



LIVING SMART

communities.lendlease.com



Getting the most out of your new home

Cost savings don't have to end when the building does.

There are many ways to save now that you are in your new home. Simple changes to household habits can lower your living costs and keep them under control. It's easier than you think. All it takes are a few smart ideas.

This guide outlines seven of the best ways to get the most out of your new home by 'living smart'.[^]

Seven smart ideas^{^^}

- 1 Switch off to save
- 2 Take control of your power bill
- 3 Be waterwise
- 4 Recycle and turn old into new
- 5 Be waste smart
- 6 Create a healthy living environment
- 7 Give your car the day off



Finding it hard to pay your utility bills? Help is out there.
For advice on steps you can take, go to moneysmart.gov.au and search 'problems paying bills'.^{^^^}



"I want lower bills so I have more to spend on things that matter"

Take control of your power bill

Electricity

It is mandatory for every household at Alkimos Beach to install solar PV and an energy efficient hot water system as well as energy efficient air-conditioning if you decide you need it.

The Alkimos Beach Energy Smart Home Package provides rebates for all these items. Check your Contract of Sale for details.

To make the most of your solar PV system, there are several factors to take into consideration when you use electricity around your home:

- Use more electricity during daylight hours – set your washing machine and dishwasher to run during the day when they can be powered by the sun in real-time
- Install our free energy monitoring devices to measure your energy use and solar generation
- Clean the panels regularly and trim any trees that may be casting shade to keep your solar PV system working at top capacity.

Whether you have an electric or gas boosted solar hot water system installed, consider investing in a timer or manually switch the booster off during sunny days to maximize the systems benefits. In addition,

- Using most of your hot water in the morning will also help, as the energy required to reheat water in the tank can come from the sun during the day
- Clean the panels regularly and trim any trees that may be casting shade to keep your hot water system working at top capacity.

If you installed a heat pump water heater and it has been done correctly, there is no need to make any adjustments to maximise efficiency. Unlike solar water heaters, a heat pump water heater will automatically work efficiently without the need to make adjustments.

Reducing your overall electricity use and investing in other energy efficient appliances, switching over to energy-saving lightbulbs and turning off lights when you leave a room, will also help in reducing your electricity bill.

Did you also know that Synergy, WA's home electricity retailer, offers different energy plans?

Understanding the differences between Synergy's flat-rate and flexible-pricing plan, fixed charges and variable fees can help you work out further ways to save.

On the Time-of-Use tariff, Synergy charges less for electricity used outside of busy periods. Heating your hot water or running other appliances during quieter 'off-peak' or 'shoulder' periods can mean big savings but there are certain things to consider, especially when you have a solar PV system installed.

- Check Synergy's website to confirm what their off-peak rates are.
- On a ToU tariff, you should not use the air conditioner or heating during peak times, instead:
 - Use ceiling fans or open windows in summer. Put on extra clothes or use a blanket in winter.
 - When you do heat or cool the home, close windows, doors, curtains and blinds to keep air cool (in summer) and reduce cold draughts (in winter).
- Run bigger appliances like dishwashers and washing machines outside peak periods.
- Go to the Synergy website to find out what your biggest cost compliances are

Gas

When it comes to gas, there are a number of retailers to choose from in WA. Before you sign up, do your homework and compare the plans they offer as they can vary greatly. Check your current contract and if you are not locked in, take a look for a cheaper gas plan. Ask around and do your research. Compare offers online to find one that meets your needs and budget. Changing retailers, or switching your plan with your current retailer, could save you big dollars each year.



Get the power to understand and compare your bill by visiting [synergy.net.au](https://www.synergy.net.au)
You can also contact Synergy directly and request more information



Be water wise

Water is a precious resource. Save water in the home and garden with smarter habits.

Around 40% of all household water is used outside*. Gardens can be designed to minimise maintenance. Explore water wise design ideas and use native plants suited to your climate and soil. A good landscape designer can help.

Where does your water go?*

Household activity (indoors)	Percentage of water used (%)
Shower	34
Toilet	26
Laundry	23
Other	17

Suggestions of simple ways to save water inside:

- Fix leaking pipes, taps and toilets immediately.
- Never leave taps running or dripping.
- A dripping tap can waste hundreds of litres of water a day.
- Take shorter showers to conserve water.
- Use your toilet's half-flush function and cut your toilet water use in half.
- Fill washing machines and dishwashers to capacity for each wash to cut down on loads.

Suggestions of simple ways to save water outside:

- Landscape using drought-friendly plants (such as natives).
- Group plants with similar water needs together to make watering easy.
- Plant trees for natural shade and windbreaks to reduce evaporation.
- Locate plants that need a lot of water away from drying winds and strong sunlight.
- Collect rainwater to water your plants.
- Mulch around plants to conserve moisture and prevent weeds.

Group plants according to their water needs*

Low Water	Medium Water	High Water
Most Australian natives including banksias, grevilleas and eucalypts, succulents and cacti, olive trees, and some exotic ornamentals such as bougainvillea.	Hardy vegetables like pumpkins and potatoes, hardy fruit trees and vines like nut trees and grapes, many herbs, some exotic shrubs, most grey or hairy-leafed (tomentose) plants, roses and daisies.	Lawns, most vegetables, fruit trees, exotic shrubs like azaleas and camellias, flowering herbaceous annuals and many bulbs.

