

‘Green dream’ home raises the bar from 6 to 9

While the housing industry debates the commitment by the Council of Australian Governments (COAG) to increase the energy efficiency provisions of the Building Code of Australia from 5 to 6 Stars, property developer Mirvac has begun building a 9-Star energy-rated prototype home in the Melbourne suburb of Waverley Park.



Credit: Mirvac

According to Mirvac, the ‘Harmony 9’ house design will dramatically reduce energy use over a 5-Star home, and also save on water use. Features include:

1. ‘reverse brick veneer’ construction, with internal bricks acting as thermal mass to stabilise temperature
2. high-performance wall and ceiling insulation and double-glazed windows
3. north-facing living zones, with angled shading and cross-ventilation for summer
4. photovoltaic solar panels and solar hot water
5. a 20 000 litre rainwater tank
6. a smart meter to motivate occupants to save energy, gas and water
7. a 100 per cent recycled concrete slab, said to be the first of its kind in Australia.

‘The Harmony 9 design process can be likened to developing a concept car,’ said Mirvac’s John Eckert.

‘Not everything we have learned is suitable for implementation straight away, but our knowledge paves the way forward not only for Mirvac, but for the entire development industry.’

From **ECOS** online <http://www.ecosmagazine.com/?paper=EC149p7a>