

BUILDING AFFORDABLY?



dhw

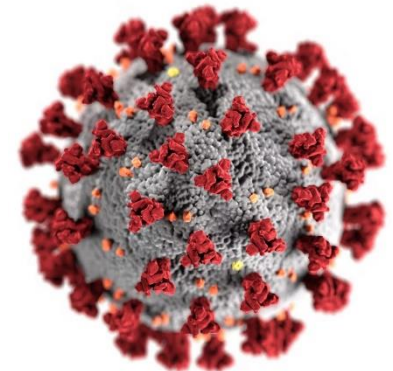
dhwdesign.com

PERFECT STORM?

Building just got a lot more expensive

Combination of factors

- Globalisation – Long term impacts coming home to roost
- Local disasters – bushfires, storms and floods – affected timber supply but also increased demand for re-builds
- Political instability – fuel prices – yet to see impact on materials
- Covid – affecting labour supply and project completion
- Government incentives – Homebuilder Scheme – overheated the market
- On going uncertainty – how do builder's manage risk.



HomeBuilder Scheme

CONSEQUENCES

- Material Price Increases – ranging from 30 – 80%
- Uncertainty – if things will stabilise
- Labour costs – shortage of both skilled and unskilled
- Availability of builders
- How builders price jobs – cost plus and provisional sums to minimise risk
- On going uncertainty – how do builder's manage risk.

Home builders, renovators told to expect more delays, price rises

ABC Ballarat / By Steve Martin, Jane McNaughton, and Tyrone Dalton

Posted Sat 5 Mar 2022 at 10:58am



Top Stories

Inside the bombarded city of Kharkiv, the ABC witnessed the cruelty of a Russian 'double-tap' strike

News / National

Building materials in low supply as household renovation costs soar



By Romy Gilbert | 9:50pm Feb 24, 2022



WHAT TO DO - DESIGN

- Size - only build what you really need
- Interrogate your 'needs'
- Simple forms
- Multi-use spaces
- Take advantage of being in a village – social spaces/facilities, tool and equipment library

'Needs and wants are words often referred to interchangeably. Needs are simpler to design for. Wants often have no horizon resulting in our overgrown footprints'

