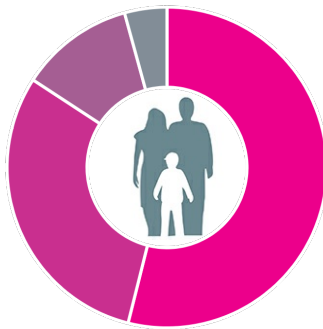




Streets of<sup>™</sup>  
**OurTowns**

## **Property Validation**

# Community Analytics

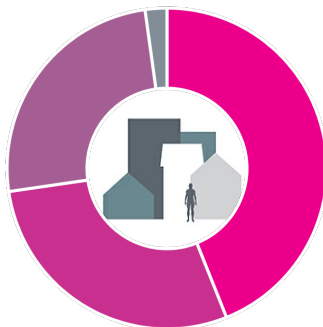
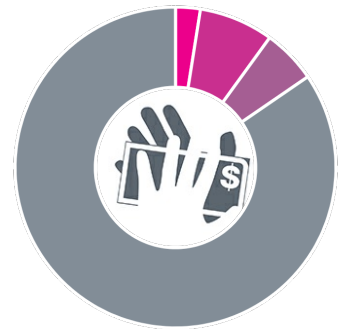


## Household Mix

- Couples no children 53.52%
- Couples with children 30.06%
- One parent families 11.44%
- Other 4.25%

## Household Income

- \$0 to \$599 per week 2.49%
- \$600 to \$1499 per week 7.48%
- \$1500 to \$1999 per week 5.43%
- Over \$2000 per week 84.38%

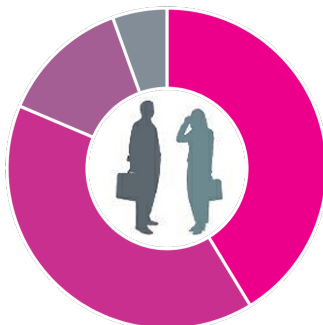
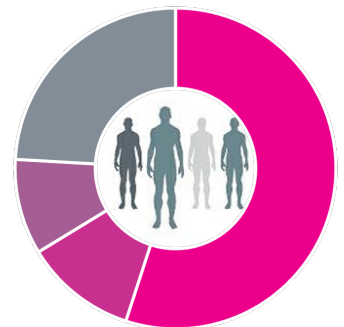


## Household Occupancy

- Renting 43.02%
- Purchasing 28.17%
- Owner Occupier 24.58%
- Other 2.15%

## Place of Birth

- Australia 55.01%
- Country birth not stated 11.28%
- UK Channel Islands Isle Man 9.62%
- Others 24.09%

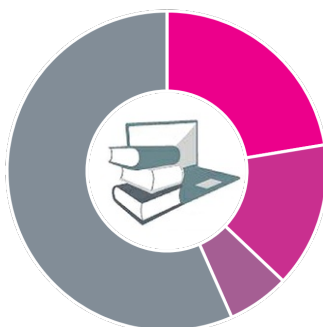
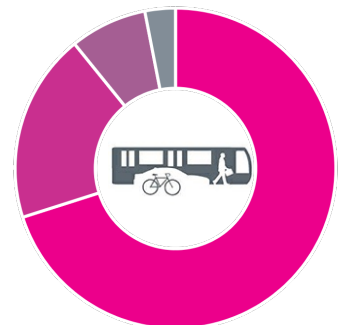


## Household Employment

- Total in labour force 41.29%
- Worked full-time 40.07%
- Worked part-time 13.13%
- Others 5.51%

## Transport

- Car driver 50.44%
- Public transport 13.73%
- Car passenger 5.59%
- Other 2.21%

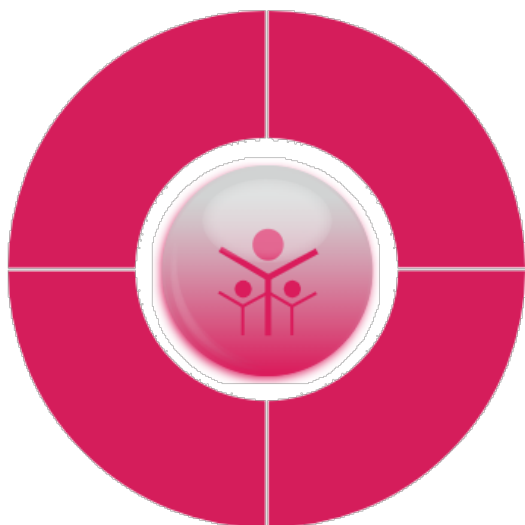


## Education Attendance

- Primary school 11.58%
- Secondary school 7.6%
- Preschool 3.26%
- Tertiary 29.31%

# Community Ratings

## Community (Excellent)



### Local Shops & Commercial Services

- **Very Good** access to Convenience store.
- **Very Good** access to grocery or supermarket.
- **Very Good** access to shopping mall.
- **Good** access to Post Office.
- **Good** access to Bank.
- **Very Good** access to Gas Station.
- **Good** access to Department Store.
- **Very Good** access to bicycle store.

