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We Value Green Homes

Working with Green Moves Aust.

68 Jasper Road - A High Performance Home

This home has been beautifully designed by local firm First Angle, to be comfortable, highly cost efficient and to have a lighter environmental footprint than most of its peers. It's carefully considered features are designed to provide relief from rising energy and water costs which are increasingly becoming key criteria for prudent buyers looking for a new home.

So what's so good about it and just how does it save you money?

It's well recognised that up to 50% of domestic energy bills are generally attributable to heating and cooling costs. A well designed, oriented, and insulated home such as 68 Jasper Rd, can reduce this cost significantly. Studies¹ have shown that running costs to heat and cool a 0 -1 star rated home (which typifies most Melbourne homes) are now in the vicinity of \$3,800² per year, while those of a 6 star rated home are likely to be in the order of \$880 per year. 68 Jasper Rd is a 7+ star rated home, meaning that if used appropriately it should cost around \$660 or less per year to heat and cool.

That's a \$3,140 saving a year, or an extra holiday, or something nice for the family! And with electricity costs set to double in the next 5 years, savings increase annually.

Another big cost saving feature is the gas boosted Solar Hot Water system, which would cost the average household just \$98 per year to run. This is a saving of over \$200 per year compared to gas fired systems, or \$1,000 per year over electric systems. Windows have been positioned to maximise natural light and all installed lighting is energy efficient. These features, when combined with energy efficient appliances and the high performance structure, take an owner well down the road to having a very affordable home to live in both now and in the future.

Water costs are also anticipated to increase rapidly over the coming years. The 2000L rain water tank will be plumbed into the toilets and there are water efficient tap-ware fittings throughout to help reduce mains water usage. Bathroom and laundry area plumbing is designed to be accessible to allow for easy connectivity of grey water systems in the future.

This is a home that is designed to save you money year after year. Not only that, its lighter environmental footprint ensures that you don't just save money, you also contribute to helping the environment. In 2012 with the intended implementation of Residential Mandatory Disclosure, there will be much more focus on energy usage in homes. So it is important to consider a home's performance at purchase, not just because of its lower running costs, but also for how well it will hold its resale value in the future.

¹ Based on the ACT study on Energy Efficiency Ratings in 2006

² Pricing based on today's pricing of .20c per kWh

The Key Features



What makes this home stand out from the rest is the features designed and built into it that make this home perform well. Those features are listed below.

- Designed to optimise use of the sun for comfort, heating and natural light
- Polished concrete slab floor (insulated to R1.3 value) on the ground level providing thermal mass which helps to regulate internal temperatures
- High levels of insulation in ceiling (R6 value) and external walls (R2.7 value) reducing heat transfer and loss during cold and hot days
- Internal walls insulated (R2.0) also helping with internal temperature stabilisation and sound transfer between rooms
- High performance windows with sustainable timber frames minimising heat loss and heat transfer
- Draft proofing in all external doors, windows, ceiling vents and the garage to eliminate drafts and heat loss/transfer through the home
- Eaves that provide shading to windows in summer months helping to keep the home cool
- Solar hot water (gas boosted), the most efficient hot water system you can get today
- Low energy lighting and appliances throughout minimising energy costs
- Plenty of north facing roof space to install a Solar Photo Voltaic power system in the future
- 2000L rain water tank plumbed into the toilets saving mains water



Tread lightly.