



Matthew Cutler-Welsh
New Build & Design Manager



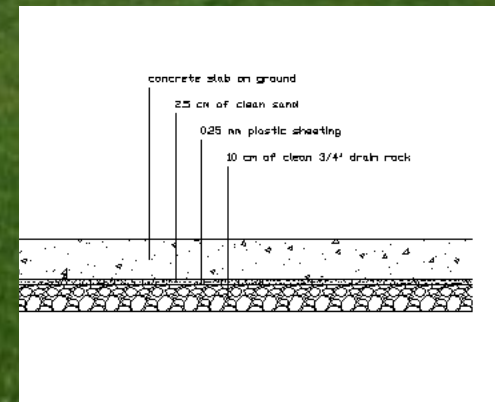
Agenda

1. 1,000 Assessments
2. Value
3. Stories

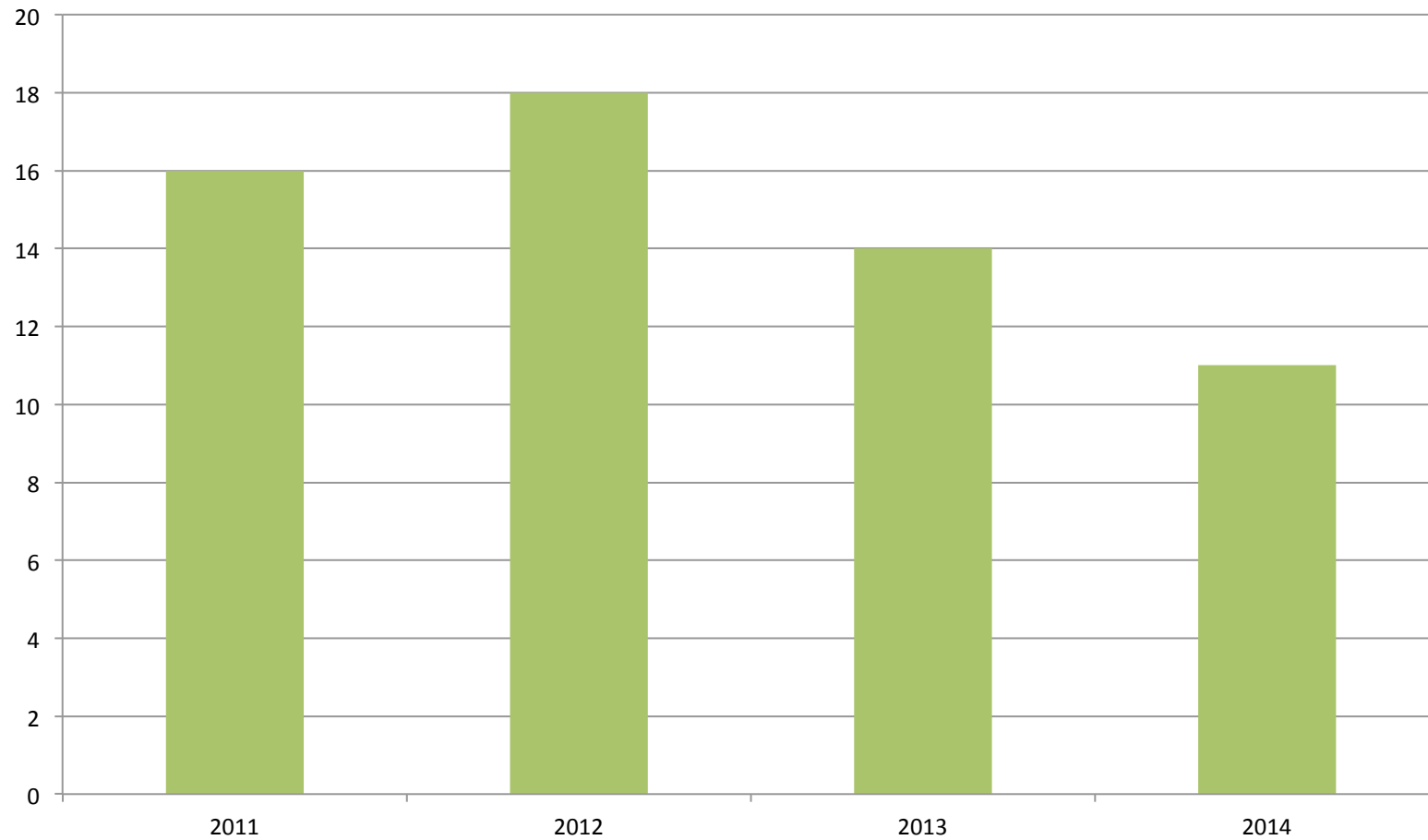




Fit for Purpose?