"I want to use every drop of water"



Lawns consume up to 90% of water* and most of your maintenance time.

Be waste smart, recycle

Recyclable materials include paper and cardboard, plastic and glass bottles, steel and aluminium containers. The easiest way to increase your recycling is to split all of these recyclable waste materials in the kitchen, using a simple and space efficient system built under a suitable bench.

Compost

Up to 40% of Australian's household waste is made up of food waste. Composting helps reduce landfill and harmful methane emissions.

Designate a spot in your garden for a composting system to absorb all your kitchen waste. Scraps from your veggie patch can also be used in your compost bin, including old cabbage leaves, tomatoes and other trimmings.

Make sure you only feed your compost with organic materials. We recommend using two 20L bins that operate on a rolling front. This system includes one bin that is used to compost your fresh kitchen scraps and another bin that contains more biodegraded compost ready for use on your garden.

If you own a smaller lot, designate a spot for a worm farm. Worms eat any organic material and turn it into liquid fertiliser. Make sure you dilute the fertiliser with water before you put it on your plants.



Turn old into new

Many unwanted household items can be reused or recycled. Give your unwanted goods away to someone who needs them or sell them online. Social media and the internet make it easy to connect with others. Depending on the condition of your goods, you could also make some money in the process.

Donate

Giving away the things you no longer need can make someone's day. Drop items off at your local charity shop. Connect with others using a sharing network such as friendswiththings.com.au, freecycle.org or au.ziilch.com. Or, find a charity in need by going to givenow.com.au

Want to recycle? Find a facility near you. Go to recyclingnearyou.com.au

Together, these very simple measures will cut your household rubbish substantially.



Healthy Living Spaces

Creating a healthy indoor environment

Harmful Gases

When you build a new home, there are a range of new materials used in the construction process that may release gas, often known as volatile organic compounds (VOCs). Most VOCs are created through the use of glues and sealants, man-made timber products, paints and plastics. Formaldehyde is a type of VOC used commonly in woodwork or laminate as a sealant. This chemical in particular is known to be carcinogenic and can be extremely harmful to your family's health.

Airing Your Home

Therefore, open windows and use natural ventilation to bring in fresh air whenever possible, especially during the first year in your new home when the release of harmful gases is the highest. It then steadily reduces. By encouraging natural ventilation you can minimise internal air pollution.

Indoor Plants

An easy way to improve the air quality in your home is to have indoor plants. Plants provide a natural filtration of the air and gives your home some colour. Position indoor plants near windows or skylights so that they can get their energy from the sun. Your local nursery should have a selection of indoor plants for you to choose from.

Careful Selection Of Materials

And if you are not quite finished yet or thinking about renovating, by using low emission products in your home you can reduce the risk of harmful gases being produced.

Using materials with a high level of natural ingredients, rather than chemicals, is a good place to start in order to reduce VOCs.

- Use low emission paints on all internal painted surfaces
- Use low emission floor coverings on all indoor covered floors
- For example, some carpets can contain high levels of chemicals
- Use low emission sealants and adhesives where possible
- Reduce use of formaldehyde products such as adhesives, paints or other building materials
- Select non-allergenic materials for furnishings where possible
- Use composite wood products which are low emission formaldehyde or restrict the use of composite wood products
- Ensure that wood products are stained with natural wood treatments, such as linseed oil or beeswax polish



Give your car the day off

Owning a car can be expensive with many ongoing costs like insurance and repairs.

Simply reducing the time spent in your car will keep your costs down. If you have a second car, consider selling it if it is not completely necessary. Catching the bus, carpooling and hiring a car when you need it can work out to be a cheaper option.

