We want your support
Become a Future Homes Partner and be recognised for supporting our program for better homes for Australia.

Get in touch
For more information on our Future Homes program visit our website: https://new.gbca.org.au/get-involved/homes
If you would like to work with us contact: Jorge Chapa, Head of Market Transformation at: Jorge.Chapa@gbca.org.au

Working together for better housing
The Australian building industry is a world-leader in delivering great places for people. Australia is home to some of the world’s most liveable cities, which shows the value we place on where we live. The message from our members is clear, there is growing momentum to support a focus on housing in Australia.

The number of projects and programs aiming to incentivise better homes is growing. To be successful, we need to collaborate to develop a clear vision for our future homes, that is simple to understand. We also need cost-effective ways to verify that homes are performing as expected.

In this paper, we present our vision for Future Homes and propose the following:

- **Great homes provide benefits for everyone**
- **Australia needs a clear, unified vision for housing for the future**
- **Homes are designed, built and verified to perform.**

This is our Future Homes project. Our goal is to develop a standard for quality housing and test ways to verify the construction and performance of homes. We will also work with industry to develop a supply chain capable of delivering future homes. We are committed to working with all stakeholders in the housing industry as part of this project.

Join us
The GBCA is committed to improving the quality of housing in Australia, and know that will need to work together as an industry to achieve this. We will continue to work with our industry partners and will forge new relationships in the home building sector. We are looking to engage with you.

This is no more true than when it comes to delivering great homes for the future: homes that respond and overcome the challenges we face today, and that we know lie ahead.

As we walk through our suburbs and communities, we know instinctively that the homes we built decades ago are not the same as the homes we want to live in the decades ahead. As Australia’s households change shape, and our suburbs and cities change around them, it is clear that our homes too need to evolve to continue to ensure we have great places to live.

The GBCA’s vision for healthier, resilient and positive places for people, is all about supporting better cities, suburbs and communities, and within these, great homes. Ours is a vision that depends on industry and government working in partnership to lead, innovate and collaborate for a better future for all Australians.

Whether a builder, developer, financier, insurer, a product manufacturer or in government, we all have a unique stake in the future of those houses and apartments Australians will call home. More than 200,000¹ homes are built every year, and booming apartment construction now makes up around 45% of all new dwellings. This growth, combined with existing stock, means that the housing industry can be a powerful lever to improve our standard of living and help create better places for people.

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Pilot projects
We are seeking projects to work with us to develop cost-effective ways to verify the performance of new homes.

Share your story of sustainable living
Our website, Living Green Star, focuses on sharing stories and tips on sustainable living. It includes case studies of Green Star rated residential project and sustainable success stories. Get in touch if you have a story to share. Check it out here:

www.livinggreenstar.org.au

Our **vision** for Future Homes

**Cost-effective**

The home, and its running costs, is the largest expense of a typical Australian family. A well designed and constructed home can reduce power bills, water bills, and maintenance costs. There are also opportunities for sustainable finance and insurance options, that reward the lower risks and running costs of quality homes.

Energy efficient homes with solar power could save households $900 per year\(^i\)

Banks in the UK\(^ii\) and US\(^iii\) now offer ‘green mortgages’ with benefits for sustainable homes

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**Healthy**

A future home provides a place that improves the wellbeing of the people that live there. Fresh air, comfortable temperatures, low-toxic materials and abundant daylight are all factors proven to improve the health and wellbeing of residents.

Australians spend 90% of their time indoors

63% more symptom-free days from asthma in a healthy home environment\(^iv\)

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**Connected**

Connection is essential to all aspects of our lives, and where we live can be the difference between living in isolation, and thriving. Access to nature, community services, transport and digital infrastructure are essential to our health and productivity.

Access to a park can reduce stress, increase physical activity and even extend people’s life spans\(^v\)

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**Future-ready**

The homes we build today will be part of our cities and communities for at least the next fifty years. We need to build homes to accommodate our changing needs, and adapt to our changing climate.

By 2050 there will be double the number of older people and 44% more children\(^vi\)

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**Verified**

Home-buyers should be able to access accurate, meaningful and easy to understand information about the home they are buying, or living in. On-site verification such as physical inspections, air-pressure testing or thermal imaging are the most reliable way to check the quality and performance of a future home. If the home is an apartment unit, good management practices of central services is also important to ensure good performance.

A 10% price premium was recorded in the ACT for 7* NatHERS rated homes\(^vii\)

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\(^ii\) Built to Perform: An Industry Led Pathway to a Zero Carbon Ready Building Code – Australian Sustainable Built Environment Council

\(^iii\) [https://www.barclays.co.uk/mortgages/green-home-mortgage/](https://www.barclays.co.uk/mortgages/green-home-mortgage/)

\(^iv\) [https://www.fanniemae.com/multifamily/green-initiative-financing](https://www.fanniemae.com/multifamily/green-initiative-financing)


\(^vi\) [https://www.fs.fed.us/sites/default/files/fs_media/fs_document/urbannatureforhumanhealthandwellbeing_508_07_30_18.pdf](https://www.fs.fed.us/sites/default/files/fs_media/fs_document/urbannatureforhumanhealthandwellbeing_508_07_30_18.pdf)

\(^vii\) Does voluntary disclosure create a green lemon problem? Energy-efficiency ratings and house prices, F Fuerst, G Warren-Myers, 2018
**Future Homes**

- **Cost-effective**
  - A future home is valued for its low ongoing operational and maintenance costs.
  - Reduced energy and water bills due to efficient design and construction.
  - Renewable energy and storage enabled to allow for carbon neutral performance.
  - Good design and construction reducing ongoing maintenance costs.
  - Preferential mortgage deals due to low risk investment.
  - Reduced insurance premiums.