Homestar Ratings are Going to Skyrocket...



THE AUCKLAND UNITARY PLAN



5 or more dwellings
Minimum 6 Homestar rating

6 

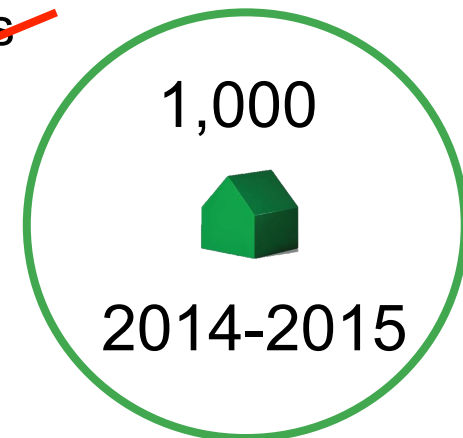


~~Consent 39,000 dwellings in 3 years~~

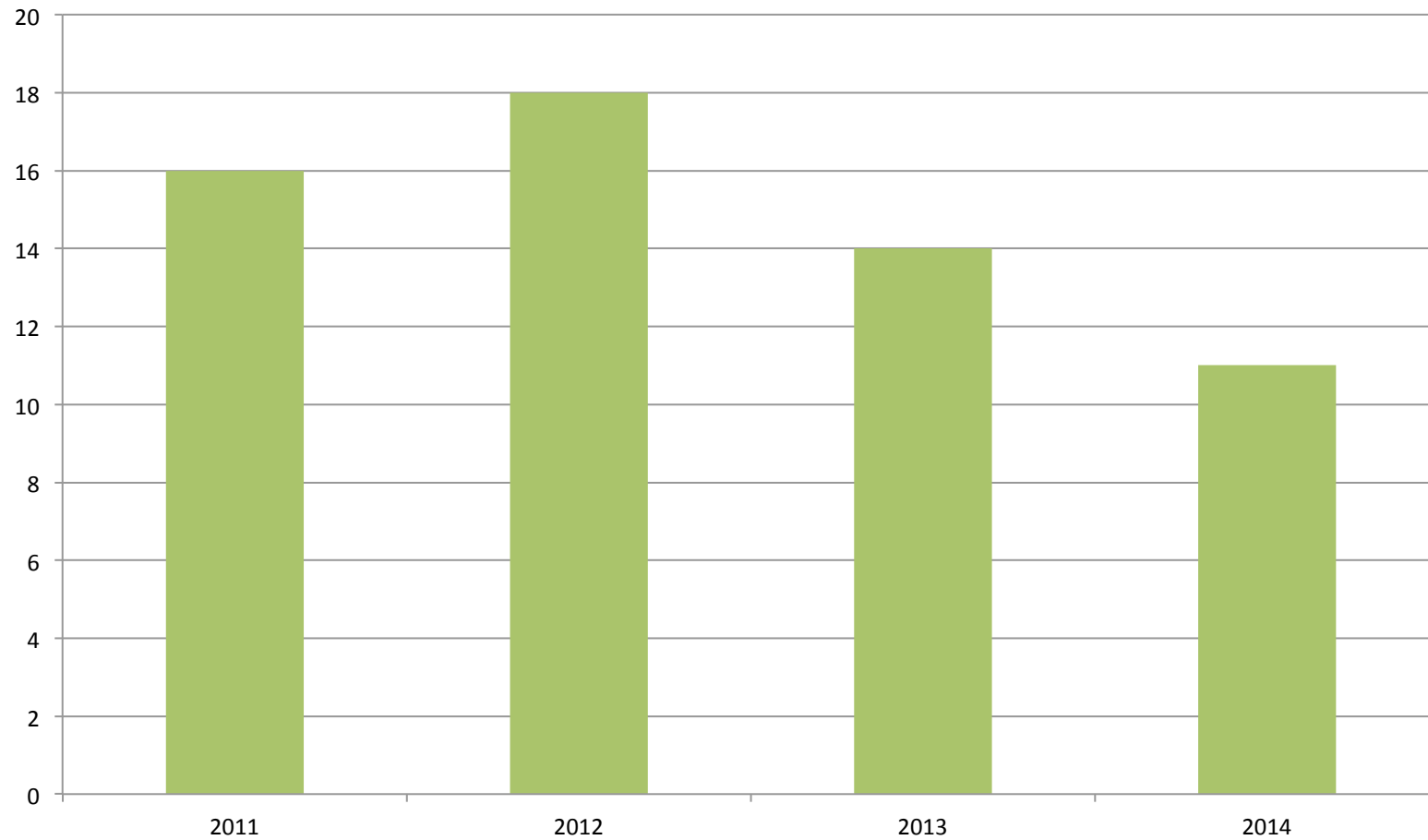
~~Sept 2013 to Oct 2014: 9,000~~

~~by Oct 2015 : 14,000~~

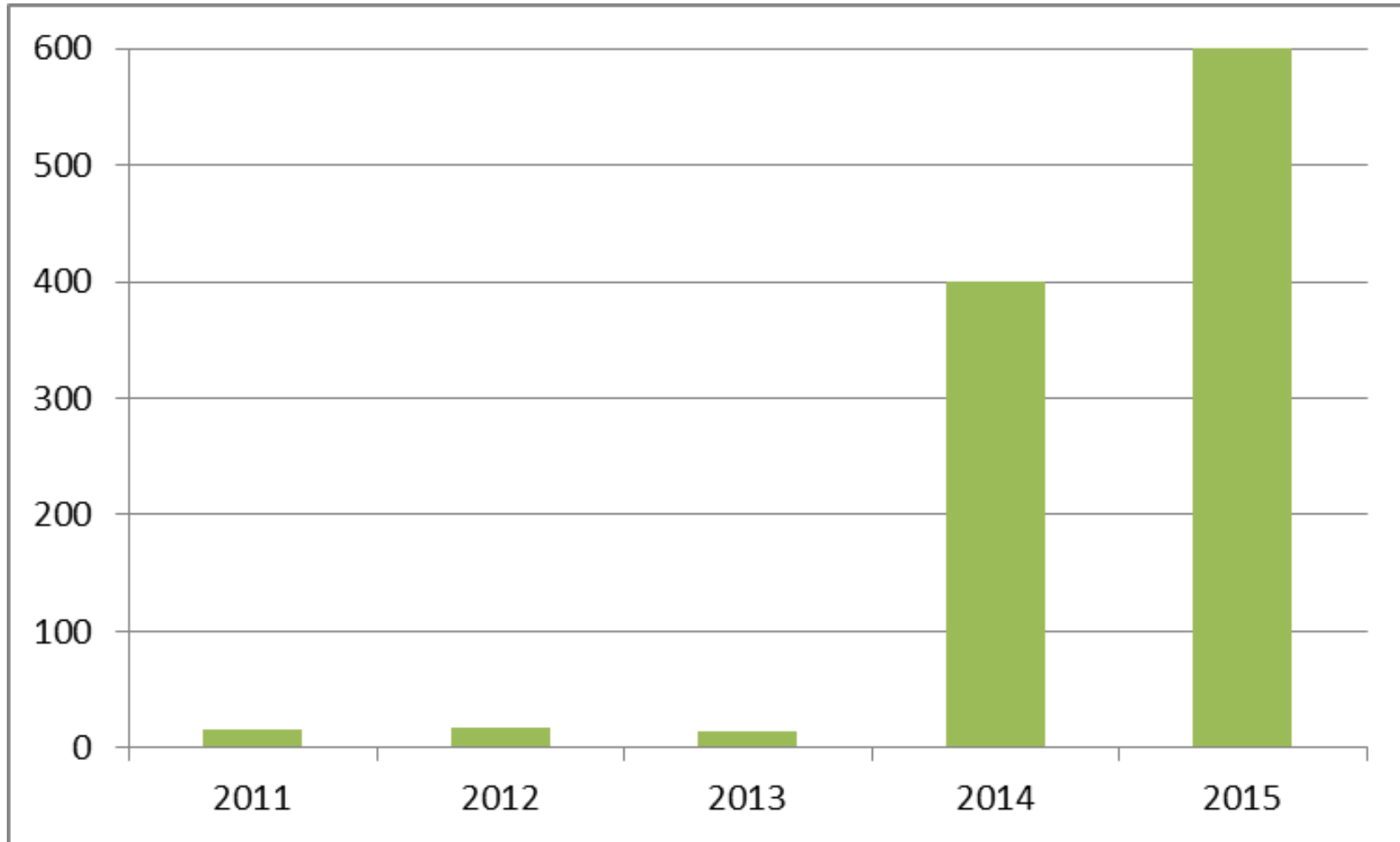
~~by Oct 2016 : 16,000~~

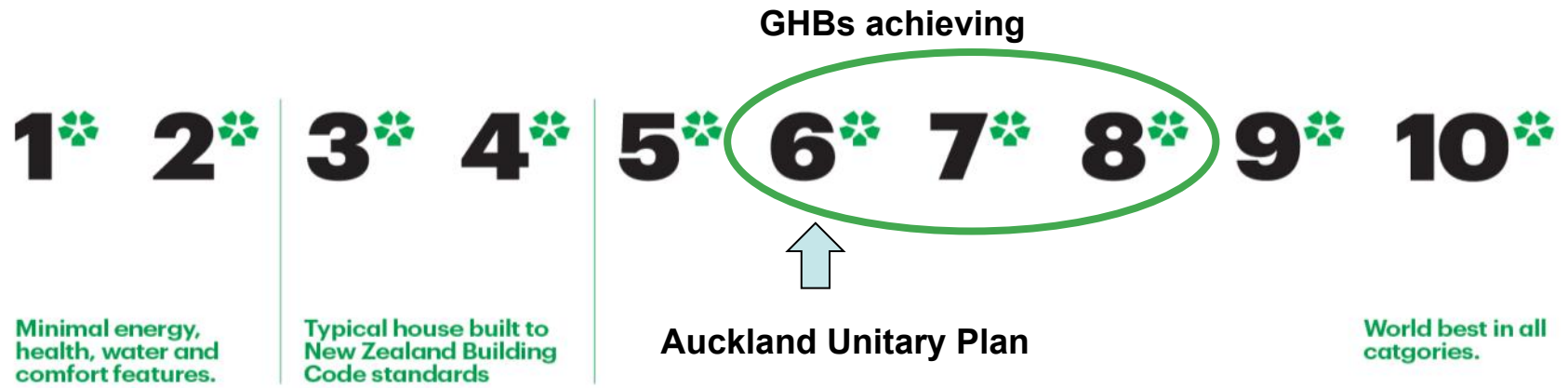


