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Media Release

NEW HOMES OFFER BIG SAVINGS IN RUNNING COSTS

Families can save thousands of dollars each year living in a new home compared with those living in older established homes, according to new research from Stockland.

The research, which looked at the effect of new sustainable home designs on living costs, compared a three bedroom and a four bedroom 2011-built home with houses of the same configurations built in 1981. The major cost savings are from reduced heating and cooling costs, better use of natural light and savings from in-built energy efficient appliances.

In terms of cost savings, New South Wales leads the way in Australia, with annual savings of over \$2197 – or almost 80 per cent – to run a newly built four-bedroom, two-bathroom home with a two-car garage.*

Western Australia comes in second with an annual saving of \$1748; followed by Victoria (Melbourne) with \$1574; North Queensland (Townsville) with \$1171 and South East Queensland with \$1074.

“The figures show that across the country, new homes clearly offer lower ongoing running costs, when compared to homes from 30 years ago,” says Ben Allen, General Manager Sustainable Communities.

Mr Allen said it was generally known that heating and cooling of a home made up the major part of energy use and therefore running costs.

“Building methods, performance measures and consumers behaviours have changed dramatically in 30 years, so we’d expect to see some major cost savings.

“Nevertheless, it is quite staggering when you compare the two generations of homes and see what a real difference a new home can make,” he said.

Mr Allen says measures including star ratings for things such as a home’s thermal performance, lighting and electric heaters and the use of more efficient appliances generally are broadly responsible for the savings discovered.

Stockland has been recognised as the most sustainable property company in the world in the 2011/12 Dow Jones Sustainability Index. The DJSI evaluates companies by analysing their sustainability performance, which includes their environmental policies and their response to climate change.

“We’re constantly reviewing what we do and how we do it to come up with the most practical and effective ways to create sustainable communities – socially, economically and environmentally.

“If, with our partner builders we can encourage and create homes that drastically reduce the financial burden on households and the impact on the environment, then we’re naturally making our communities better places to live.”

The research coincides with the launch of Stockland's latest initiative to make buying new homes more affordable. From 7 January – 19 February, buyers of land and selected house and land packages at many of Stockland's communities around Australia will receive a \$6000 Visa Energy Card to go towards paying the household's energy bills for up to three years.

General Manager Residential Development New South Wales, Matthew Mears said the 'Power to Move' offer recognised the burden of the household energy bill.

"The great thing is that buyers into our residential communities will benefit with Stockland paying their energy bills for up to three years. With a sensible approach to energy consumption, the opportunity exists to stretch that bonus even further," he said.

"The Power to Move initiative, demonstrates to buyers that new house and land is becoming not just an affordable alternative, but an ongoing saving they can enjoy for the duration of the time they own their home."

In addition, buyers will also receive bonus energy efficient builder upgrades including solar or gas hot water, an energy-saving dishwasher and energy efficient lighting that will promote big savings on energy costs into the future.

In New South Wales Stockland has teamed with 19 builders to create more than 175 house and land packages priced from \$346,783.

There are eight Stockland residential communities participating in the campaign. Waterside at Penrith Lakes; Glenmore Ridge, an addition to the popular Glenmore Park area in Western Sydney; Darcy's Peak and McKeachie's Run of the Maitland and Hunter region; Murrays Beach on the shores of Lake Macquarie; McCauley's Beach and the newly-launched Brooks Reach in the Illawarra and Bayswood on the NSW South Coast.

Darcy's Peak offers the campaign's house and land package price leader, with a 3-bedroom, 2-bathroom home with garage, built by Huxley Homes and priced from \$346,783.

Other participating builders are Masterton, Eden Brae, McDonald Jones, Adenbrook, Complete New Homes, Clarendon, Elderton, Huxley, Barrington Homes, Trevelle Homes, Builtsmart Homes, Perry Homes, Nu-era, Procorp, Sekisui, Allworth, GJ Gardner and Montgomery Homes.

For more information on this Stockland promotion please visit: www.noenergybills.com.au

* Methodology disclaimer:

- Modelling is based on a sensible approach to operating household appliances, items including are either legislated or a necessity to occupy a home. Typical consumption and usage rates have been used.
- Calculations are approximate for industry average of 2-3 occupants. Higher or lower levels of occupancy will change the figures.
- Predicted thermal performance has been calculated with BERSpro version 4.2 (which was recently recognized as the first software package that fully complies with the NatHERS accreditation procedures. It has been granted full NatHERS accreditation by the Department of Climate Change and Energy Efficiency (DCCEE))



- Typical construction methods for the associated year have been used. Custom or unusual methods would require alternative calculations.
- The assessment uses the 2011 cost of services/utilities for the comparison so to compare today's cost of living.

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