

FACT SHEET



**INNOVATION
THROUGH
DEMONSTRATION**



GEN Y DEMONSTRATION HOUSING PROJECT

WGV AT WHITE GUM VALLEY WILL HOST THE GEN Y DEMONSTRATION HOUSING PROJECT, A PRACTICAL EXAMPLE OF A SUSTAINABLE, FLEXIBLE AND COST EFFECTIVE DWELLING TO SUIT 21ST CENTURY LIVING.



- The project will include three compact one bedroom, one bathroom apartments and shared outdoor living spaces.
- As a new housing model, it will showcase best practice design for sustainability, infill housing and affordable living.
- The use of sustainable materials and products will achieve high levels of energy and water efficiency, reducing carbon emissions and ongoing running costs.
- The project achieved gold medal status (60-90 per cent saving) using the eTool Lifecycle Assessment Tool.

Affordability is perhaps the biggest challenge facing Generation Y as they seek to enter the housing market. The Gen Y Demonstration Housing Project provides a solution to this by showcasing innovative design for flexible infill housing and affordable living.

The project is the result of our 2013 design competition inviting young West Australian architects to submit design concepts for a unique and sustainable residential dwelling which encapsulated the Gen Y lifestyle. The challenge attracted 21 entries with the winning design, by Fremantle-based architect David Barr, to be built on Lot 7 at WGV.

THE GEN Y DEMONSTRATION HOUSING PROJECT SHOW-CASES BEST PRACTICE DESIGN FOR SUSTAINABLE INFILL SITES.

The two-storey building is comprised of three one bedroom, one bathroom apartments with private kitchen and laundry facilities. The three apartments will have shared gardens and outdoor living areas to maximise spatial efficiency and enhance the liveability of the block. The development comfortably accommodates up to six adults in a compact 250sqm block.

The flexible housing design ensures it can be easily replicated in the current West Australian property market. A strata management plan, in conjunction with a certificate of titles, will identify precise boundaries of individual and common property while the architectural design intentionally blurs the line between public and private space to encourage a sense of community.

DESIGNING A SUSTAINABLE FUTURE FOR GEN Y

SUSTAINABLE MATERIALS AND PRODUCTS WILL BE USED TO ACHIEVE HIGH LEVELS OF ENERGY AND WATER EFFICIENCY, REDUCING CARBON EMISSIONS AND ONGOING RUNNING COSTS.

The Gen Y Demonstration Housing Project provides a flexible new housing solution based on sustainability, affordability and accessibility.

We have embraced the Government's Liveable Homes initiative in the Gen Y Demonstration Housing Project to ensure it can be easily adapted for those living with a disability, and for the changing needs of residents as they age.

This incorporates forward thinking in terms of structural design, including wider doors and reduced thresholds, as well as allowances for the installation of optional

accessibility aids such as hand held showers and grab rails in the future.

The climate responsive housing layout also integrates solar passive design principles and key sustainable living features such as solar power, an underground rainwater tank and connected to WGV's community bore, to improve the overall energy and water efficiency levels of the development.

In addition to this, the house construction includes sustainable building materials such as timber frames, lightweight insulated cladding and 'green' low carbon concrete.



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