



Efficient houses in WA healthy, affordable and kind to the environment

Building a New Home

Go for the highest star rating you can – '5 Star' is the minimum. You can increase the star rating for almost no cost by:

Orientation – Get your builder to ensure that living areas face north to take advantage of the winter sun, but is shaded from summer heat.

Design – Each house and lot is different. To get the best house possible, get it rated by an accredited assessor. ABSA is the peak body for assessors and can put you in contact with a local assessor. Their details are over the page

Water Heating – Ask your builder if they can provide a solar (gas boosted) hot water system. Although there is a modest up-front cost, they have the lowest running costs of any hot water system. Hot water accounts for about 25% of a house's energy use.



Buying an Existing Home

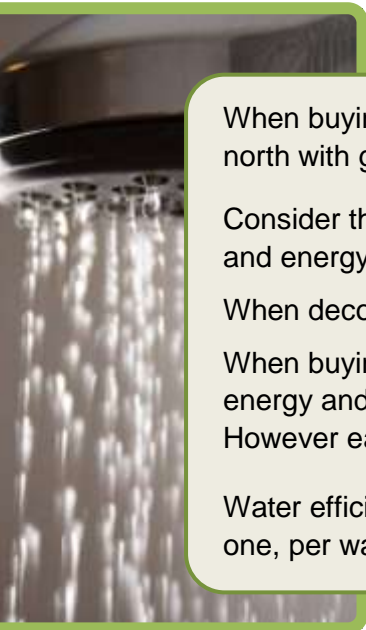
When buying an existing home try to find one that has good shading and has living areas facing north with good ventilation.

Consider things such as a north facing roof to allow easy installation of solar generated hot water and energy in the future. Look for suitable places to install water tanks.

When decorating, consider low-VOC (Volatile Organic Compound) paint.

When buying new appliances ensure that they are highly efficient ones, using the well-known energy and water rating labels as a guide. LCD TVs are much more energy efficient than plasmas. However each type uses a similar amount of energy as a fridge.

Water efficient dishwashers and washing machines can use about 70 litres less than a conventional one, per wash. Try to dry clothes on the line, instead of in the dryer. Dryers are big users of energy.



Renovating

Renovating can be almost as daunting as building from scratch. Getting the most out of your budget, adding quality and value to your home and ensuring that your addition will operate efficiently are all major considerations.

The most important part of a renovation is doing your homework and planning precisely what you want. Using a designer is invaluable. Professionals can give you ideas that you may not have thought of.

To help you the Western Australian Government has helped to compile the '*Your Home Renovator's Guide*'. It aims to help you get the best from your renovation or addition and it's free! Details over the page.





Where to get **REBATES...**

Both the Federal and State Governments provide **rebates** for a range of energy and water efficient products

Commonwealth Rebates

Please contact the Australian Department of Environment, Water, Heritage and the Arts.

www.environment.gov.au
1800 808 571

State Rebates and Information

The Western Australian Government has an online one-stop-shop where you can find all the information you need on rebates, tips and strategies on reducing your bills and environmental impact.

www.actnow.wa.gov.au



Where to get more **INFORMATION**

The Association of Building Sustainability Assessors –
to find an accredited Building Assessor

www.absa.net.au

The Centre for Design at RMIT University, in association with
State and Federal Governments and organisations,
has published free guides to help both
the new home-buyer and renovator.
They help you through the home-building and renovating
process, step-by-step.

www.yourhome.gov.au

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