

## **Dwelling System - Conceptual Design issues based on the Retirement Concept**

Dwelling System can be retired through:

1. Sale of the dwelling system
2. Partial sale of the system i.e. only a portion of house is to be sold
3. Leasing the property
4. Demolishing the system and reconstruction of new system by reuse of the existing system materials

Based on the different retirement types the following issues are to be addressed in the conceptual design of the house:

1. Sale &
2. Partial Sale
  - a. The design and construction of the dwelling system should be **generic** (*should not be very specific to current owner's need*) to accommodate the needs of any buyer.
  - b. The dwelling system should have a design such that a portion of it can be sold without hampering the usage of other half i.e. separate entry-exit to be considered.
  - c. The location where the dwelling system is constructed should be near to other facilities i.e. grocery store, school, clinic etc.
  - d. The dwelling system should have less maintenance cost i.e. maintenance of garden, external walls etc. as the buyer will look for that.
  - e. The material used for construction of dwelling system should be of good quality which does not deteriorate with time.
  - f. The dwelling system should have a complete layout of electricity lines and water pipes in place, new buyer may require the same for extensions.
3. Lease
  - a. The dwelling system should be built to suffice for generic needs i.e. it can be used as an office, house or a day care unit.
  - b. The dwelling system should be built optimally so as to reduce the power/electricity/water charges
  - c. The maintenance requirement of the dwelling system should be minimal i.e. a lawn can be maintained easier than a swimming pool.
4. Demolish and Reuse
  - a. The dwelling system should be easy to demolish without harming any nearby houses/area i.e. number of floors cannot be more as demolishing more floor building may impact neighboring locations/houses/gardens.

- b. The material used for the construction, pipelines etc. should be reusable thus a good quality of material is to be used.
- c. There should be easy access to dump yards through heavy vehicles where the demolished unusable material can be thrown.