### Local Entertainment & Dining

- **Very Good** access to Cafe.
- **Very Good** access to Restaurant.
- **Excellent** access to Beauty Salon.
- **Very Good** access to hair care.
- **Very Good** access to Bar.
- **Very Good** access to night club.
- **Good** access to movie theater.
- **Very Good** access to Museum.
- **Very Good** access to art gallery.

### Local Education Facilities

- **Excellent** access to School.
- **Very Good** access to Higher Education.

### Local Health Services

- **Very Good** access to Doctor.
- **Excellent** access to Dentist.
- **Excellent** access to hospital.
- **Very Good** access to veterinary care.
- **Very Good** access to Pharmacy.

### Community & Recreation Amenities

- **Very Good** access to Library.
- **Good** access to Fire Station.
- **Very Good** access to gym.
- **Adequate** access to police.
- **Good** access to Stadium.
- **Excellent** access to place of worship.

## Keynotes & Considerations

In establishing community and property analytics, we have taken into account international and national best practices, social trends and community expectations.

Our measurement criteria are either based on walking, short journey, or cycling distances and has been tailored to an Australian market context. These measurements are taken from Google's longitude and latitude centre of the community.

For further clarification on the Streets of OurTowns reporting please see our [Community & Validation Guide](#).



# Community Ratings

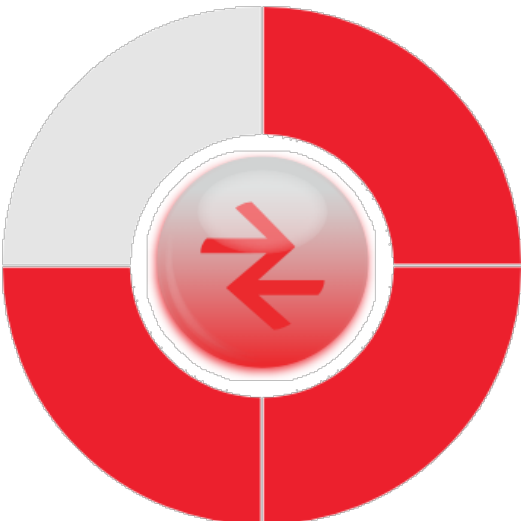
## Nature (Very Good)



### Parklands

- **Very Good** access to Local Parks.
- **Very Good** access to Nearest Park.

## Transport (Very Good)

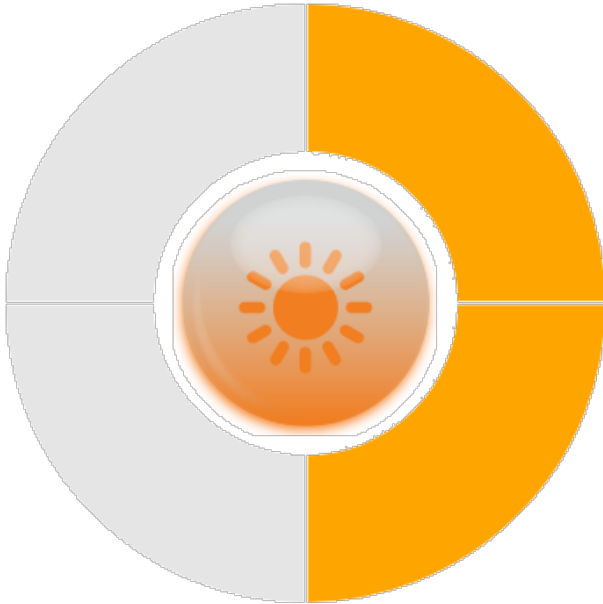


### Public Transport

- **Excellent** access to Bus Station.
- **Adequate** access to Train Station.