- **Healthy**
  - A future home provides a healthy environment for its occupants and enhances their wellbeing.
  - Maintain a comfortable temperature.
  - Provide fresh air.
  - Include no toxic materials.
  - Provide natural light and views.
  - High quality lighting.
  - Provide a calm environment, minimising unwanted noise.

- **Connected**
  - A future home will be connected to support a great quality of life.
  - Access to nature.
  - Access to services and amenity.
  - Access to community support.
  - Access to public transport, active transport or alternatives to cars.
  - A future proof digital infrastructure, including broadband internet connection.

- **Future ready**
  - A future home provides an adaptable and functional place to live, work and play for the lifetime of the building.
  - Designed to accommodate future climate change and extreme weather events.
  - Accommodate different living and working arrangements.
  - Provides accessible living that adapt to the needs of different ages, life stages and abilities.
  - Well designed for living, with good storage solutions, circulation and outdoor space.

- **Verified**
  - A future home has been built and verified to perform.
  - The construction quality, including the integrity of the building fabric has been tested on site.
  - A physical inspection has been carried out at key stages.
  - There is an ongoing performance and feedback solution to help homeowners manage their costs.
  - It features quality materials and components.
  - Is accompanied by clear, well put together information.
  - Where common shared areas are present, these are managed well.
Who is building future homes, today?

Case study:
Alkimos Beach, Western Australia

Community without compromise

Relaxed seaside living meets sustainability innovation at Australia’s first 6 Star Green Star – Community, Alkimos Beach in Western Australia.

Named after a merchant ship that ran aground of Perth’s northwest corridor in 1964, Alkimos Beach is a 224-hectare masterplanned community.

With Perth’s north west corridor expanding rapidly, Lendlease and LandCorp have built a community based on foundations of connectedness, economic opportunity and true sustainability. In collaboration with the Australian Renewable Energy Agency, the community includes community scale battery storage, high penetration rooftop solar PV and energy management.

Innovative features:
- Fibre-to-the-premises internet to every home has been installed to encourage teleworking.
- All homes are within 800 metres of both the regional town centre and transport links.
- Solar panels and gas-boosted solar hot water systems are mandatory for all homes.
- More than a third of Alkimos Beach is reserved as open space – parks, playgrounds, sporting fields, environmental corridors, bushland and foreshore reserves.

Case study:
Build to Rent Club, Mirvac and CEFC

Renting as “a lifestyle choice”

Mirvac has announced the formation of the Australian Build-to-Rent Club (ABTRC) in partnership with the Clean Energy Finance Corporation (CEFC). Wholesale investors will have access to Australia’s build-to-rent sector, while assets will be sustainably built.

The Clean Energy Finance Corporation (CEFC) has committed to a 30 per cent, or $50 million, stake in the first close. As part of the CEFC’s involvement, clean energy and energy efficiency technology will be implemented that could see the carbon profile of assets reduced by up to 40 per cent, compared with minimum standards.

Innovation:
- The club will look to gain a portfolio of 5-6 properties, mainly in Sydney and Melbourne, and is reportedly targeting an initial yield of 4.5 per cent.
- The seed asset will be Mirvac’s new 258-apartment Indigo building at its Pavilions project in Sydney’s Olympic Park.
- The CEFC finance will lead to a number of sustainability initiatives, including onsite solar PV, energy display and monitoring systems, high-efficiency LED lighting, energy-efficient appliances, glazing upgrades, car-park exhaust fans and passive solar design.
Case study:
**Nightingale Housing, VIC, NSW, WA, QLD, TAS**

Building homes for people, not profit, creating carbon neutral communities at cost.

Nightingale Housing supports the creation of homes, reorienting the market to focus on delivering good outcomes for owner-occupiers by building multi-residential housing that are socially, environmentally and financially sustainable.

The model seeks to challenge the preconceived norms of traditional property development and is collaborating with organisations like the City of Moreland, the Victorian Government and NAB to scale Nightingale’s mission.

**Innovation:**
- Nightingale buildings are 100 percent fossil fuel free in operations, with rainwater harvesting and solar arrays feeding back into the building. They have a minimum 7.5-star NatHERS rating, ensuring high thermal insulation which enables the buildings to have no air-conditioning, low-energy use and low-toxicity.
- Nightingale apartments can only be purchased by owner-occupier. Returns to investors are capped and unnecessary inputs such as display suites and realty services are removed - these measures are aimed at making Nightingale homes affordable.
- Future home owners are able to meaningfully participate across the project from design through to settlement.
- Project costs are transparent to both investors and purchasers.

Case study:
**The Princes Terrace, Adelaide (SA)**

**Built for performance**

The first residential project in Australia to achieve a 6 Star Green Star rating, each home within The Prince’s Terrace Adelaide will use 50 per cent less energy and 50 per cent less potable water than a typical urban dwelling.

The result of a unique collaboration between The Prince’s Foundation for Building Community, Prince’s Charities Australia, Renewal SA and Defence Housing Australia, The Prince’s Terrace Adelaide demonstrates how accessible low-carbon living can be achieved without compromising quality, affordability or finish.

**Innovative features:**
- Designed to be extremely climate responsive and ensure comfort for residents.
- Double glazed windows are also specified throughout for energy efficiency and acoustic comfort.
- Each dwelling also has a 1.5kW photovoltaic array installed on the roof, helping to reduce energy use during the day.
- Local granite and bricks re-used from old Bowden industrial buildings.