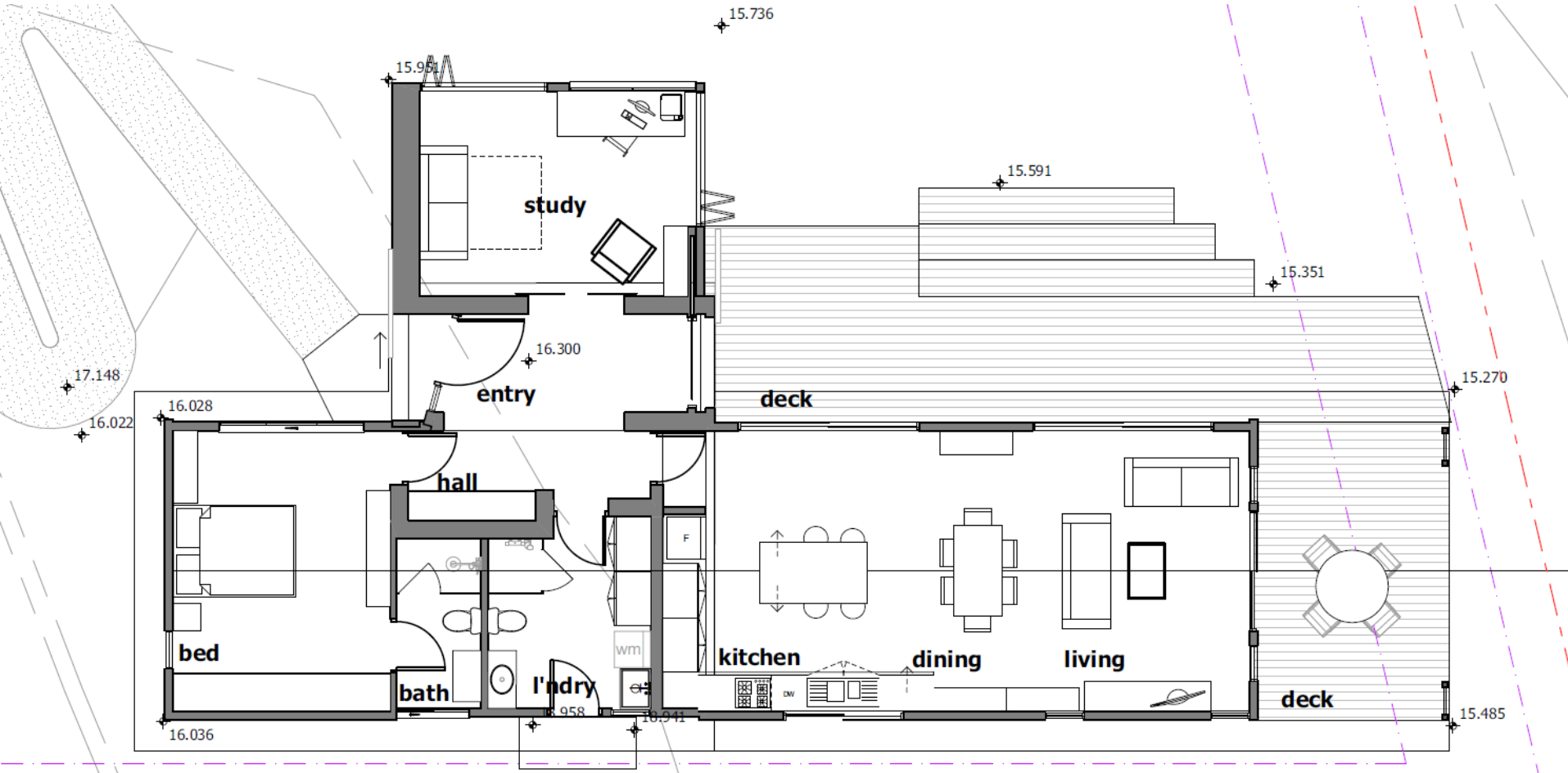
Ingrid Pearson



9 star straw panel home

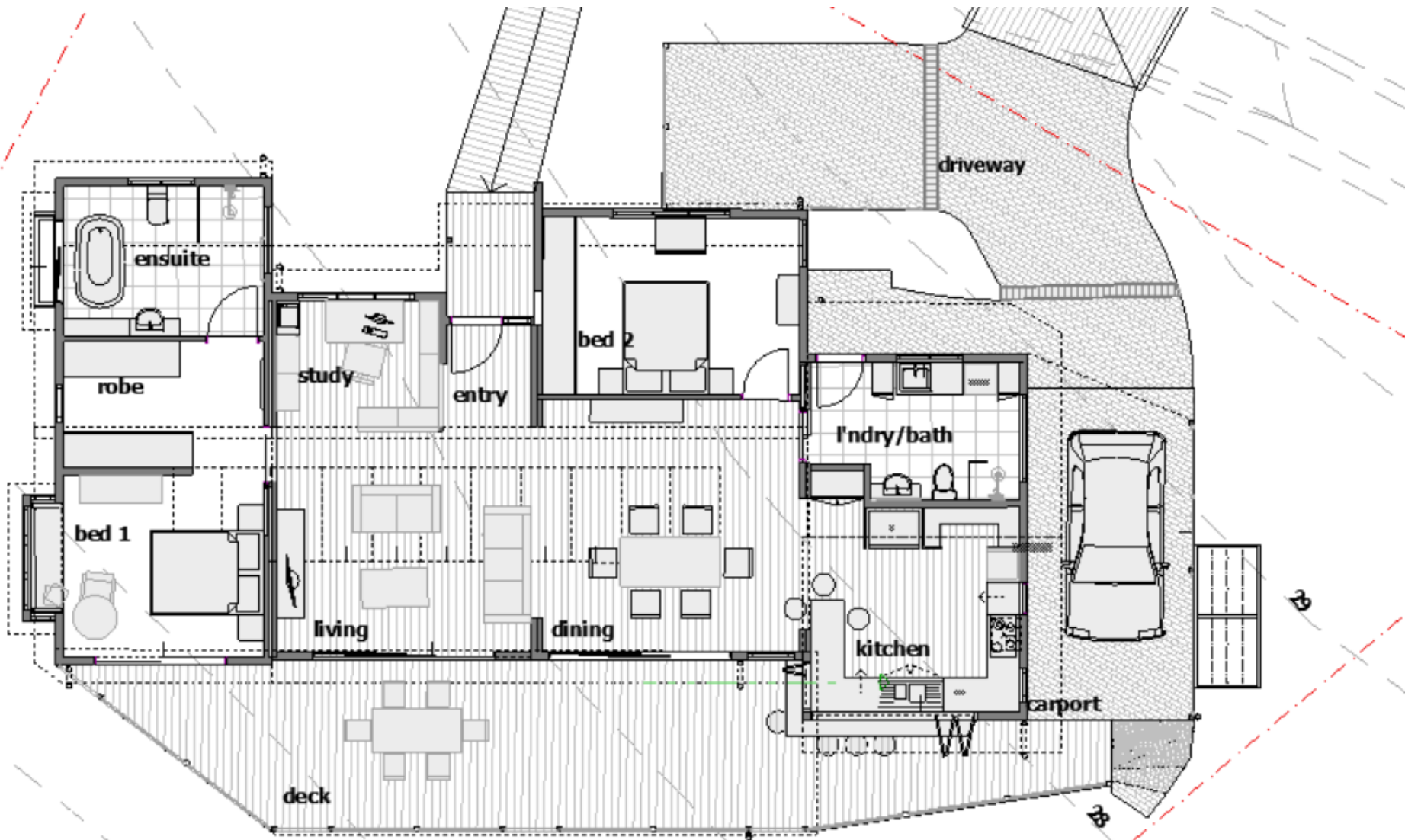
Source neln.org.au

Compact Plan



105 m²

Compact Plan


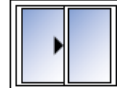
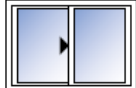
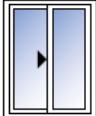
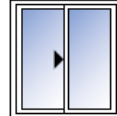
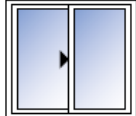


130 m²

Design

- Construction procurement method
 - builder/owner builder/sweat equity
- Staging – build shell and fit out as you can afford to
- Spend money where it counts
 - good quality windows
- Efficient lightweight structure
 - thin walls save space
 - small spans - for floors, doors, windows, roofs)
 - avoid large steel or timber sections
- Standard size doors and windows



	630	750	870
	610	730	850
630			
	SW0606	SW0607	SW0608
802			
	SW0706	SW0707	SW0708

Prefabrication

- More certainty around cost
- Lower risk of cost variations
- Less time on site
- Standard designs most cost effective
- Whole building or components



Viva panels



Floor trusses



Materials

Thing to consider:

- Lightweight – thinner walls, less excavation, smaller foundations, less embodied energy
- Local materials – more certainty about supply
 - Weathertex, CSR Hebel, Mudtec
- Pre-Loved/Recycled
 - timber, bricks – becoming more expensive
 - fixtures and fittings – lights, taps, joinery
 - whole house – deconstruct and re-use
 - storage until needed
 - compliance – windows, water fixtures, structural
- Made on Site
 - Hempcrete, Mudbrick, Rammed earth



UPVC Window Solutions





DEMOLITION SALE Federation House Casement Windows x10 Leadlight...

\$499