# Property Ratings

## Energy (Good)



### Energy Rating & Seasonally Responsive Design

- Number of bedrooms - 2
- Number of bathrooms - 1
- Total number of rooms - 4
- No of floors/storeys - 1
- House orientation - North
- Climate Responsive Design - No
- NatHERS rating if known - Unknown

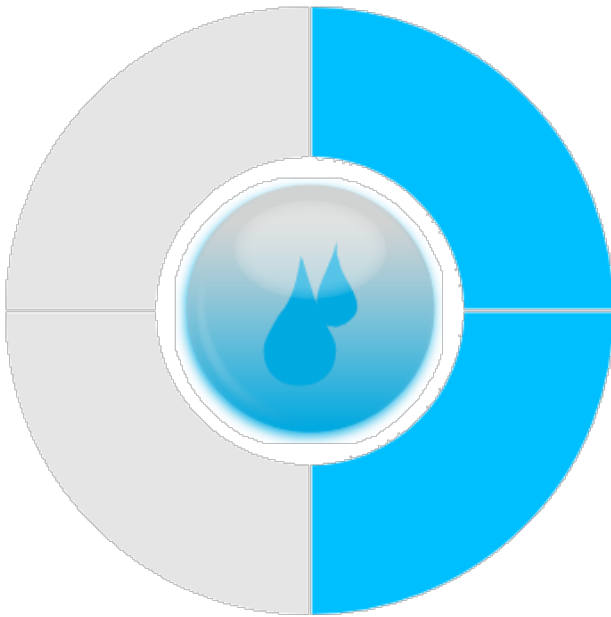
### Fixtures & Appliances

- Windows: Double glazed - No
- Windows: E-glass - No
- Heating type - None
- Cooling type - Ceiling Fans
- Appliances - Energy Efficient (High Star Rating) - No
- Appliances - Clothesline - Yes

### Renewable Energy

- Solar Water Heating - No
- Solar Panels - No
- Battery storage - No
- Electrical Vehicle Charging point - No





### Garden & Irrigation

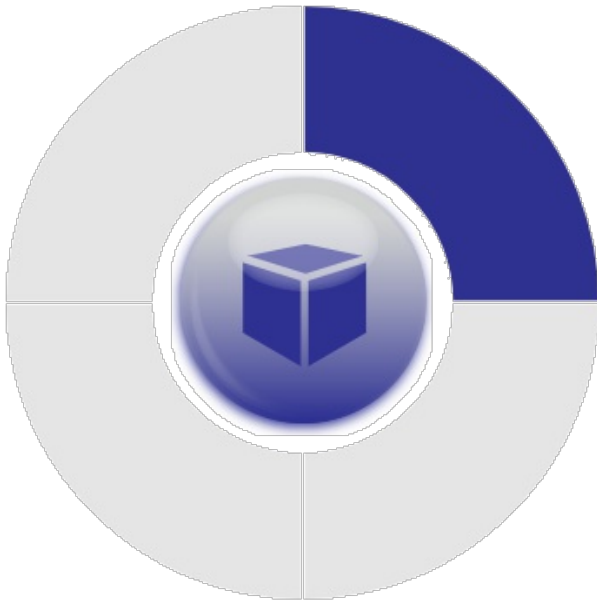
- Garden Size - <70m<sup>2</sup>
- Garden Type - Lawn
- Plants - Waterwise Plants - Yes
- Plants - Local Natives - No
- Plants - Productive (Veggie Beds/Fruit Trees) - No
- Irrigation/Reticulation - Hand water only

### Fixtures & Appliances

- Swimming Pool - No
- Spa - No
- Pond/Water Feature - No
- Appliances - Water Efficient (High Star Rating) - No
- Appliances - Dishwasher - Yes

### Renewable Water Sources

- Bore - No
- Raintank - For Garden - No
- Raintank - Plumbed to House - No
- Greywater - No
- Blackwater - No



### Design & Durability

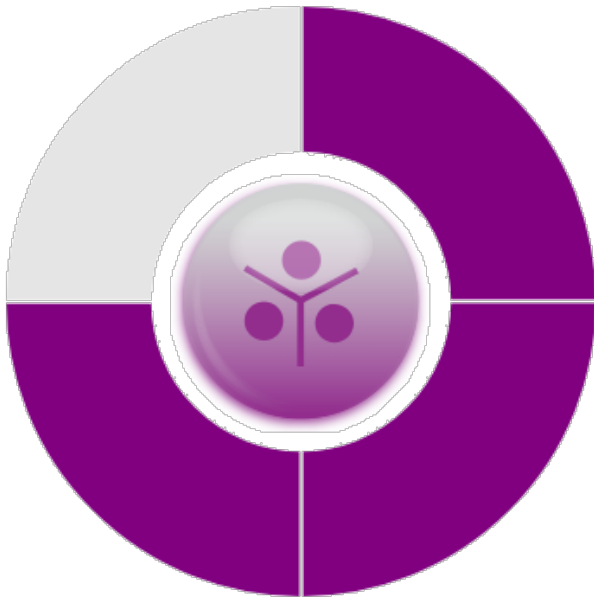
- Design Life - Unknown
- Maintenance - Face Brick (Not Rendered or Painted) - No
- Quality of Building Materials - Basic

