

Integrated systems cut costs

■ **Maya Anderson**

The careful introduction of numerous green features into the design of this three-bedroom Willagee home has earned it an 8.5 star energy rating.

Owners Les and Ingrid Strong bought the 750sqm block after months of searching and asked Right Homes to design and build it for them.

"What we wanted was an energy-efficient home that we could stay in for a long time and we looked for a block that would let us have a large living area directly facing the north along one side," Les Strong said.

After a seven-month build process the couple moved in with their son in June last year.

Right Homes director Gary Wright said although the block had a good orientation, the slope meant the double garage had to be on the northern side.

"Having to put the garage on the northern side was a big challenge when it came to designing the house and getting the 8.5 star energy rating," he said.

"This home has a lot of stand-out features.

"There are a lot of sustainable ideas placed into this home, they're not new ideas but we've made sure we've incorporated

them all correctly and the result is a home with an 8.5 star energy rating."

The open-plan kitchen, living and dining area has treed valley views and dark-coloured floor tiling that Mr Strong said was always pleasant underfoot.

"We didn't need heating all winter," he said.

The 28-course ceilings allow for numerous ceiling fans and the layout allows for sea breezes from the south-west to ventilate the living zone.

There are two alfresco areas in the back garden, one shaded by a solar pergola with tiled slats that keep the area cool in summer but let warming light through and into the adjoining living area in winter.

A rainwater tank plumbs the toilets and can be used to water the garden while a greywater system uses the water from the laundry and the showers to water the gardens with a water-saving drip irrigation system.

The home operates from a solar hot-water system and the panels have been so successful that the Strong's are already selling back to the grid every two months.

At the front of the home is a home theatre and the main suite. As they face the west these rooms were fitted with



The layout allows for sea breezes from the south-west to ventilate the living zone.

thick curtaining and solar blackout blinds. The yard factored into the home design has been planted with a mix of natives with a few edibles such as citrus trees. The idea was that, in time, the front garden plants would grow tall enough

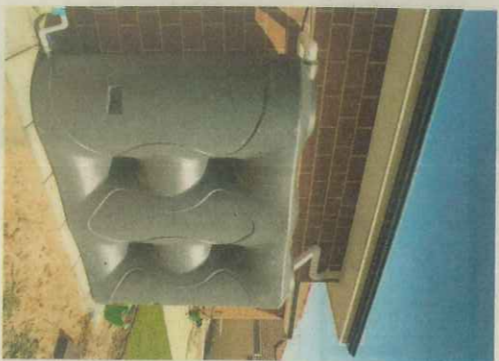
to cut out late afternoon glare entering the home.

A second wing of the home encompasses two bedrooms, a family bathroom, separate toilet, study, laundry and linen cupboard.

Mr Wright said his company

HIA GreenSmart Awards 2012

Category: Water Efficiency, Energy Efficiency, Smart Housing
Builder: Right Homes
Suburb: Willagee



Sunday Times
perth **now.com.au**
March 18-24, 2012

Excellence in Energy Efficiency

* **Sponsor:** Alinta
* **builder:** Right Homes
* **Location:** Willagee

To see the Excellence in Energy Efficiency winner, turn to Page 26

