

# What Makes a Healthy Home?



**New Homes**



# McMansions



**The average NZ house size has nearly doubled in 50 years, but occupancy has reduced**

# How Big a Home!!!



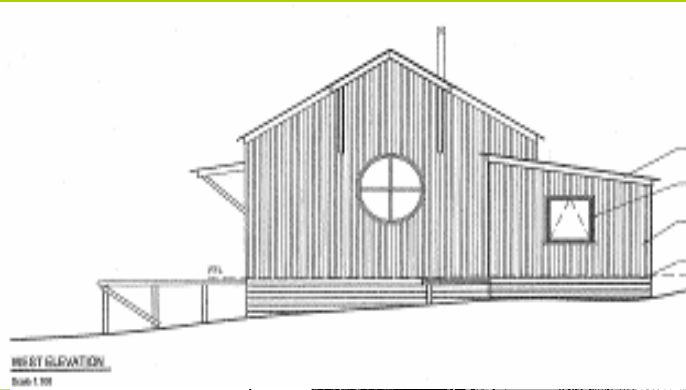
- **How BIG a home do you need!!!**

- **Smaller homes**

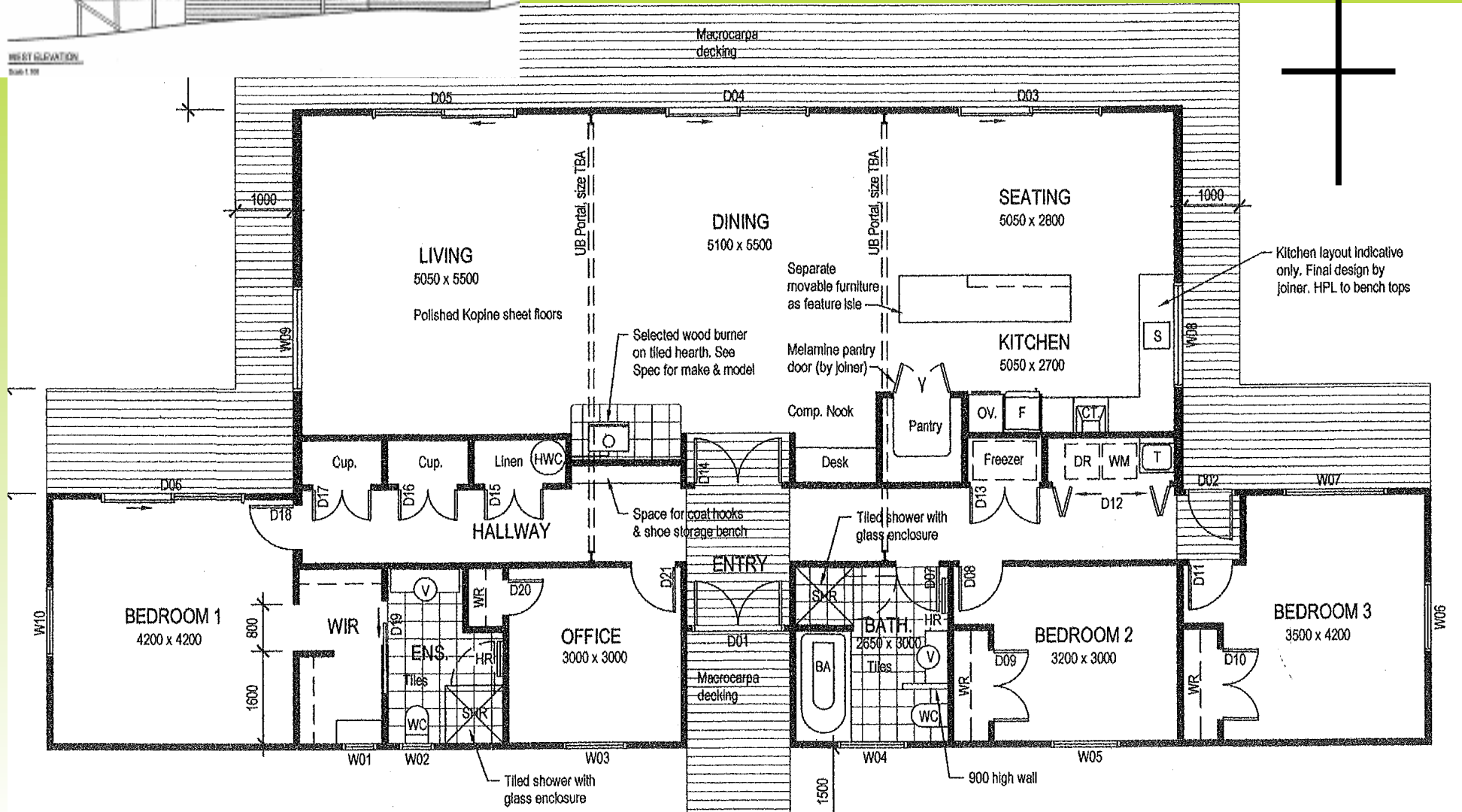
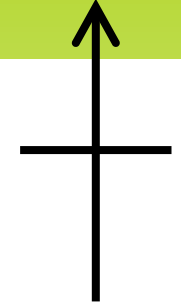
- cost less initially
    - use less materials
    - cost less to heat and cool
    - less furnishings
    - less ongoing maintenance inside and outside
    - less vacuuming and cleaning.

