

GREENSMART AWARDS 2013



Eaves and a shade sail over the pool have been used to provide shading. Pictures: Alister Jupp

The Right home for a rosy future

■ Gemma Nisbet

Sustainability, energy efficiency and affordability were the guiding principles for the design and construction of this South

Guildford residence by Right Homes. "Our clients embraced Right Homes' ability to solar-passively design and construct a home that encompasses sustainability," Right Homes director Gary Wright said.

"They had a flat, sandy riverside lot in South Guildford and wanted a single-storey home that was solar-passive and water and energy efficient."

Using standard brick-and-tile construction, Right Homes has produced a generous, attractive four-bedroom, two-bathroom home which has an eight-star energy-efficiency rating.

With nearly 320sqm of total floor space, the home includes an open-plan kitchen, living and dining area, paved alfresco area, activity room and three-car garage with a workshop/store.

The orientation of the lot meant the home could be positioned to take full advantage of the northern aspect and in addition to its solar-passive design features, the home is equipped with energy-efficient lighting, Comfort Plus Low-E glass, R4 ceiling and R1.35 cavity wall insulation, a roof-mounted solar hot-water system and a 2.2kW photovoltaic cell system.

The home has ceiling fans but no air-conditioning and eaves have been used to provide shading, particularly along the large glazed area to the northern aspect. A shade sail over the pool provides additional protection.

As a result of these innovations, the home uses 93 per cent less energy than a standard West Australian home.

For the owners — who are originally from the UK and initially had doubts

about living in a home without air-conditioning — this translates to a quarterly electricity bill of only \$145, compared with an average of \$600-\$700 in their previous home, which was air-conditioned.

With water-saving features such as a 2600-litre rainwater tank plumbed to the toilets and laundry, a waterwise garden with drought-tolerant plants and artificial turf, six-star-rated taps and 4.5-star-rated toilets, it also uses 52 per cent less water than the average WA home.

Building materials were selected according to price, sustainability and recyclability, with special attention paid to using materials from renewable sources.

To maximise indoor air quality, low-VOC paint, formaldehyde-free cabinets and stone benchtops were used. Furthermore, windows were positioned to capture breezes from the south-west to ensure good ventilation.

The home cost \$396,000.



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