

Building better at no extra cost

Or why renovation = innovation

Nick Seemann, Liz Fuggle

Constructive Dialogue Architects

August 2026





Reggio Emilia

Resident as capable and full of history,
not just needs

Environment as “the third carer”

The hundred languages of residents

Reminiscence and documentation



REMIplay

Respect Empathy Memory Identity



constructive
dialogue
architects





The Situation

Size of the Problem

Pressure on the System

Cost of Construction

Toll on Society

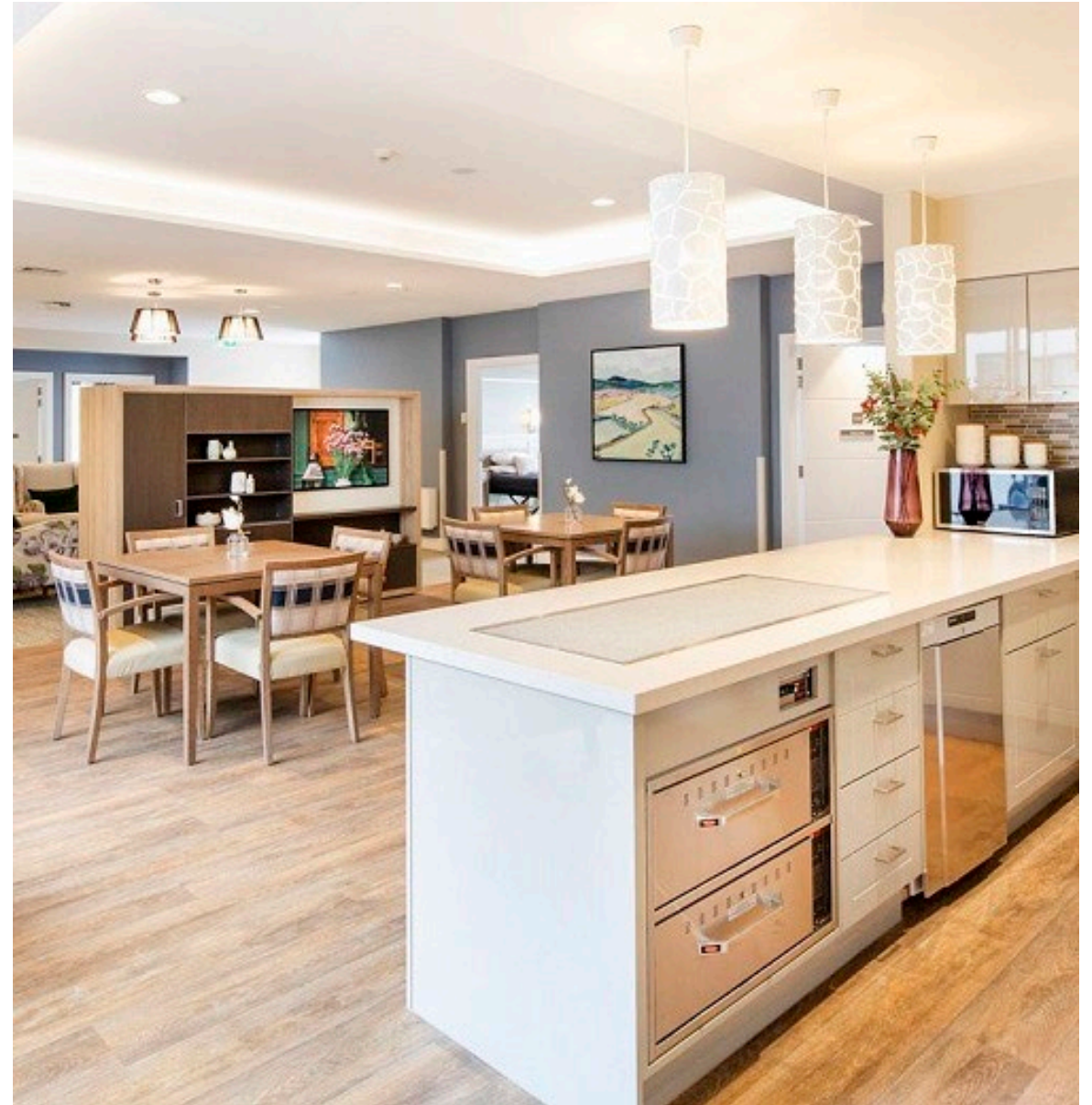


Focused Refurb

Faster, and cheaper

Supports culture change

Less risk, incremental improvement



Challenges

People

Prioritisation

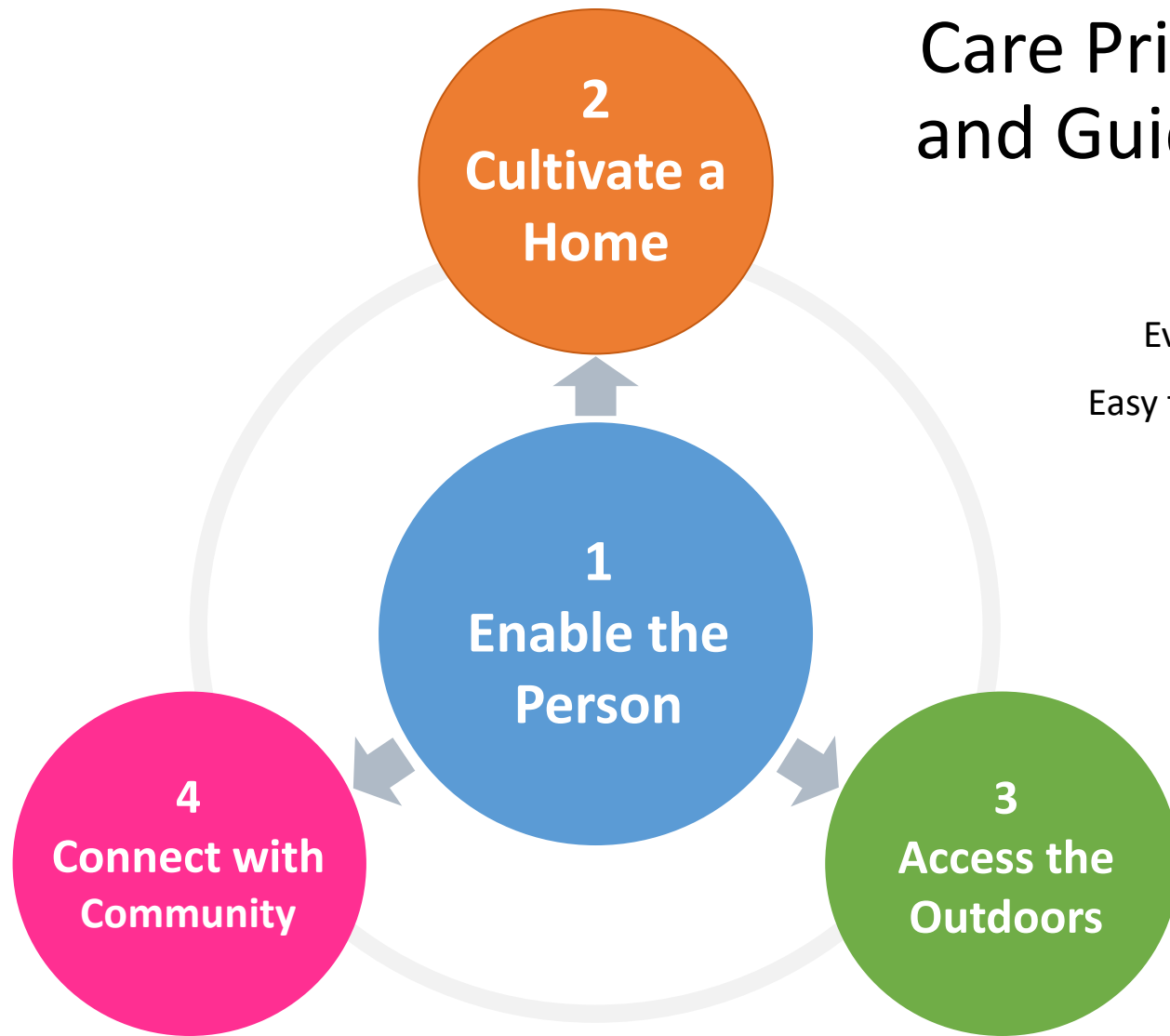
Planning Minefield

Procurement Models



Banksia Village, Broulee

