

# REAL ESTATE INNOVATION BOOK

by QUARTIER LIBRE

# #1

Major changes in technology, material capabilities, societal needs and individual expectations call for unique and innovative solutions in urban and real estate environments.

Although the demands for every individual, group of people or enterprise are specific, new emerging trends are a reflection of some of their common needs. The **Real Estate Innovation Book by Quartier Libre** is a collection of existing projects intended to embody these trends. It is neither an answer, nor a recommendation but it might be a source of inspiration. A starting point for a unique strategy reflection.

Each of the booklets takes two building typologies and collects inspirational projects from all around the world. These projects reflect noticeable innovations in five areas: mobility and micro-units, adaptive reuse, building efficiency, social & community impact, smart materials & technology.

# List of all books

## #1

- CHAPTER 01 LIVING SPACES + HOMES
- CHAPTER 02 GREEN SPACES, AGRICULTURE + URBAN FARMING

## #2

- CHAPTER 03 OFFICE BUILDINGS + WORKSPACES
- CHAPTER 04 MEDICAL + SPECIALIZED FACILITIES

## #3

- CHAPTER 05 COMMERCIAL + MIXED-USE DEVELOPMENTS
- CHAPTER 06 LEISURE: HOSPITALITY, SPORTS AND WELLNESS

## #4

- CHAPTER 07 EDUCATIONAL BUILDINGS + SPACES
- CHAPTER 08 COMMUNITY, EXHIBITION + PUBLIC SPACE

# Selected Trends and Criteria



---



---



---



---



---

## SMART MATERIALS + TECHNOLOGY

As new materials become available and building technology becomes more readily accessible advancements in real estate applications can be seen across various sectors. These advances change building potential and open up new possibilities through their resources.



## **MOBILITY + MICRO-UNITS**

Wifi access, mobility and many more people living individually has affected various forms of real estate. Through this study the research explores the different ways in which micro-units are used and applied in various building typologies.

## **ADAPTIVE REUSE**

As many building uses become obsolete or activities are relocated to alternative sites, the original structures are left derelict. Looking for environmentally-sound methods to reduce costs, energy dispensed in construction and time required for construction, adapting existing buildings to new uses is an attractive approach towards site reuse.

## **BUILDING EFFICIENCY**

Many measures for overall life-cycle assessment and energy and carbon efficiency have become more sought out by designers and developers to ensure high levels of environmental consideration and compliance. Buildings developed with the highest regards towards efficiency are placed within this category.

## **SOCIAL + COMMUNITY IMPACTS**

As urban environments become more dense and in many cases competitive, the importance of social considerations has become increasingly significant. This category will highlight the creativity and innovation in addressing social issues and challenges.



# #1

## Chapter 01 Living Spaces and Homes

- [ 1. 1] Kasita: Prefabricated Homes
- [ 1. 2] "Small House On-Tracks"
- [ 1. 3] Getaway: A Wifi-Escape
- [ 1. 4] Brock Commons Tallwood House
- [ 1. 5] L'Astrolarbre
- [ 1. 6] Barn Re-adaptation : Homes
- [ 1. 7] De Flat Kleiburg
- [ 1. 8] Lu Lu dans ma Rue
- [ 1. 9] Villa Verde - Housing Model
- [ 1. 10] Solar Roof by Tesla

## Chapter 02 Green Spaces, Agriculture and Urban Farming

- [ 2. 1] Gary Comer Youth Center Roof Garden
- [ 2. 2] Ng Teng Fong General Hospital
- [ 2. 3] Bell-Lloc Winery
- [ 2. 4] The Thermal Orchards
- [ 2. 5] Sunqiao, Shanghai's 100-Hectare Urban Farming District



## [1.1] KASITA: PREFABRICATED HOMES

DESIGNERS: KASITA

LOCATION: AUSTIN, USA

Catering towards the needs of the global economy and frequent relocation of employees, Kasita envisions a new approach towards residential structures. The vision consists of two parts: firstly, a fixed structure that can be situated at multiple locations and movable prefabricated micro-units that may be plugged into these structures when needed. Such visions for future models of living emphasize the growing demand for mobility, and reduce the hassle of moving to nothing more than a relocation service fee. The units themselves are equipped and designed to fulfill all the basic standards of comfortable living, and target the needs of different groups of individuals.







**How would existing fixed real estate compete with the flexibility offered by much models? What would be the opportunities associated with such approaches to living? Similarly, what would be the costs, and how may they be addressed?**

**There would be need to evaluate the demand for such models. How frequently would people be interested in relocating as such?**

Since units could be transferred from place to place - similar to shared car and bike services - would the future of such real estate be limited by the number of available slots in the permanent structures? Like Vélib, would there be certain "rush hour" or seasonal times where stationing your modular home at certain locations would be more difficult?

**“GLOBAL SHIPMENTS OF PREFABRICATED HOUSING  
ARE PROJECTED TO REACH  
1.1 MILLION UNITS BY 2020.”**

- Global Industry Analysts, Inc



FOR THE  
FULL REPORT  
EMAIL US  
[contact@q-l.fr](mailto:contact@q-l.fr)