

Free Report

5 things every new home MUST include

Outstanding streetscape elevation

Sarah Kinsey from Ray White Uxcel says 'if you can't bring them into the house to begin with, you'll never sell'. It's so important to ensure your streetscape elevation is in proportion and balanced. This should be something that all designers do well, but unfortunately few really excel in this aspect of design. People can spot imbalance. A good designer will see your home design in 3D in their minds eye and will ensure the proportions are right and the overall appearance of the home is balanced and pleasing.

Sarah also recommends creating the 'WOW' factor. If you have it on the outside, continue it on the inside with simple additions like high or feature ceilings and a great interior design.



This award winning home by Atrium Homes may not suit everyones taste, but it highlights the pleasing lines of proportion and balance and is faultless in its street appeal.

Solar Passive design

Incorporating solar passive design should be a primary concern as it enhances your lifestyle and minimises your expenses while you enjoy your home. Whilst Solar Passive design is effective today, it will become even more effective in future. There will be improvements to materials like glass that can create electricity and other innovations that may be suitable for retro-fitting in the future.

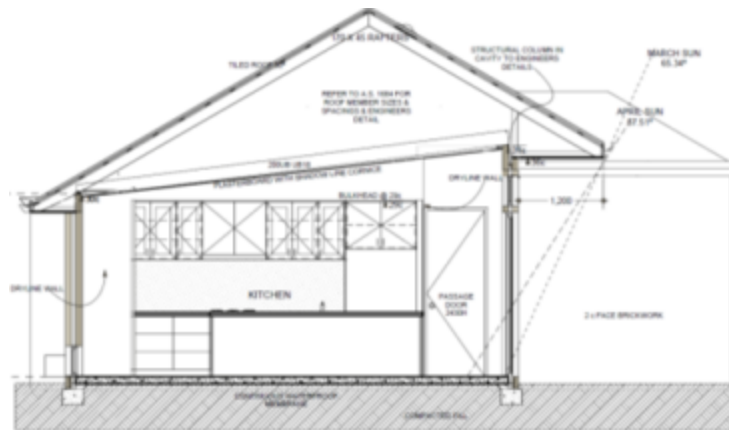


An oddly named company, XsunX, based in California, is manufacturing "Power Glass", a technology that allows glass windows to produce electricity via solar energy. The company believes the cells will operate at half the efficiency of conventional solar cells but may have one quarter the cost.

Be sure to apply as many principles as possible in your home design. There are always compromises but in most cases you can achieve practical and inexpensive design features that will enhance your home by taking advantage of

our biggest natural resource – the sun.

For those that aren't too sure on the whole concept of 'solar passive design' there are many concepts to grasp. In short, the sun's angle changes through the year so you want to make sure you have protection from the summer sun in our hot climate, but allow as much of the winter sun into the home as possible.



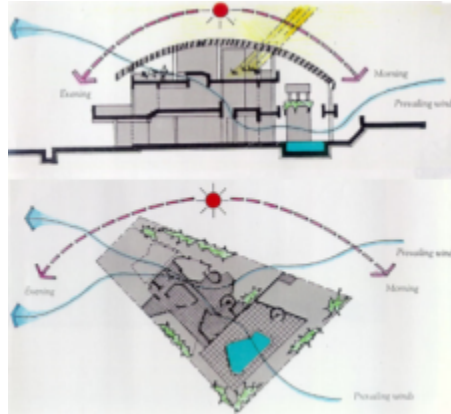
This example shows the March sun just starting to come into the home and the April sun moving in even further. Over winter, the sun will move in even further heating the floor and warming the home through the heating of thermal mass (the concrete floor).

Cross Ventilation

An important compliment to the solar passive design guidelines. Good cross ventilation provides immediate relief in the summer months and also helps clear stale air from the home. This air movement can minimise your cooling costs substantially without affecting your wallet at all with the initial build of the home.

The winds in Perth largely come from the south west which is why it's so important to have multiple window openings on that side of the home. You can also create 'wind channels' to help move the air in the right direction, both inside and outside the home through clever planting and positioning of walls.

Remember also that in summer the cooler air will come from ground level, as hot air rises. A popular trend is to now include a number of low level windows on the SW side of the home and highlight windows on the NE side of the home to bring the cool air in and push the hot air out.



Cross ventilation is generally easy to design, but difficult to master

Outstanding Kitchen

Speak to any industry professional in building or real estate and they will all agree that the number 1 rule in housing is that "WOMEN BUY HOUSES". It is essential to create an environment where the concerns of a majority of women are met. Easy to clean, well organised and positioned Kitchens are essential. These days you MUST include a dishwasher and plenty of cupboard space. Black benchtops, while they may look great clean, are easily marked and mean constant wiping down.

The Kitchen is also the hub of the home and a key focal point in today's living so the Kitchen must also transform into a place for entertaining. A breakfast bar may be functional in the mornings and can serve as a place to sit during dinner parties or simply when friends pop over to catch up.

Most men may not pay attention to the kitchen appliances but you can almost guarantee that the women will. They should be suitable based on the price of the home (don't go installing gaggenau in your \$165,000 home) and everyone should be able to fit a reasonable roast in the oven. Also, with the trend leading towards double door fridge/freezers your recess should be suitable. Oh and plenty of storage space is a must. Kitchen drawers are more expensive than doors, but if you can afford them on soft close runners it will be noticed!

Size isn't the most important factor here, but functionality is. Be sure that storage, preparation areas and access are practical.



Looks great, but is also functional and really well designed with great storage ideas

Entertaining Areas

Unless you're building for first home buyers this really needs to be high on the priority list. Years ago it was a 'games room' but over recent years it's been transformed into a 'theatre room'. Whatever you want to call it, these retreat areas are able to be closed off from the main rooms which create some separation when wanted.

Most home buyers will be families or thinking of having a family. It's really important that both the Parents and the Kids can escape from each other. Most potential buyers will look for 2 indoor living areas as a must. If space allows, a small activity area can also become a study area or space suitable for an Xbox and a couple of bean bags.



While not all theatre rooms will be as decked out as this, it creates another room where others can 'retreat'

Aussies all love BBQ's, so a great alfresco or outdoor area is also critical. 'It's the same thing every time, the women that come through our homes for sale all look at the kitchen and the ensuite, but the blokes always look at the BBQ area and theatre. Get both of those right and you'll almost always get an early sale' Sarah says.