatives, cooperative housing allows a form of private rental occupancy that mixes security and flexibility. Regardless of wider policy settings, cooperatives can move 'beyond compliance' with standard tenancy arrangements, offering open-ended leases and long-term rent stabilisation built into the financial model. Cooperatives are also able to facilitate movement within, or between buildings, to abide by

minimum occupancy rules for different sized units, ensuring the allocation of housing resources meets shifting needs at various life stages.

Design

Cooperative projects generally involve an architectural competition, leading to high quality design outcomes that elevate standards sector-wide. The absence of market risk allows for greater typological innovation and flexibility, a more participatory design process, and a long-term view that encourages a focus on improved building performance, environmental sustainability, and durability. Cooperative projects also employ sensitive design strategies to offer a range of shared amenities and mix of uses that engage with the street and recreate the diversity and dynamism of urban life in microcosm.

BENEFITS OF OUR PROPOSAL

- AFFORDABILITY AND DEMOGRAPHIC DIVERSITY**
Fixed rents grow increasingly affordable over time and residents are curated to ensure social inclusion
- A MICROCOSM OF THE CITY**
A mix of uses brings vibrancy to the neighbourhood, while commercial rents cross-subsidise residential tenancies
- LIFELONG HOUSING**
A range of housing typologies are offered, allowing residents to move within the cooperative as needs change
- ENVIRONMENTAL SUSTAINABILITY**
Fossil fuel free housing, on-site mobility hub with shared vehicles, and exemplary thermal performance
- BUILDING OF COMMUNITY**
Self-managed shared facilities and services and active resident participation create a sense of community
- DESIGN EXCELLENCE**
Experimentation is enabled through design competitions, the use of multiple architects, and knowledge sharing



render by
Tom Reynolds





*Drawing by
Elliot Dunton*





*render by
Tom Reynolds*





*render by
Tom Reynolds*



State Govt sale of public housing



Image: Millers Point Community, Sirius

State Govt sale of public housing

“The right to the city manifests itself as a superior form of rights: right to freedom, to the right of the individual to take part society, to habitat and to inhabit. The right to participation and appropriation (clearly distinct from the right of property), are implied in the right to the city.”

Henri Lefebvre –
The Right to the City



Image: Millers Point Community, Sirius
