

DRESSED TO THE NINES



JADE 909

- **builder**
Right Homes
- **price**
From \$230,000
- **location**
Wesley Vale, Vale, Aveley
- **open**
Sundays and Saturdays, 1pm-5pm
- **phone**
9355 0374
- **website**
www.righthomes.com.au

EXPECT to be building smarter this year as designers, builders and homeowners look for ways to cut energy bills and reduce water consumption. Rising utility prices and the increasing cost of living mean homes that offer reduced running costs will be an attractive option, says Gary Wright, director at Right Homes.

The introduction this year of a minimum six-star energy rating for new houses will also change the way we think about our home's comfort and performance.

"Homes built in 2011 will be more likely to have a photovoltaic system or rainwater tank," Gary says. "Greywater systems will become common, as will the understanding that people have about the correct use of these systems and the need to be aware of harmful salts and phosphorous in detergents."

"We will see a push to achieve a better performing home - a home that may not require airconditioners or heaters for comfort."

Heralded as Perth's most energy-efficient display home, the three-bedroom Jade 909 by Right Homes has proved a shining example of home building for the future.

Carrying an outstanding nine-star energy rating, it illustrates the benefits of passive-

solar design and is carbon-neutral thanks mainly to a 3kW photovoltaic system that produces more electricity than it uses.

"The Jade 909 has numerous features that will start to become commonplace in new homes," Gary says. "It shows the simple yet effective way of incorporating insulation and design to suit our moderate climate."

On display in Vale, Aveley, the home is reportedly 119 per cent energy efficient and boasts a 76 per cent reduction in water usage compared with a standard WA home.

Cavity wall insulation, Comfort Plus Low-E glass, R4.0 ceiling insulation and ceiling fans to each room are all included in the Jade 909's starting price of \$230,000, making it a nine-star performer.

Buyers can then choose from a range of optional "green" extras, including a rainwater tank plumbed into the two toilets and laundry for \$4000. A full greywater system can be added for \$4000 and a photovoltaic system for \$2600.

"There seems to be two streams of people driving the interest in sustainable housing," Gary says. "One group is environmentally conscious and wants to have an impact on a very carbon-intensive industry. The other

group is looking for the savings to be made from the introduction of sustainable options and the comfort level gained from a well-designed home."

At just under 9m wide, the Jade 909 is perfect for today's cottage blocks. The face-brick elevation and skillion roof offer strong street appeal, while the modern styling and functional layout of the interior will suit a wide range of buyers.

As well as spacious living areas, there is a home office and a media room. The master suite is at the rear and all three bedrooms have either walk-in or built-in wardrobes.

Details such as wide doorways, flush thresholds, lever handles and hob-free showers help make the Jade 909 accessible for people of all ages and ability.

Paula Aubin



essentials

- **size**
217sq m, including alfresco, porch and garage
- **width**
8.99m
- **depth**
26.39m
- **bedrooms**
Three
- **bathrooms**
Two
- **garage**
33.29sq m

features

- Rainwater tank
- Greywater system
- Solar hot-water system
- 3kW photovoltaic system
- Passive-solar design
- Stone benchtops

trade secrets

Opt for T5 fluoro and LED lighting to help cut energy bills further.



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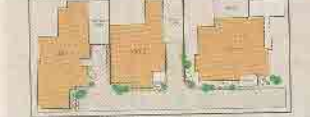
Display Homes \$210,000 to \$230,000



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