



BUILDER'S ADVICE

- Probably the most important thing is to not focus so much on the construction process but how the building is going to perform over its lifetime, because that's the real cost. The creation of a house only takes about six months and it's likely to stand for anywhere from 50 to 80 years on average.
- You want to really think long and hard how the house works with the environment around it, and once the clients are sitting comfortably in their lounge chair or lying in bed how it will perform and the running cost.

OWNER'S ADVICE

- Firstly, I would highly recommend Living Green Designer Homes. I found them ethical and motivated to get the job done.
- Secondly, pay attention to the design of the house – passive design principles are very simple. Also have a switched-on builder like Craig, who knows what they're doing and gets it right.



Photos: Glenn Cogan

really interested in how it performs for the client. I certainly didn't realise 25 years ago that those principles would put me in such good stead for sustainable design," he says.

An important part of his building philosophy is to work with the existing contours of the site rather than carrying out a lot of excavation.

"We always try to sit the house on the existing block. Sometimes we've got to do a very minimal scrape, maybe to level the garage up, but we don't use a lot of slabs and therefore we don't use a lot of cut and fills," Craig says.

The Lambert's block was a good basis for employing passive design principles.

"Certainly the main green feature of the house would be the solar passive design principles – trying to maximise the use of the winter sun and shading out the summer sun. The Lambert's was a really easy one to achieve good thermal

performance, because they're right next to the ocean so they get great cooling breezes.

"We were able to get a massive north-facing deck with a roof over it, so they get all the benefits in winter and it's all shaded in summer. It worked really well on that site."

Craig says he was impressed with Jeff's landscaping skills.

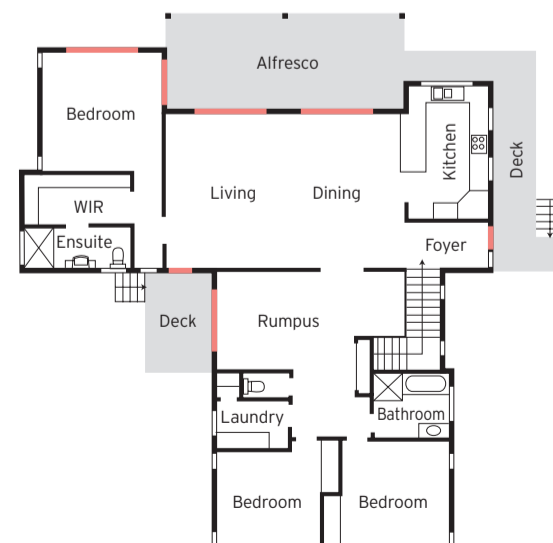
"Jeff's created some beautiful vegetation around the house," he says.

"He worked on it while we were building and it's already feeling like a rain forest, it's beautiful."

Alice Wasley

- **MORE INFORMATION**
Landcom 4934 5122, landcom.com.au
Living Green Designer Homes
4368 2889,
livinggreendesignerhomes.com.au

UPPER LIVING FLOOR PLAN



D High windows allow in more natural light and cross ventilation, and overhead fans are located throughout the house **E** The huge L-shaped kitchen is filled with light **F** The main bedroom opens out on to the alfresco deck in the back garden **G** The bathroom **H** Overhead panels are made of colour-bonded corrugated iron and will not need repainting