Homestar Ratings are Going to Skyrocket...



Homestar Ratings are Going to Skyrocket...



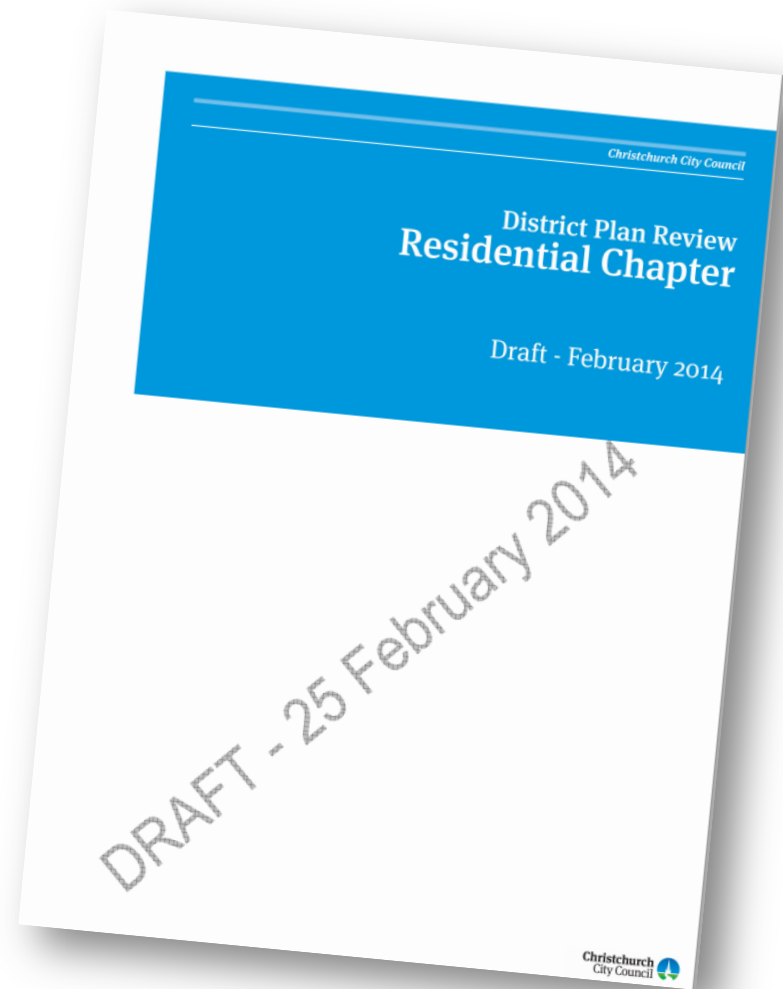


 homestar.org.nz

Christchurch
City Council 

DISTRICT PLAN REVIEW

6 
homestar™



What about Wellington?

