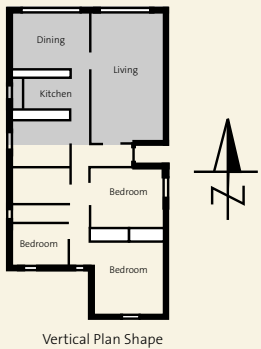


maximising the cost benefits

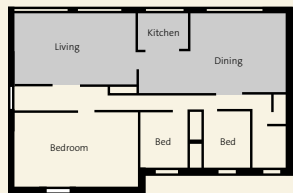


The Elements is a perfect example of an integrated approach to sustainable living and consequently, boasts impressive electricity and water cost savings – to the tune of \$1,200 a year.

House zoning:
living areas on north side



Vertical Plan Shape



Horizontal Plan Shape

Image courtesy of Western Power

With a little planning, anyone building a new home can enjoy similar savings, simply by making smart choice options.

ZERO-COST OPTIONS:

First steps to sustainable housing – the land developer’s role:

- Provide appropriate lot orientation and shape to support solar passive design.
- Maximise the north orientation of lots and configure the lot shape relative to the density, to support solar passive buildings.

1. Block orientation and shape

- Rectangular block on an east/west axis.
- Good exposure to the winter sun.
- Appropriate shape for your block size and housing needs.

2. Solar Passive Design – the designer’s / builder’s role

- Main living areas and windows on the north side.
- Eaves or shading to the north.
- Natural cross-flow ventilation throughout the home.
- Limited east and west-facing windows with walls and windows well shaded.
- As a general rule, the home should be located on the southern portion of the block to allow greater winter solar exposure to the north.

Smart selection of native and drought resistant plants and waterwise irrigation throughout the outdoor areas further enforce the commitment to sustainability and with forward planning adds nothing to the cost of a new home - when compared with traditional selections.

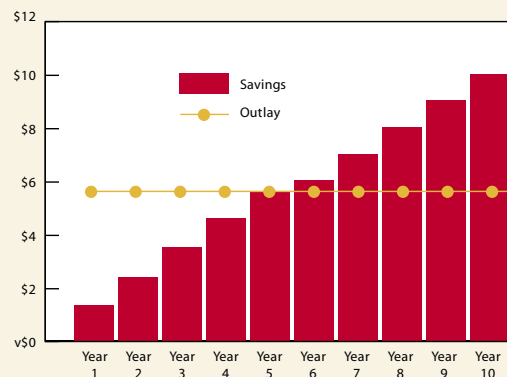
NEXT-STEP OPTIONS:

There are also some “next step” options which can be incorporated into the design and construction stages of a home - and translate to significant long-term savings.

Option	Extra Cost
1. Solar hot water system with gas booster:	~ \$1,700*
2. Additional insulation under the roof:	~ \$1,400
3. Ceiling sweep fans in living areas:	~ \$800
4. Long life low watt lights lighting:	~ \$100
5. Waterwise fixtures:	~ \$150
6. Water reuse (eg. water tank/grey water system):	~ \$1,500*
TOTAL:	~ \$5,650

* Includes all government rebates as at July 05.

Perhaps best of all, when you add up the annual savings, all these items listed will pay for themselves within four to six years.



In essence, the greater the number of sustainability components within a home, the greater the savings. And to maximize savings, there needs to be an integrated approach from design and construction all the way through to the fit-out and how you choose to live in the house.

Figures may vary according to buyer choice and user/occupant behaviour. All figures/estimates based on average three bedroom, two bathroom family home for two adults and two children.

