

INSPIRATIONAL IDEAS

This week, be inspired by the "eco-compound" being built by Julia Hayes and Garry Baverstock — it's both environmentally and family friendly, and they plan to live in it forever (page 6).

Our landscaping gurus Lorna Barnett and Cathy Cocks have valuable tips for planning a new garden in Outer Space (pages 30, 31).

And we have a host of display homes, all with fabulous features for the modern lifestyle. Opulent Staten House shows imagination and surprising spatial effects behind its bold facade (pages 3, 4), while the light, bright Grand Orchid shows what can be achieved in a budget-priced home (page 12).

The Madison presents options in alternative floorplans and streetscapes — but the display version, with its modern nod to settlers' architecture, is a delight (page 29).

Next week, don't miss our first-homebuyers guide.

Irene Wringe,
ACTING NEW HOMES EDITOR



FAMILY FRIENDLY:

Julia Hayes and Garry Baverstock were inspired by Chinese family living arrangements for their eco-compound. **page 6**

PERSPECTIVES

Tracey Joynson



Julia Hayes and Garry Baverstock.

PICTURE: MICHAEL O'BRIEN

Family ties

WORK is well advanced on an environmentally friendly family compound designed to allow elderly parents to be near their adult children but still be independent.

Owner-builder Julia Hayes and her partner, Garry Baverstock, principal of Ecotect-Architects, started building the eco-compound in Cottesloe in August.

Julia began work on the project about three years ago when she saw her elderly mother was starting to slow down.

While living in Hong Kong for 25 years, Julia saw Chinese family compounds that integrated aging family members close to, but independent of, the younger family.

Julia and Garry's eco-compound will include four buildings on a 900sqm block — a main, two-storey house, an over-55-strata unit, a studio and a shared utility room.

The couple allowed for their own aging and ensured that the floors were level and doorways were wide enough for wheelchairs, the taps could easily be flicked on and off if arthritis became a problem and there was space for an elevator to be installed.

Julia said while the elevator might seem extravagant, it was cheaper than moving house if you could no longer negotiate stairs in your old age.

"When we build this house, it will be one we can stay in forever; we won't have to leave," she said. "We want it to last 100 years minimum, we're putting a time capsule down for that reason."

The time capsule, containing items such as coins, a photograph of the street and the front page of the newspaper, was buried near the front door and a marker

would be placed nearby to inform future owners knew it was there.

She said many of the rooms in the house would be multi-purpose such as having a pull-down bed in the gym for guests as well as a sofa bed in the TV room.

A shared laundry-craft room would allow casual interaction between the two generations.

Many sustainability features were included in the project thanks to their shared passion for the topic and because it is Garry's specialty as an architect.

The project includes passive-solar design, a solar hot-water system, photo-voltaic cells for electricity generation, grey-water recycling and a permaculture garden planted with herbs and vegetables.

"So it won't have heating, it won't have cooling, it'll have a fireplace just for charm but the house will be naturally warmed and naturally cooled," Julia said.

The one-bedroom unit for Julia's parents is designed to comply with disability regulations and has a mezzanine level to allow a carer to stay if necessary.

Special permission was granted to strata-title the unit, so it could be sold or rented out if it became vacant.

Julia said it would allow other aged people to continue living in the area.

She said developing the eco-compound took longer than expected because it had taken time to find the right site, to develop detailed plans and to be granted council approval.

They had allowed a year for the building process because they wanted to use master tradespeople and were willing to wait for them if they were busy on other jobs.

Julia said she hoped other people would be inspired to build an eco-compound for themselves.