**STEPHENSON
& TURNER
ARCHITECTS
ENGINEERS**

Absolutely
POSITIVELY
ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL **Wellington**

studiopacificarchitecture


bob burnett
ARCHITECTURE


STONEWOOD
HOMES



Why we need Homestar



Building Code sets the bare minimum and there are [no plans to change that].

Hon Nick Smith SHS June 2014



“Cold damp homes are no place for New Zealanders. We want to put them in the six-star properties we have here” John Key
May 2014

Mareanui Napier



Not Just the District Plan...

Land Use Recovery Plan
Learn more about the Plan and how it will assist in the rebuilding and recovery of communities



2,000 Exemplar homes

breathe
The new urban village project
Whakaaturanga Kāinga Nohoanga



Required


Housing New Zealand
Housing New Zealand Corporation



Premium, Value and Demand



Certification = **9%** premium
= **\$38,000**

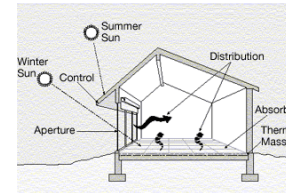


Half Star = **1.9%** premium
= **\$4,500**

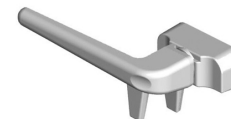


7  = **10%** premium

How to Achieve 6 Homestar



Orientate
Insulate
Ventilate
Taps and toilets
Waste
Materials



Credit Summary



homestar.org.nz

Home User Guide

Introduction

© Homestar's credit user guide when you buy a new TV - or even a toaster. It wouldn't be nice to get some instructions when you buy a new toaster? Homestar™ recommends that a home user guide (HUG) is put together for every home - and it helps you get a higher rating if you've got one.

Usually it should include any available: house and renewable plans, warranties and guarantees, appliance manuals and operating instructions for any energy saving, heating, water saving or other environmental systems installed in the property. It should include the completed energy audit and test results. The important thing is that it gives you the information you need to use your home - and it's yours to take to the next occupant of the home.

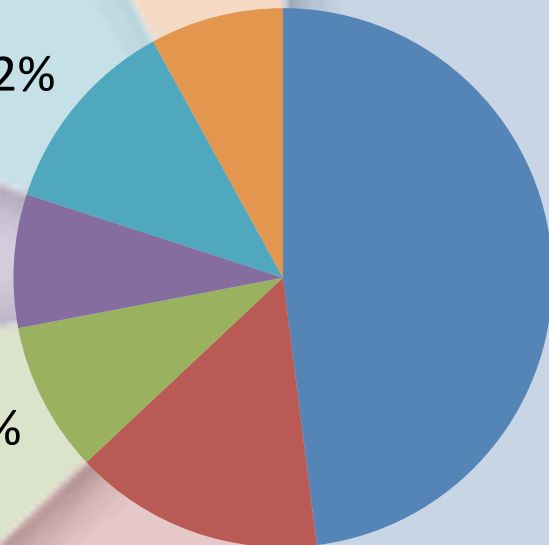
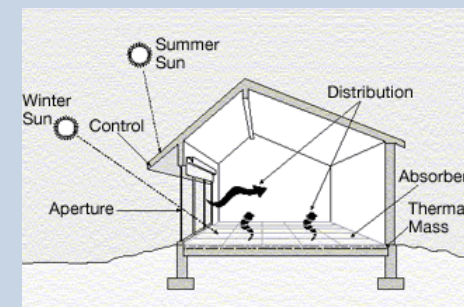
This document can be useful, it helps to help you put together a home user guide for your home. More data, easy to use, and then submit it as many of the relevant documents as you can find (you know, the ones that are probably sitting in a pile in the second drawer down in your kitchen...), that's all there is to it.



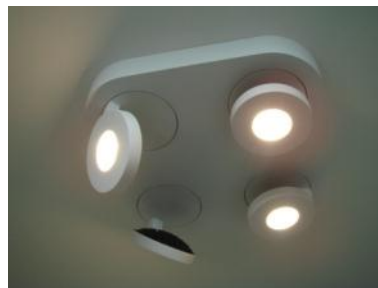
Before



After



Hobsonville Point



6 

Registration number: AKD00006

Address: 5 Station Street

Suburb: Hobsonville Point

Region: Auckland

Certified: Thu, 22/03/2012

This home is a Homestar Certified property. If you would like further information on this property, please contact: residential@nzgbc.org.nz.