Price is per each window **Demolition SALE** Pickup Chatswood or Randwick, Sydney. Items have been professionally removed are still available if you are reading this listing. Eight Federation-era heritage casement windows available. some with

Chatswood, NSW
< 11 km

12/04/2022



[Pre-Demolition Sale, entire House, Doors&Windows, WaterHeater, Aircon](#)

Negotiable

Hi, Recently renovated house. New Kitchen, brand new doors, windows, blinds, wardrobes, gas hot water system, 21 downlights, aircon for sale. Genuine buyers welcome to inspect on the weekend. Cladding and all materials for sale. Check

Wentworthville, NSW
< 20 km

19/04/2022



Demolition Sale

Negotiable

Demolition Sale - Renovator's Paradise Home appliances and building material in great condition from recently renovated home, buyer to dismantal and remove. * Electric Hot Water System 250L - Rheem Stellar Model No 4A1250M8 (12 Years

Baulkham Hills, NSW
< 22 km

18/02/2022



Demolition- dismantled items - FREE

Free

If you are into restoration or looking for old materials - we are throwing away Old kitchen cabinets and cooktop. Everything is for FREE - pick up this week or will be

Wetherill Park, NSW
< 25 km



Free kitchen

Entire kitchen to give away - cupboards and miele oven, all working order - being replaced ...address is 130 coogee bay road entrance is on Powell lane it is an open garage so just come and take what you need it is the one with no garage door

Free

Coogee, NSW
< 9 km

21/04/2022



Double sink stainless

Kitchen sink stainless good condition Size 475mm wide by 1850mm long double bowl. Pick up from 2 Lily St Burwood Heights Saturday Sunday only. 9am -3pm ring prior Please don't message is it still available...if you see the ad... it's still available.

