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133 Castlereagh Street
Sydney NSW 2000

T 02 9035 2000
F 02 8988 2552

www.stockland.com

For media enquiries

Greg Spears

Senior Manager

Media Relations

Stockland

T +61 (0)2 9035 3263

M +61 (0)406 315 014

greg.spears@stockland.com.au

LEAN, CLEAN AND GREEN: STOCKLAND OPENS ONE OF THE MOST SUSTAINABLE AND ENERGY-EFFICIENT HOMES IN AUSTRALIA

Stockland has created and opened one of the most sustainable project homes ever built in Australia at its Willowdale residential community at Denham Court in south west Sydney to encourage more environmentally friendly home design and construction.

The two-storey family home has been designed, built and recently certified to the 8 star NatHERS rating, which means the house is designed to achieve close to net zero emissions through its range of energy-saving and ecologically sustainable features.

'Willowdale Community Place' is a display home that demonstrates how families building their own new, dream homes can save thousands of dollars every year with energy saving inclusions that maximise the warmth of the sun through winter and minimise the impact of the sun's heat through summer. It allows customers to choose the energy saving features they would like to include in the construction of their homes, so they can start saving money on bills as soon as they move in.

Today's official on-site launch event was attended by special guests NSW Environment Minister Mark Speakman; Romilly Madew, Chief Executive, Green Building Council of Australia; Councillor George Brticevic, Mayor Campbelltown City Council; and Andrew Whitson, CEO Residential at Stockland.

Andrew Whitson, CEO Residential at Stockland, said: "We're making our communities greener, both in a physical sense with more green, open, public spaces, parks, playgrounds, walking trails and cycleways; and showing customers how they can save money over a lifetime through more energy-efficient home design and construction.

"This is *not* a concept house; all 'eco' features, fittings and inclusions are commercially available right now. For example, for a medium-sized home, installing solar panels will cost around \$7,000 upfront. On a yearly basis, solar will save that same house between \$1,000 and \$2000 in energy costs, meaning they will recoup their investment within five to seven years and reaping ongoing cost savings for many years after that."

Stockland has developed Willowdale Community Place using readily available energy saving features to ensure all of its project home build partners across Australia can replicate the key sustainable features of the home.

“Our aim is make a positive influence on the thousands of customers who build a new home every year, appealing to them at that critical point when they are deciding what to build,” explained Mr Whitson. “The impact of encouraging a generation of home buyers to make more sustainable choices cannot be underestimated, and we are uniquely positioned to promote more sustainable home design and construction on a national scale.”

To include all of the primary energy savings features that have been built into the Willowdale ‘zero emissions house’ would generally add around \$16,000 to \$20,000 to the cost of building a new home. Stockland’s modelling shows that new home owners can expect to recoup that cost in energy savings achieved within 5 to 7 years, with long-term cost savings continuing in perpetuity.

NSW Environment Minister Mark Speakman said the NSW Government was committed to making more energy efficient homes the norm.

“Projects like Willowdale set the standard for how communities, industry and government can work together to develop great places to live that are good for the environment,” Mr Speakman said.

One of the most popular communities for first home buyers in Sydney, Willowdale at Denham Court, has been accredited by the Green Building Council of Australia (GBCA) for world-leading design excellence, innovation and environmental stewardship and as a centre for future economic prosperity and liveability.

The GBCA has awarded Stockland’s Willowdale residential development with the highly coveted and internationally-recognised 6 Star Green Star – Communities rating, which recognises world leadership across a wide range of environmental, economic and social sustainability measures. The GBCA has also awarded the new Willowdale Retirement Village with a 4 Star Green Star – Design and As Built rating.

Romilly Madew, CEO of the Green Building Council of Australia, said: “Stockland has achieved world’s best practice for its masterplan for Willowdale. While Stockland’s focus on liveability means the community will be an extraordinary place for residents, the company’s environmental leadership is also worthy of applause.

“Now that Australia has signed the Paris Accord on climate change, sustainability is the only way forward for residential development. The property industry has an important role to play as we look to reduce our greenhouse gas emissions. The GBCA will be doing more to promote the Green Star – Communities rating system

among new home buyers as a mark of quality and we commend Stockland on its leadership as an agent of change within the property industry.”

Stockland has so far sold more than 1,000 residential lots at Willowdale. On completion, Willowdale will comprise around 3,300 homes, a neighbourhood shopping centre anchored by a full-line Coles supermarket and specialty stores. Stockland has also made provision in the masterplan for 25 hectares of parks and playgrounds and the inclusion of a new state primary school.

Customers can register their interest in acquiring a block of land at www.stockland.com.au/willowdale, by calling 13 5263, or by visiting the on-site Willowdale Sales and Information Centre.

Key sustainability features of the Willowdale Zero Emissions House:

Sustainable energy-saving features (for a 25 square home)	Approximate cost
5kW solar energy system	\$7,000
Double glazing upgrade	\$6,000 extra
Draught sealing	\$2,000
Insulation upgrade	\$2,000 to \$3,000
External shading (east and west)	Cost neutral if offset by not buying expensive heavy internal blinds
Heating and cooling system	Typical standard inclusion, so cost neutral

Other sustainability features:

Designed for Silver Livable Housing Australia Compliance and designed to a Silver Level Livable Housing Australia (LHA) rating.
Automatic Edmonds Odyssey home ventilation system which provides energy efficient ventilation. Odyssey air exchange system reduces air conditioning usage through intelligent air exchange between inside and out.
Ecomax concrete, which significantly lower embodied energy than standard concrete. Use of recycled materials and by-products.
Rainwater tank with grey water treatment system to meet the demands of flushing toilets, washing machine and garden maintenance Collection, storage and local reuse of rainwater to serve WCs and outside irrigation. Grey water system captures and reuses domestic waste water (hand basins, laundry and showers) for use in irrigation.
Solar gas boost hot water system
Low Volatile Organic Compounds paint which minimizes outgassing
Tapware specified to the highest water efficiency standards rating available: 6 Star WELS rated tapware with 4 litres per minute of water consumption.
Vegetable garden, compost bin and worm farm

Weather seals to external doors and windows to minimize unwanted outside air entering the home
Energy efficient internal LED lighting
Low maintenance and water tolerant plants used in landscaping
R0.5 Waffle pod concrete is poured over insulating pods providing thermal mass to store energy. The insulating pods reduce heat loss to the ground in winter.
Wall wrap and insulation to internal and external walls, roof and floor.

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About Stockland

Stockland (ASX: SGP) was founded in 1952 and has grown to become Australia's largest diversified property group – owning, developing and managing a large portfolio of shopping centres, residential communities, retirement living villages, office and industrial assets. Stockland was recognised by the S&P Dow Jones Sustainability Indices (DJSI) as the global real estate sector leader for 2015-16, demonstrating world leadership across the areas of stakeholder engagement, customer relationship management, supply chain management, biodiversity and climate change strategy. Stockland has been identified as a global leader for its actions and strategies in response to climate change and has been awarded a position on the Climate A List by CDP, the international not-for-profit that drives sustainable economies. Stockland has also been recognised as the Regional Sector Leader for Listed, Australian, Diversified Property Companies in the 2015 GRESB Report. www.stockland.com.au