



Josh's House

Living Key: enhancing prosperity and quality of living



property certificate

project Josh's House
client Josh Byrne
address Grigg Place Hilton WA 6163
date 19 / 09 / 2014



summary result



79%

This property is an outstanding example and excellent model for sustainable living in the suburban context.

Best practice in climate responsive and environmental sustainable design incorporating renewable and reuse system achieves an outstanding result for the house and property. The exceptional 10 star ratings for Energy, Water and Liveability ensure this property is very economical to run.

The locational rating for Nature, Community and Movement reflects the suburban local context: it is a suburb with a good community focus and amenity, has quality nature throughout, and has reasonable accessibility to public transport.

Overall this property, the dwelling and its location ensure the occupants can achieve a healthy, highly liveable and a very economical quality of life.

detailed results by category



94%

This property achieves an exceptional result for Energy. Overall the property has very low energy use due to a combination of climate responsive design, renewable energy systems and efficient fixtures and appliances. The key features which contribute to this rating include:

Excellent 10 star thermal performance rating: the home has quality climate responsive design features, is energy efficient and is able to maintain a stable and comfortable temperature year-round.

Substantial 3 kW renewable energy generation which should exceed all energy needs and feed energy back into the grid.

Efficient solar with gas booster water heating system.

No mechanical cooling or heating installed and ceiling fans installed throughout the home.



91%

This property achieves an exceptional result for Water. Overall the property has very low water use due to a combination of large volume water harvesting and reuse within the home, greywater reuse to the garden, efficient fixtures and appliances and a waterwise garden and irrigation system. The key features which contribute to this rating include:

20,000 litre rainwater harvesting supplying all internal fixtures and appliances (with mains water back-up).

Greywater system installed, sourced from laundry and bathroom, and reused for garden irrigation.

Groundwater bore installed and water used to offset potable water uses.

Efficient toilet, tapware, showers and dishwasher installed.

Local native waterwise garden with very low water demand, and extensive fruit and vegetable gardens watered via an integrated rain/grey/ground/mains water efficient irrigation system.



97%

For Liveability (and Healthy Living) this property excels across all key areas including excellence in climate responsive design and indoor environment quality providing occupants with a naturally thermally comfortable and healthy home year-round, universal access thus providing easy access for those with physical disability and limited mobility, and food producing vegetable gardens and fruit trees. The key features which contribute to this rating include:

Very good climate responsive design features: the home is generally very comfortable throughout the year with lots of natural light and ventilation.

Excellent main entry access.

Bathroom and toilet with excellent access.

Excellent movement and access around the dwelling.

Excellent access to door handles, light switches and power points.

Healthy indoor environment quality: low dust collecting surfaces.

Naturally ventilated bathroom and laundry.

Excellent productive gardens with dedicated vegetable bed(s) and fruit growing areas.

Dedicated composting and chicken run.

Substantial outdoor shade providing vegetation.

No or minimal impacts from surrounding activities – e.g. noise, odour, dust or electro-magnetics.



51%

Single residential strata-infill property.

Near new dwelling less than 5 years old in excellent condition.

The home is highly accessible to occupants with disability and limited mobility, and can be adapted to changing uses and occupant needs

Only limited earthworks within building envelope were required.

This project elected to use conventional building materials in the construction of the dwelling to demonstrate a very hi-level of environmental design performance can be achieved at a median price point for home buyers.

All outdoor areas and landscaping have a large amount of materials with low energy intensity and with recycled and/or reused content.

The dwelling has very low maintenance requirements and therefore very low recurring energy impacts.



62%

Careful selection and placement of local native and water sensitive plants on the block and some native vegetation in street verges and open space support achieving a better than average result. Features which contribute to this rating include:

Very good coverage and diversity of native plant species within the lot and reasonable coverage along your neighbouring street verges and the public open space.



90%

The property is in a very good location: it is in walking distance or short bike ride to all key community amenities – local shops and services, universities, schools and day-care, medical facilities, recreational facilities and parks. It is also located in a vibrant and active community with community gardens, local community centres and local cafes, shops, arts facilities and small businesses. The key features which contribute to this rating include:

Excellent proximity: within an easy 400m walking distance to local fresh food provisions, shops and services.

Good proximity to medical facilities and chemist.

Good proximity: within walking distance to day care and primary schools and reasonably accessible to high schools and universities and/or colleges.

Good proximity: within a cycling distance to all key community amenities and facilities, such as community gardens, community centres and meeting places, recreation centres and art spaces.

Good proximity to public parks, recreation facilities, bushland and fitness centres.



65%

Good proximity – within accepted 400m walkable catchment to numerous local bus routes and with reasonable connection to cycle paths. The key features which contribute to this rating include:

Reasonable proximity: within walking or and easy cycling distance to 3 public transport routes.

Multiple cycleways and paths within an easily accessible 400m radius.

Living Key Star Ratings and Percentage Scores:

1 Star = 0-10%; 2 Stars = 10.01-20%; 3 Stars = 20.01-30%; 4 Stars = 30.01-40%; 5 Stars = 40.01-50%;

6 Stars = 50.01-60%; 7 Stars = 60.01-70%; 8 Stars = 70.01-80%; 9 Stars = 80.01-90%; 10 Stars = 90.01-100%

Recommendations:

Recommendation
<p>Recommendations are provided only for the house and land categories and where improvement can easily be incorporated.</p> <p>As this project has achieved 10 star for Energy, Water and Liveability, no recommendations are required.</p> <p>As stated under Materials, as this is a new property built using conventional materials, no recommendations are required.</p>

About Living Key

Living Key is a suite of rating tools, services and resources for industry and consumers to assess and certify the liveability and sustainability of properties. Its core objective is to address the market need for an easy to understand 'rating assessment' of the key liveability and sustainability features and attributes of new or existing properties.

Living Key Categories and Descriptions



ENERGY

Design features and fixtures of the property that optimise good design and conserve and produce energy



WATER

Design features of the garden, and fixtures and appliances that conserve and re-use water



MATERIALS

Well located and long life buildings with low energy content and are from sustainable sources



LIVEABILITY

Design features, materials and finishes, and location, which enhance human and environmental health



NATURE

Type, amount and diversity of vegetation on the lot, on street verges and in open space, and proximity to bushland



MOVEMENT

Proximity of the property to public transport, walking and cycling paths, and bicycle storage



COMMUNITY

Proximity of the property to local amenities and services such as shops, schools, day care, community centers and parks



Summary average of ALL assessment categories to indicate the average benefits and potential of the property

The Legal Disclaimers:

This report is valid for 12 months from the date of issue. Whilst this report has been formulated from sources we deem to be reliable and is tendered in good faith, no warranty, expressed or implied is made by Living Key as to the accuracy or completeness and it does not accept any responsibility for matters arising there from.

Living Key has provided these recommendations in good faith. Any estimates or budgets relating to recommendations or improvements are purely to provide an estimation of costs and are relevant only at the time of report. The figures provided are not a quotation or fee proposal to carry out any works and cannot be relied upon for this purpose. All estimates and budgets which are provided are done so only on this basis, and no liability, with the client or any third party, whatsoever will be accepted in relation to budgets and estimates provided unless otherwise stated. The property owner or recipient of this report will need to contact a building industry professional or building contractor to undertake any design or fit-out improvements, and/ or a product supplier and/or retailer for details and terms of supply and installation and accurate quotations.

Note: This report was originally issued under the name of ARCAActive, which has since been superseded by Living Key.