

**GREENSMART AWARDS 2013**

The home showcases sustainable touches including cellular blackout window blinds.

# Impressive rating within tight budget

■ **Cy Clayton**

**B**ased on Right Homes' award-winning Jade 909 display, this Joondanna townhouse is a shining example of affordable energy-efficient design.

The three-bedroom, two-bathroom home not only ticks all the boxes of the owners' brief — namely affordability, sustainability and accessibility — it is also proof that a double-storey design can achieve a carbon neutral 9.0-star energy rating, according to Right Homes' Anna Right.

"Obviously we have a budget to work to with every client, so we had to come up with something that would fit their budget plus incorporate all the bits and pieces that they wanted," she said.

To achieve the impressive energy rating — which equates to a 64 per cent reduction in water use and a 89 per cent cut in energy use compared to the average WA home, according to Ms Right — the builder made modifications to the original Jade 909 design.

Among the sustainable features are R1.35 recycled Rockwool cavity wall insulation, R4 ceiling insulation, Comfort Plus Eglass, an electric-boosted solar hot water system, and a 1.5kW grid-connected photovoltaic system.

Careful zoning and solar-passive principles were also paramount, according to Ms Right.

"It's very difficult to get a double-storey (home) to a 9.0 star rating without zoning and controlling the different areas," she said.

"This home was designed so we could maximize the use of nature to heat and cool without artificial means."

This included setting the home — at the rear of two townhouses — sufficiently far back from the back fence to allow for solar access, as the fence was considerably higher than the level of the lot, as well as devising a clever double-duty awnings system.

"Instead of putting the PV system on the roof we actually put it on as a solar

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**Category:** Project Home: Energy Efficiency;  
Water Efficiency: Townhouse/Villa  
Development

**Location:** Joondanna  
**Company:** Right Homes  
**Phone:** 9355 0374

awning, so it gives that shade in the summer but in winter you've got the sun directly on that awning," Ms Right said.

A 3000-litre rainwater tank, greywater system, drip irrigation and low-water use tapware and toilets help minimise water use, while the owners selected an array of mostly native plants to create an attractive yet hardy garden that provides a lush backdrop to the alfresco area at the rear of the block to make the most of the northern aspect.

A highlight of the alfresco area is the attractive decorative cladding to the retaining-wall garden beds.

The home also showcases various sustainable finishing touches including renewable bamboo flooring to the front area, cellular blackout window blinds, and an Enviroseal door frame by Corinthian Doors which has a built-in seal to prevent air leakage.

Ms Right said the home's design was also inherently flexible "so that it can be adapted in future years to suit changing lifestyles and respond to the need to provide a high level of comfort to its owners".

She believed the demand for energy-efficient home designs was on the rise in WA, particularly as more and more people realised it wasn't necessarily more expensive or difficult than a standard home. "And when they realise 'Well our utility bills are going up, what can we do to stop that because we're spending all our money on bills'."

"People in Perth are like a discerning shopper. "We've definitely noticed a really big turnaround."