

BINGARA GORGE



Achieving 7-stars – Key questions to ask your builder.

Winter is a time when homeowners focus on ways to reduce heating bills and use less energy. For home buyers seeking a new energy efficient home, Bingara Gorge has partnered with builder McDonald Jones to offer 7-star compliance features for free in all builds including insulation: floors, walls and ceilings, double glazing, lighter roof, solar and EV chargers. Seven-star four bed home and land packages start from \$1,015,300.

The Australian government has committed to achieving net zero emissions by 2050. As part of this promise, changes have been made to the National Construction Code as well as BASIX standards for energy use and thermal performance for new home builds in New South Wales. The mandatory energy rating requirement for new homes increased in October 2023 from 5.5 to 7-stars.

McDonald Jones has built several 7-star homes in Bingara Gorge. Sales Manager, Nathan Klein comments, "There are many elements in a home that contribute to how it achieves a thermal energy rating including the climate zone where it is built, optimising orientation on your block and inclusions factored into the home by the builder. There are several different ways a home can achieve the required 7-stars."



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The increased BASIX standards to 7-stars will deliver significant improvements in the thermal comfort of new homes and add increased value to the asset. Building a 7-star home contributes to a greener and smarter future in Australia.



Important benefits include less energy use, lower energy bills, reduced greenhouse gas emissions, energy efficiency with lower heating and cooling demand, better air movement and improved insulation.



Below is a list of questions to ask a potential builder to ensure your new home is 7-star compliant:

1) What features are included to ensure the home is 7-star compliant?

Depending on your block location, orientation and design, achieving 7-star compliance under the new regulations may end up significantly adding to the original build cost. Talk to the builder early to ensure energy efficient specifications are included in the quote.

2) Will windows and doors be double glazed?

Windows are one of the most important factors in achieving 7-star compliant. Double glazing is an excellent addition for home insulation and helps ensure warmth in winter and a cooler temperature in summer.

3) Is solar included?

Solar is far easier to install during the construction phase of a new home rather than adding it later and should be added into the build.

4) How much extra should I factor in for 7-star compliance costs?

Without a BASIX assessment it is difficult to know if a home is compliant. Most builders simply put an allowance figure into the first quote. The cost can vary considerably with additional upgrades if sustainability features are not included in original pricing.

5) At what point do I find out in the process if the home is 7-star compliant?

Most builders will send plans off to BASIX when they have been finalised and a contract locked in so the total cost to build will be an unknown. Ask for as much information and pricing up front and see if a preliminary BASIX assessment can be done.



Call today to find out more about the 7-star home and land McDonald Jones home and land packages in Bingara Gorge on 1800 647 155 or visit BingaraGorge.com.au