

AVELING HOMES – SKINNIES

*The lightweight approach
to narrow lot living*



PROJECT SNAPSHOT

PROJECT NAME

Skinnies™ at Drummond Precinct

DEVELOPER

LWP

ARCHITECT

Aveling Homes

BUILDER

Aveling Homes

LOCATION

Ellenbrook, Perth, WA

PROJECT TYPE

Medium density residential

JAMES HARDIE PRODUCTS USED

EasyLap™, HardieSmart™ ZeroLot™ Systems, Secura™ Sound Flooring, Linea™ 180mm, Axon™ 133mm Smooth, HardieTex™ & Villaboard®

INTERSTATE INSPIRATION

The Lightsview community, east of Adelaide and Fitzgibbon Chase in North Brisbane, are two examples of new communities taking significant steps forward in building for smaller lot sizes. After seeing the innovative designs emerging at these developments, the Aveling homes team were excited about the challenge of designing for slender sites on offer at the Drummond Precinct, and the Skinnies™ concept was born.

The challenge was to find a way to create highly desirable homes with a spacious feel on 4.5m and 6m wide blocks. "With smaller lot sizes becoming the norm, the market needs innovative ways of using more of the land to build," says Aveling Homes Sales and Marketing Manager, Sean Quartermaine.

"This new generation of buyers are looking for more internal space for their dollar so they can have the budget for the bells and whistles too. We're offering a cosmopolitan style of living younger buyers can't achieve if they're buying a traditional double brick home on a normal lot."

A SMART AND SLENDER DESIGN

Aveling were one of four builder groups selected through the LWP tender process. The final design is packed with rooms and features including three bedrooms, two bathrooms plus powder room, double garage, courtyard and balcony. "When you're working with minimal setbacks of just 20 - 30 mm, you really need to adapt your whole approach," says Aveling Homes Construction Manager, Stuart Griffiths. "Without that thick profile of a double brick wall, you get more space but you still need to address the building code requirements for fire and acoustic ratings and structural integrity." "We're miles behind other states in terms of building technology," says Stuart. "It's great to be raising awareness about alternatives to double brick, especially when there's a new market of Millennials and downsizers coming through."

INNOVATIVE AND STREAMLINED CONSTRUCTION

The way Aveling and James Hardie tackled the Skinnies™ construction process was highly inventive. Saving on build time and cost with the lightweight building approach, Aveling streamlined their process by pre-fabricating as many elements as possible and assembling these on site. "It's been a very innovative project and we've all learned a lot along the way," says Stuart. "James Hardie played a major role to ensure its success, spending three to four days onsite helping us refine our approach to building and bracing walls, making it even easier and smarter. Their team are very focused on adapting products to meet our needs in construction. It takes a good business model to



stay tuned in to your customers, and we've been impressed at how responsive they are, especially as they're a big business."

A NEW CHAPTER FOR BUILDING AND BUSINESS

One of the major benefits of the prefabricated lightweight building approach is a dramatic reduction in waste materials - it's an outcome that's enabled Aveling to enter the Skinnies™ for sustainability awards in the construction industry. The eco-friendly nature of these homes - in their construction approach, carbon footprint and 6 star+ energy rating - gives them extra appeal for discerning buyers. In the contest between traditional brick and lightweight, the build time also scores crucial points - the Skinnies™ take just 15 weeks to construct, compared with 48 weeks for a double brick property the same size in the same precinct.

"It's a new way of building for a new generation," says Sean. "When you're bringing something innovative and competitive to this market, people are going to be questioning the quality, durability and performance compared with more traditional homes. Being backed by a reputable, internationally recognised supplier like James Hardie gives you the weight and the warranties to convince the sceptics and enhance the Aveling Homes brand."

"There's big interest from new developments in all directions surrounding Perth, including a tender for 32 homes in the Northern corridor," says Sean. "Since the display homes opened a couple of weeks ago, James Hardie have joined us for several VIP tours to collectively showcase the Skinnies™ to major developers"