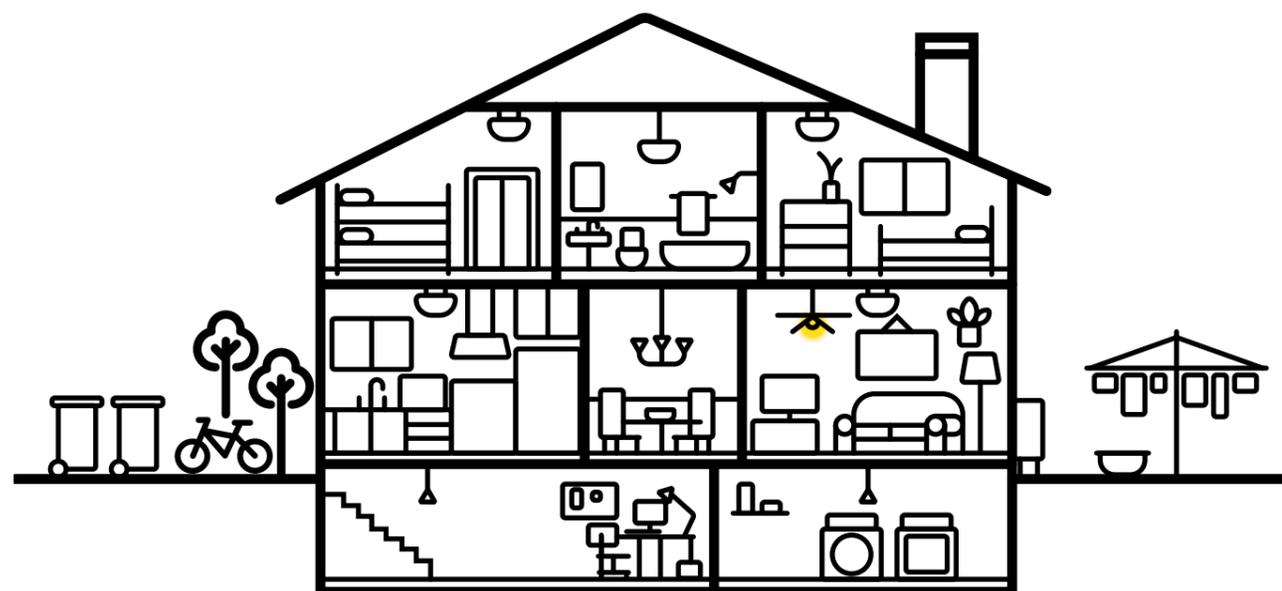
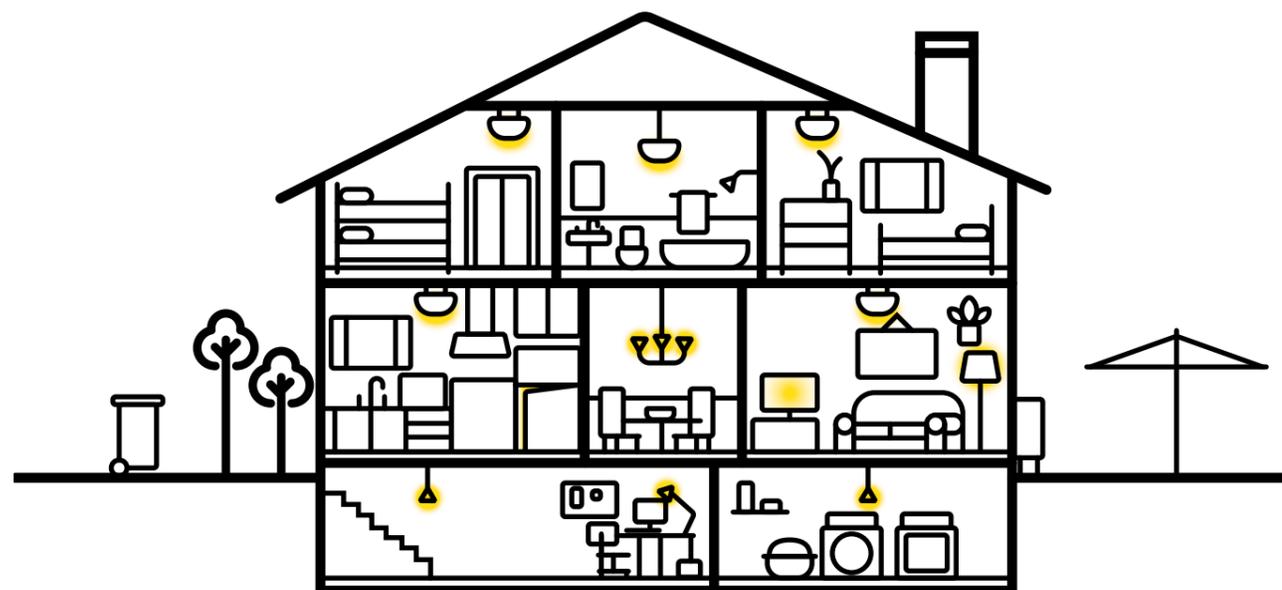
Suggestions of simple ways to reduce your car costs:

- Swap your car for the bus or train, whenever you can.
- Walk or ride a bike for short trips.
- Keep your car well maintained so it runs economically.
- Keep the tyres inflated to the recommended pressure.
- Take heavy items such as sports equipment and tools out of your car, whenever you can, to cut your fuel consumption.



“I want to spend less time in my car”

Find the differences between the two images below



Record your ideas

Now you've read our tips for reducing your running costs, what are the five top things that appeal to you most?

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

Moving is the best time to start new habits. It's easier than you think.

Share your thoughts with us

Tell us in 25 words or less the best thing you learned from this guide.

Tell us in 25 words or less your favourite tip for reducing the cost of living in your new home.

We appreciate your feedback, please return to the Lendlease Sales and Information Centre or email to qld.communities@lendlease.com

Name: _____

Phone: _____ Email: _____

Creating the best places

For over 50 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely welcomed.

Places that are truly beautiful and set about to enrich the lives of our residents, as well as those for generations to come.

Our holistic urban design approach is to encourage environments that foster opportunities. Where you can choose the way you live, the way you work, the way you learn. No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle where people are proud to call home.

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