Each extra square metre of building costs you between \$2000 - \$2500.

# A New Home Review



North



# The NOW Home



**146 m<sup>2</sup> single level home**

**3 bedrooms, 2 bathrooms**

**Single garage**

**Open plan living areas**

**45 % reduction in energy use**

**33% reduction in water use**

**Heaters used only**

**3- 4 days a year**

**Passive solar design**

**Thermal mass**

**High levels of insulation**

**Double glazing**

**Energy saver lighting**

**Rain water collection**



**4 Olympic Place, New Lynn, Auckland**

**The home was rented out for 2 years, tenants said “it was the warmest home they’ ve ever lived in”**

# Before You Start Designing



- **What's your aim, your dream?**
- **Be clear on what you want to achieve**
- **Think ahead. Your requirements in 5, 10, 15, 20 years**
- **Short term building savings / high long term running costs**
  
- **Consider how we use our resources**
  
- **Realise that no home is totally sustainable**
  
- **Look at other examples, talk to people and learn from them**

# Eco Design Advisor Overview



- **WHAT DO WE DO?**

**Supply FREE, unbiased, face to face, research based information promoting best practice in new homes, alterations and existing homes.**

- **WHO IS IT FOR?**

**Homeowners, tenants, designers, building professionals and community groups.**



# Background to the EDA role



**It was initiated by BRANZ as a 3 year study and designed to address**

- **The lack of accessible technical information**
- **The lack of industry expertise**
- **Homeowners opting out of discussions**
- **Reluctance to implement best practice features**

**The EDA role deals with these issues**



# 2012-2013 BRANZ Survey



- **Three top motivating factors: Having an energy efficient and warmer house and reducing running costs**
- **94% of the respondents said the advice was very useful, quite useful or useful**
- **81% indicated they had made changes and 83% said they intended to make changes**
- **62% of those surveyed said they had made changes to the way they use their home**
- **Survey respondents were overwhelmingly positive about the advice provided**

# Client Feedback



**“Excellent advice. Raised issues I had not considered”:**

*A Taylor.*

**“..is great to have an independent view, and a list of priorities”:**

*J Williams*

**“We now live in a warm home. Thanks so much”:**

*A man and his family*

**“We liked the balance between information and practical”:**

*P & M Bayliss*

**“ Excellent initiative by the Council”**

*L DMello*

# Summary



- Offering best practice advice
- The face to face contact allows people to discuss barriers that are raised.
- Feed back shows the advice is used and valued.

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