\$45

Burwood Heights, NSW
< 6 km

20/04/2022



Granite stone round kitchen or laundry sink in black

Granite stone composite (80% granite) 9mm thick Silky textured surface Eco-friendly and lead-free Hygienic and food-safe Heavy-duty Heat resistance Anti-fade and anti-scratch Stain and dirt resistance Oil-proof, waterproof, mould-proof and

\$120

Greenacre, NSW
< 10 km

20/04/2022



Description

Your beautiful home certainly deserves the best of quality fittings and appliances. More so for your kitchen where meals should be prepared with safe, hygienic and



Demolition Sale

Demolition Sale Pool Fencing Hot water system Air conditioning Built ins Blinds Windows & Doors Bar Kitchen Cooktop Range hood Dishwasher Oven Ceiling Fans Pool filtration system

\$1 Negotiable

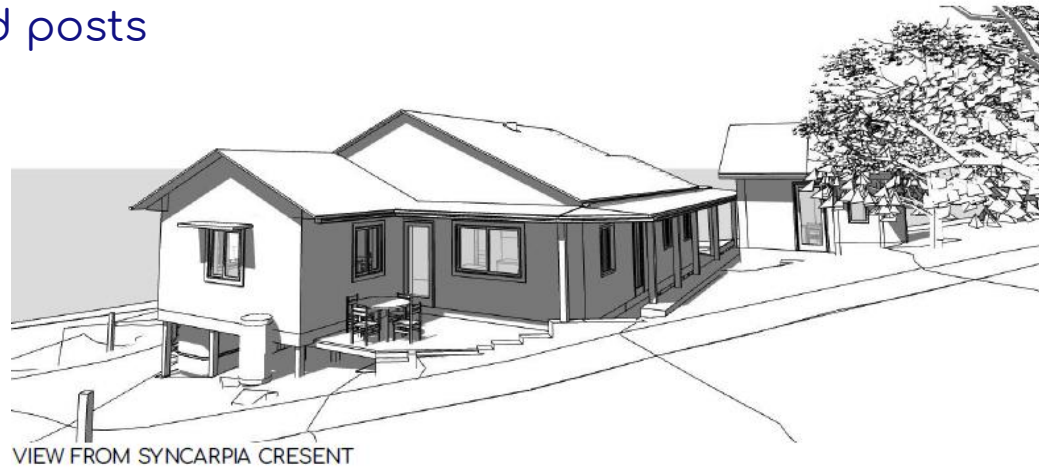
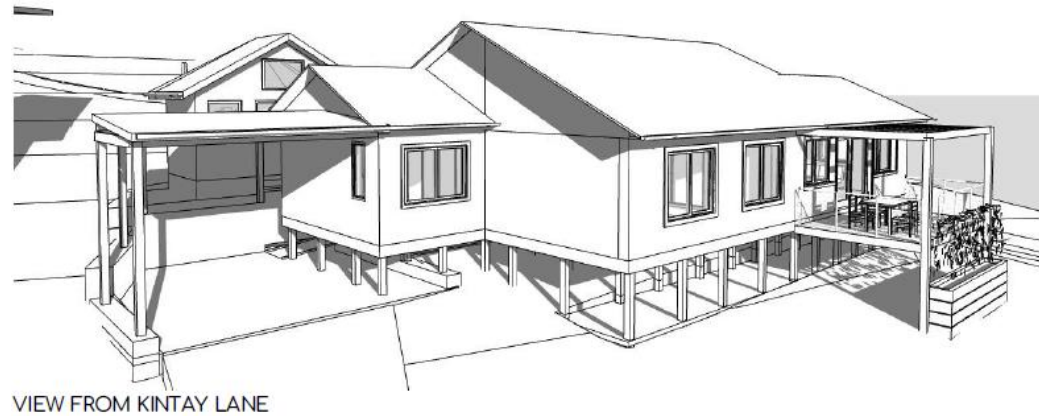
Melrose Park, NSW
< 12 km