National Aged Care Principles and Guidelines



Inspiring
Evidence-based
Easy to understand
Easy to apply
Flexible





BEFORE



AFTER



Banksia Village, Broulee

Principle 2 Cultivate a HOME

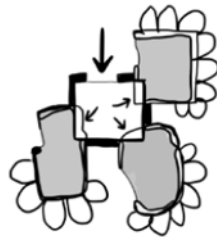
Domestic and Familiar

Small in scale

Clustered living



Banksia Village, Broulee

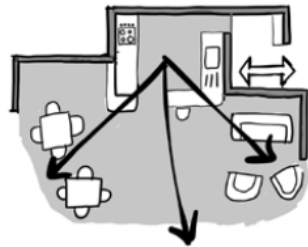


2.2 Small Households





Cafe, Banksia



2.4 Domestic Kitchens



Domestic Kitchen, Banksia



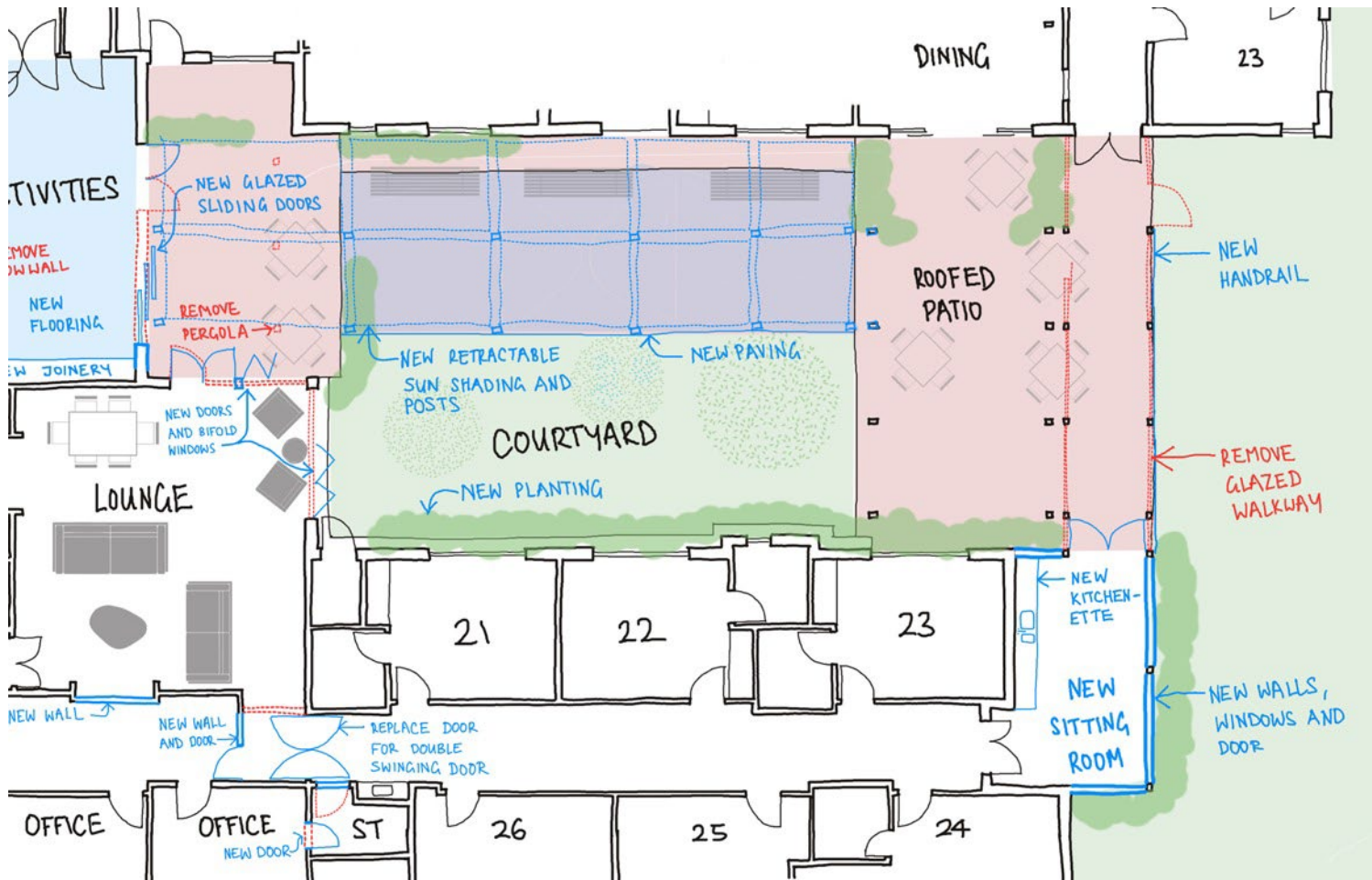
Banksia Village, Broulee

Principle 3 Access the OUTDOORS

Close

Safe

Interesting



constructive
dialogue
architects

Naroo Aged Care, Warialda



5 steps to success



People



Perspective



Principles



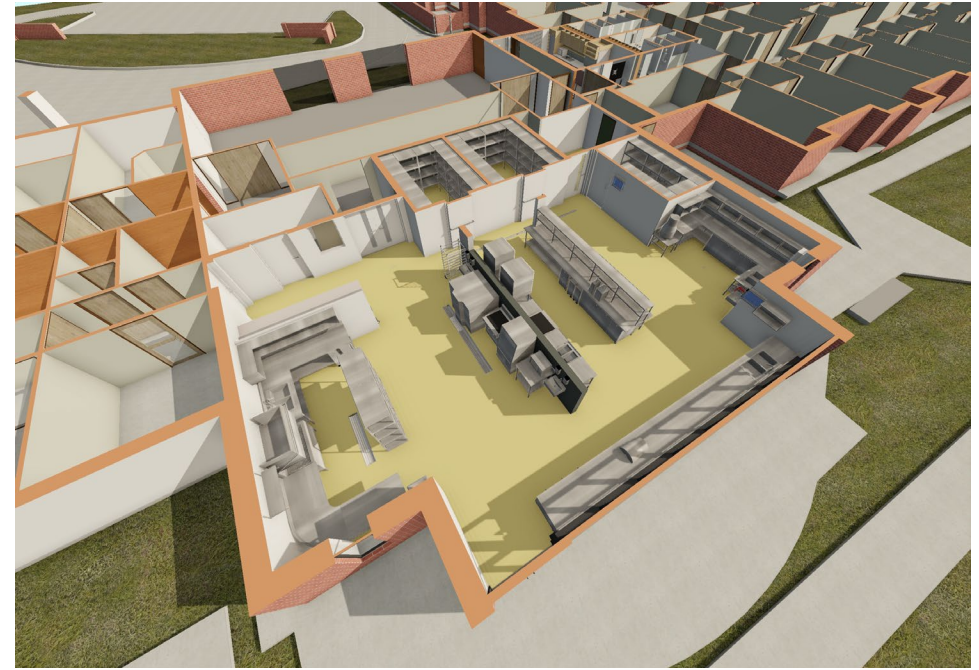
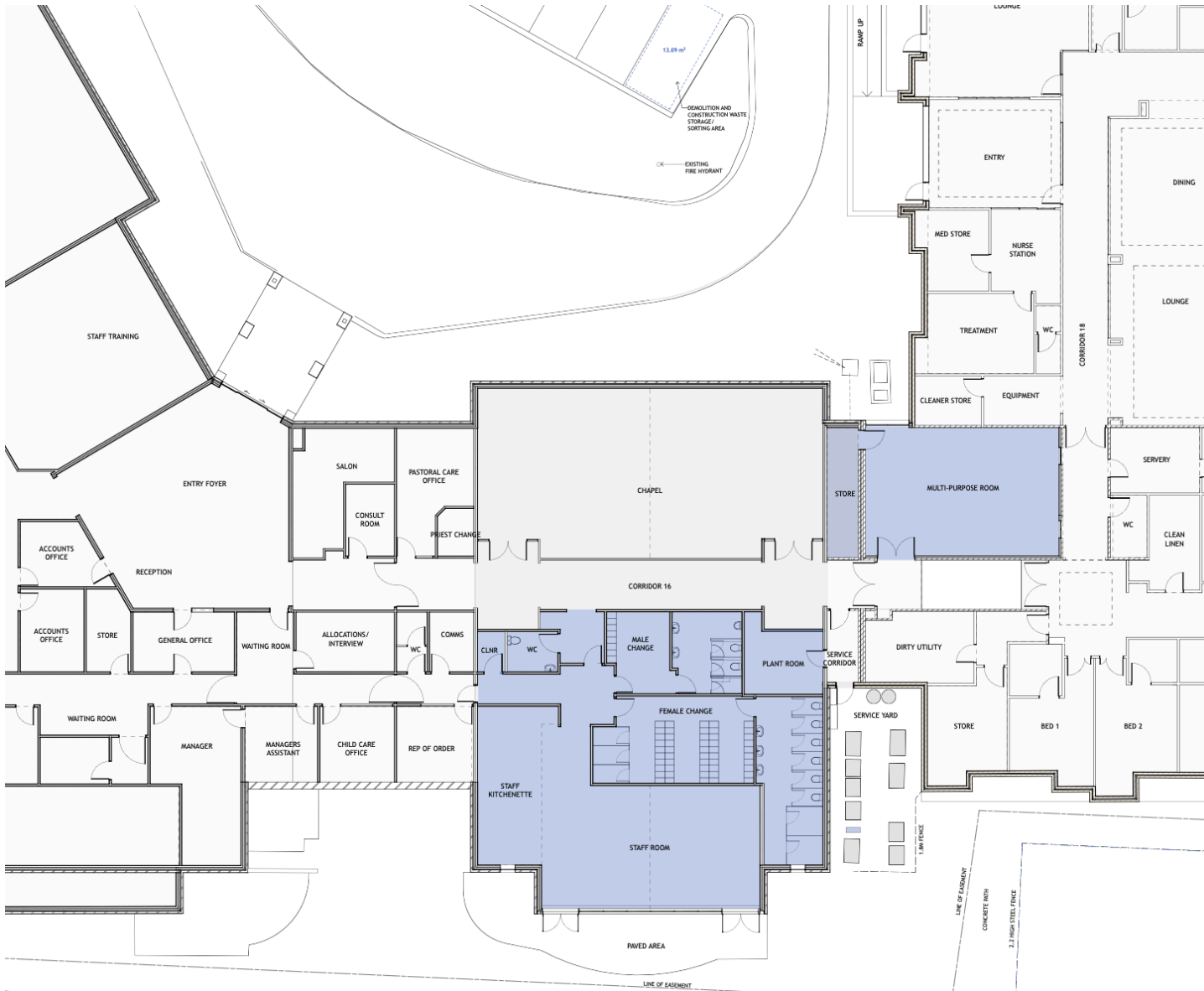
Prioritise



Prove it



New 60bed aged care home - Nazareth, Holy Family Services, Marayong (under construction)



Relocated Kitchen – Holy Family Services, Marayong (under construction)

The Principles & Guidelines - in Practice...



- Floor plans for our data set
- Case studies
- Barriers to the small household model
- Any questions or ideas to contribute

Get in touch with us!

constructive
dialogue
architects

