

# ONSITE

THE OFFICIAL NEWSLETTER OF THE MELCOLANHAMS GROUP

## creative thinking



**James Hardie**  
A smarter way to build

### SMARTER HOME MEETS THE CRISIS

There is no doubt Australia is in the grip of a housing affordability crisis. NSW is Australia's least affordable state with homes costing 8.3 times the annual disposable household income. No wonder the best brains in the business are trying to come up with feasible solutions to ensure that our children will be able to own their own homes. Tackling the issue head on – and incorporating sustainability as well - is an affordable home prototype launched at the 2009 UDIA Congress recently. Creating a real buzz, the Smarter Smaller Home™ is the first of a series that aims at meeting the challenge of delivering a stylish, sustainable and very affordable home on a small lot with smart material choices and efficient construction. So let's look at why the Smarter Smaller Home has everyone talking.

### LIVABILITY

A smaller block of land of course is a saving in itself and, as well, is a sensible approach to help with housing our growing population. But it's important to ensure that what's built on a small block allows a family to have a reasonable sized outdoor area to enjoy. So the Smarter Smaller Home is a two-storey solution that keeps free about 120 square metres for the yard (allowing for front and side setbacks).

### BUILDING COST

Kevin Doodney, who heads up LJ Hooker Land Marketing (and is former chief executive officer of the Australian Institute of Property Management) identified the goal of building an 'affordable home' which was defined as one costing less than \$300,000 for a house and land package.

So, given a home and land package cost is usually split roughly 50 percent home, 50 percent land, designer Brett Blacklow and his team from Earth Spirit Home got to work and produced the Smarter Smaller Home at a cost \$140,000 including gst.

### PRODUCT SELECTION

Keeping costs down was achieved through careful product selection that not only helped reduce construction time but also impacted positively on maintenance for the home owner and lower life cycle costs. Blacklow looked for products that could be installed with minimal fuss, that could be finished differently to provide variety, and those that involved the least number of construction layers. Lightweight cladding was chosen over masonry or other options. Not just for cost, but also, after researching exterior cladding materials thoroughly, Blacklow found "nothing can touch a few of the James Hardie products price-wise." He also says that then when he found that paint companies Wattyl and Taubmans provide 15-year paint warranties for certain paints used on products like Scyon™ Linea™ weatherboard and Scyon™ Stria™ cladding, he thought: "This is sensational". Scyon™ Stria™ and Axon™ cladding, Axent™ trim, Linea™ weatherboard and Secura™ interior flooring, as well as HardiFlex® sheets, HardiColor®, compressed for sunhoods and PineRidge® lining in the walk-in robes were some of the materials used in the home.

### SUSTAINABILITY IN DESIGN

The Smarter Small Home's design incorporates smart passive heating/cooling strategies and energy efficiency prompts for the end user. Additionally, construction material wastage, which industry sources estimate at around five percent of the total cost of a home, was addressed and reduced.

### WHERE TO LEARN MORE

The Smarter Small Home was built in an aircraft hanger in Queensland to avoid waiting on council approvals and so that it could be showcased immediately on completion.

You can see it at [www.smartersmallhome.com.au](http://www.smartersmallhome.com.au) and book a tour or workshop.



That's Smart thinking!

# TOOL OF THE MONTH

## 18V MOBILE IMPACT DRIVER & 18V MOBILE DRIVER DRILL

BTD142SHE Makita 4-pole motor design with dual steel ball bearings for maximum torque. Hammer case cover protects work piece from scratches, increasing manoeuvrability.

Built-in LED job light with afterglow function. Ergonomically designed rubberised soft grip.

BDF452Z

2 mechanical gears.

Forward/reverse rotation. Job light.

Variable speed trigger. Electronic brake.



**\$461**



# product profile HYJOIST

what's been happening!

Carter Holt Harvey (CHH) were the first manufacturer of LVL I-Joists in Australia and still use the tried and proven structural Laminated Veneer Lumber (LVL) top and bottom flange with plywood centre web. This combination provides a quality product with predictable performance. The Engineered Wood Products Association of Australia, a JAS-ANZ certified body, certifies the product and conducts independent third party audits of the production process and the product.

Unlike some competitors, the spans of the core range of CHH joists (Hyjoist) have remained unchanged for nearly 20 years except to accommodate changes in design technology or revisions of standards such as AS 1684 – 1999 Residential Timber-Framed Construction. The Hyjoist range has increased over this time to provide the opportunity to design more economical floors. Using Hyjoist to the recommendations set out in the literature or DesignIT software provides a quality floor time after time.

The popular 240mm deep and 300mm deep joists are available in 3 different flange widths, 45mm, 63mm and 90mm allowing flexibility in design without compromising the floor performance as set out in Australian Standards. This flexibility could result in savings of hundreds of dollars on a job. Why use an expensive 90mm flanged joists when a 63mm or even 45mm flanged joist will provide you with a floor that will meet or exceed your performance requirements?

Don't think you have the time or expertise to compare the potential savings? No problem. Just talk to your MelcoLanham's rep and arrange to have a free design, layout and estimate done on your next project. Your rep will provide you with a laminated, coloured A3 sized, detailed layout of your floor members along with an accurate quantity schedule.

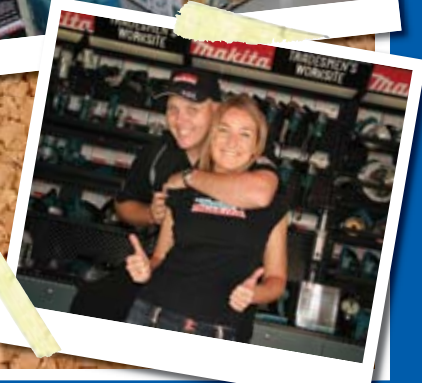
Contact your rep now or drop in a set of plans to one of our stores.



May 30th & 31st  
CAR PARK SALE  
KUNDA PARK



June 11th  
TAX TOOL NIGHT



Deeno's  
did you know?



## A COLLECTION OF CLADDING!

Did you know?? At MelcoLanham's, we can provide a full range of claddings for your next project. The choices these days are more diverse than ever and at MelcoLanham's, we can provide you with the product you need to make your project special:

### OUR RANGE INCLUDES:

- Traditional Hardwood and Treated Pine Weatherboards and Chamfer Boards
- James Hardie Fibre Cement claddings including:
  - Scyon range | Primeline range | Hardiplank range | Flat sheet | Harditex "blueboard" for rendering
  - Weatherex planks and sheet claddings | Plywood Shadowclad and Texture 2000
- Extruded Polystyrene cladding systems: | Koolwall | Thermawall | Rockcote texture coating products
- Hebel Powerpanel | Bluescope Lysaght Custom Orb and Mini Orb

Contact your local MelcoLanham's Representative for brochures and pricing.

save time & the environment

## DOES YOUR MAIL PILE UP? HAVE YOU EVER LOST OR MISPLACED A BILL?

Well now there's a more efficient way to receive and manage your bills that doesn't rely on paper.

**Easy access:** All invoices available daily, weekly or monthly via your email. Statements are emailed at the end of month. *Please note: By switching to this email option you will no longer receive your invoices or statements in the post.*

**Managing your account:** No more lost or misplaced invoices.

**Be kind to the environment:** Cut down on paper usage by choosing to receive your bills via email.

To register, send [accounts@melco.com.au](mailto:accounts@melco.com.au) an email from the address you require your invoices & statements sent to, and advise how frequently you require them. Daily, weekly or monthly.

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Home & Trade