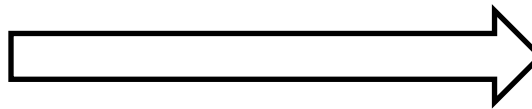
Christchurch Units



4



Homestar Recommendations



8



Home Innovation Village, Christchurch



**HIVE: Warmframe High
Performance House**

Kupe St



Kupe Street

Orakei



“ We wanted to be as sustainable as we could, and build a smarter, more energy efficient home that you can heat more effectively. ”



Amazing Retrofit Case Study



What do you need from us?

Process maps

Tool
improvements

Success stories

Brochures

Forum

Introductions

Checklists

Up skilling

Website links

Industry
events

Online project
management

Coming Up...



- **Healthy Home Guide:** Dana.Alexander@nzgbc.org.nz
- **Green Rooms**
 - Auckland: 14th August
 - Wellington: 21st August
 - Christchurch: 28th August
- **Training**
 - Christchurch: 29th – 30th September
 - Auckland: 15th – 16th October



Summary

1. 1,000 Assessments
2. Value
3. Tell us your story



Housing Warrant of Fitness

- Lots of groups involved
- Separate from MBIE / HNZC
- NZ needs only one tool
- Not a scale
- Trial for rental market
- Ultimately needs to be mandatory

WoF Categories



Insulation and Heating



Moisture and Ventilation

WoF Categories

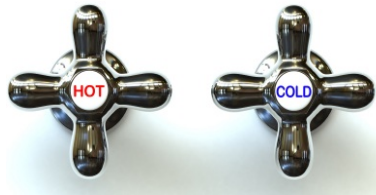


Sanitation and
Plumbing



Safety and
Security

WoF Categories



Electricity and Water Supply



Structural soundness

Kitchen & Laundry	
Wall and ceiling linings, and floor intact	
Surfaces clear of mould	
Functioning stove and oven	
Effective ventilation to the outside	
Adequate food preparation and storage	
Working artificial lighting	
Potable water supply	
Hot water temperature at tap (55°C ±5°C)	
Waste water drainage with sound connection	
Visibly safe power outlets and light switches	
Secure storage (1.2 m high or child-safe lock)	
Bathroom & Toilet	
Wall and ceiling linings, and floor intact	
Surfaces clear of mould	
Operational toilet	
Sewage connection functional	
Functioning bath or shower	
Effective ventilation to the outside	
Waste water drain connected	
Working artificial lighting	
Visibly safe power outlets and light switches	
Living Areas	
Wall and ceiling linings, and floor intact	
Surfaces clear of mould	
Working artificial lighting:	
• Living, lounge, dining	
• Hallway	
• Stairs (switch at each end)	
• Other	
Visibly safe power outlets and light switches	
Window security stays (where required)	
Heating, fixed, effective and safe	
Opening window (each area) with secure latch	
Curtains/drapes present	

1	2	3	4	+	Bedrooms	
P	F	P	F	P	F	
						Opening window, with latch
						Window stays (if required)
						Wall/ceiling linings intact
						Surfaces clear of mould
						Working artificial light
						Safe power & light switches
						Smoke alarm within 3 m
						Curtains/drapes present
P	F	Entrance				
		Address clearly labelled and identifiable				
		Securely locking door(s)				
		Working light				
P	F	Ceiling				
		Insulation to requirements (120 mm)				
		No gaps, tucks, or folds				
		No dampness in insulation				
		Clearance from lights, ducts and roof				
		Thermoplastic insulated cabling				
P	F	Under Floor				
		Insulation to requirements <input type="checkbox"/> Foil <input type="checkbox"/> Bulk				
		Dry underfloor				
		Ground vapour barrier				
		No ponding				
P	F	General				
		Envelope in reasonable repair and weather tight				
		No cracks, holes in roof				
		No cracks, holes in external cladding				
		No cracks, holes or missing panes in windows				
		Spouting and stormwater functioning and not leaking				
		Structurally sound				
		Glass doors include visibility strips				
		Handrails and balustrades to code				
		Non-potable water labelled				
		Paths, decks and surfaces non-slippery/free from moss				

Housing Warrant of Fitness

- Successful trial, 144 houses across 5 councils
- Most houses passed most of the criteria
- With small fixes, 36% would pass
- Now what?...