20/04/2022

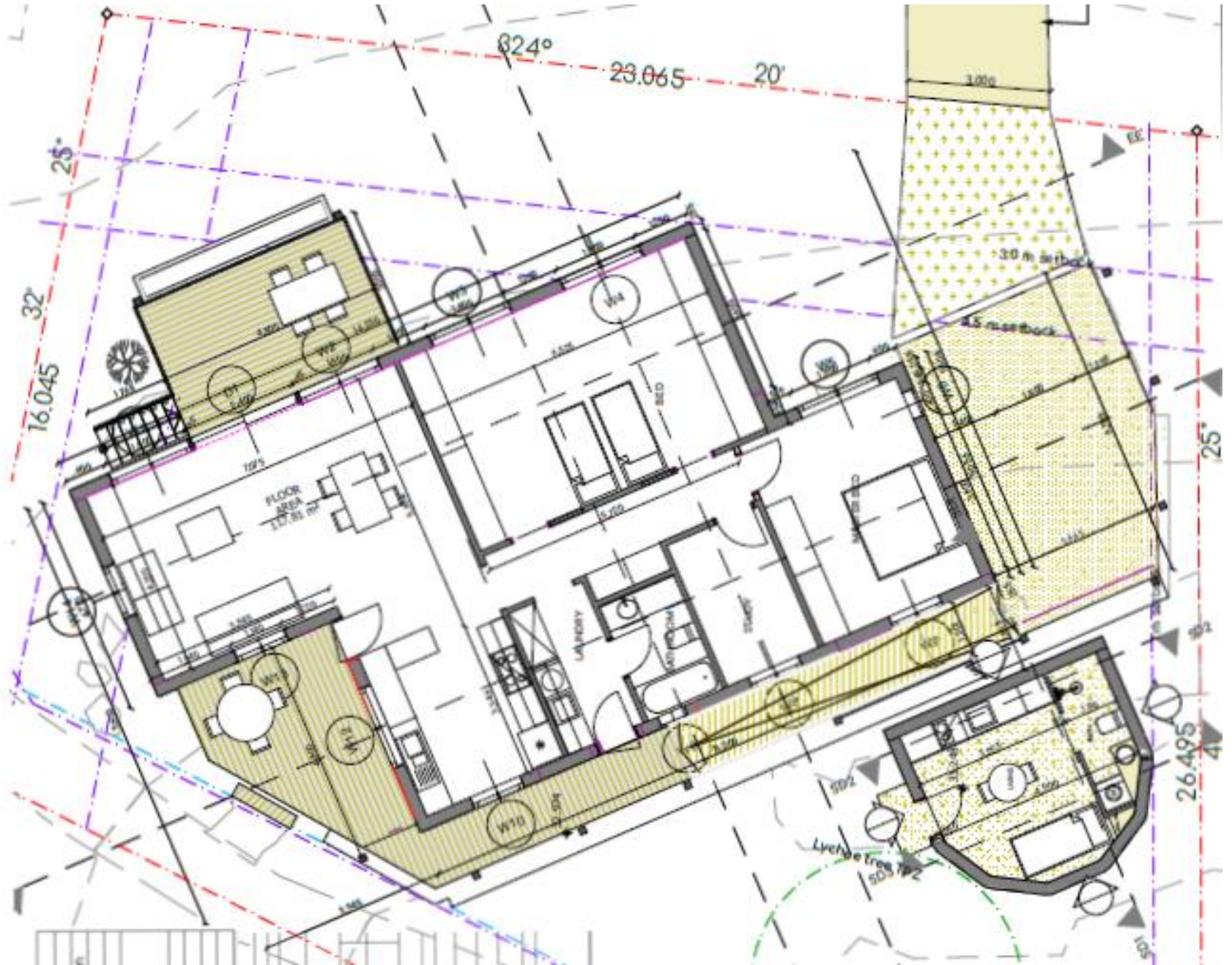


2 Kintay Lane

- House – 8.3 star – 118 m²
- Granny Flat – 7.8 star – 16 m²
- Shape – simple form
- Owner Builder
 - Limited budget
 - Costed prior to DA
- Prefabricication
 - Spantec steel floor frame and posts
 - Hebel panel floor
 - Viv straw panel walls
 - Locally framed roof trusses
- Made on site
 - Clay floors on Hebel panel
 - Some cob walls



2 Kintay Lane



OTHER OPPORTUNITIES?

NEV AS A COOPERATIVE

- Bulk buying
- Negotiate group discount with local suppliers
- Start collecting and storing recycled materials as a group
- Group sweat equity for making materials
- Buying raw materials in bulk – straw, hemp, clay etc, stone
- Tool and equipment library –scaffold, large tools, plant
- Sharing skills and knowledge





yourhome.gov.au
[affordability](#)

Sanctuary
Modern green homes magazine

[Sanctuary No. 58 - Small change special](#)

[building-community - hempcrete-
affordable](#)

[handmade-with-love-building-with-recycled](#)

renew.

Leading in sustainability

<http://www.renew.org.au>

**Sustainable
House Day**

www.sustainablehouseday.com

[Renew You tube Channel](#)



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