### Flexible & Adaptable

- Pre-Wired/Plumbed When Built or Renovated - None Of The Above
- Universal/Aging Access - Kitchen, Bath and 1 Bed on Ground Floor - Yes

### Footprint

- Recycled Content Used - No
- Sustainably Sourced Building Products Used - No
- Locally Sourced Building Products Used - No
- Low Use of Concrete (Excluding Slab) - Yes
- LCA Rating - None



### Environment

- Seasonally Responsive Design - Yes
- Access to Winter Sunlight - Yes
- Ventilation - Cross-Flow Breeze - No
- Ventilation - Windows In Every Room - Yes
- Climate Control When Required - Heating
- Indoor Environment Quality - Indoor Plants - No

### Universal Access

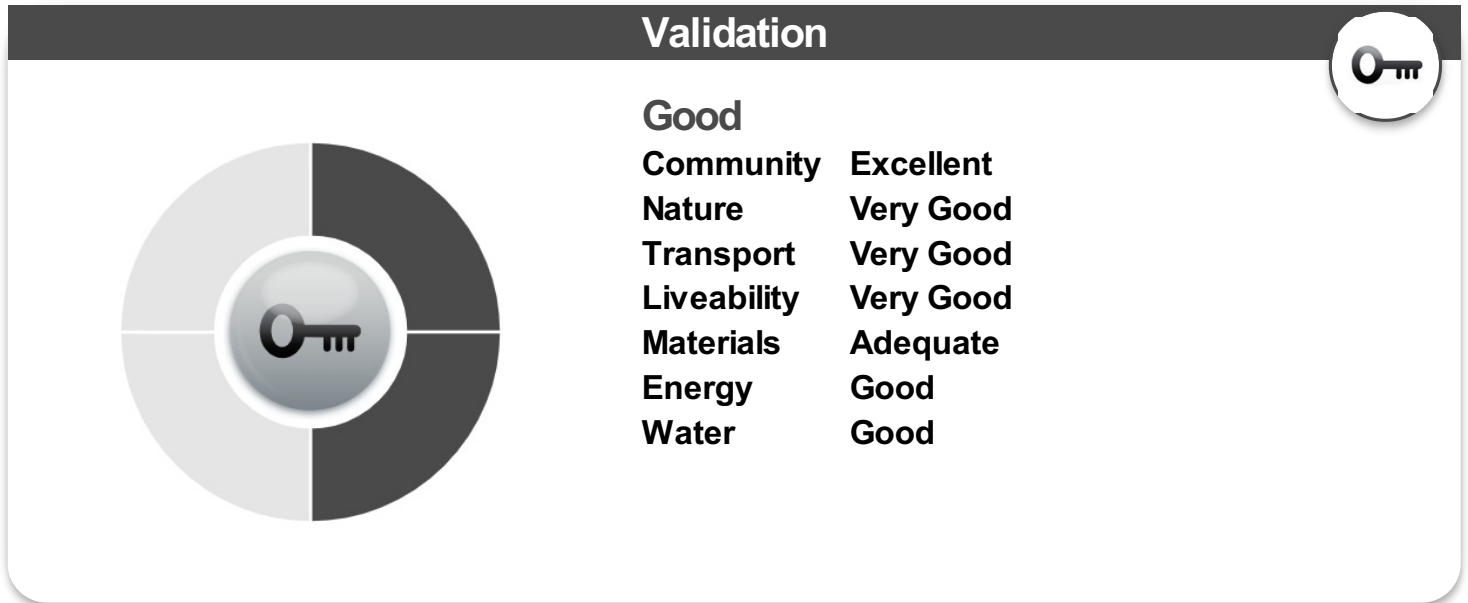
- Wheelchair Accessibility - Garage - No
- Wheelchair Accessibility - Front Door - No
- Wheelchair Accessibility - Bathroom - No
- Wheelchair Accessibility - Kitchen - No
- Wheelchair Accessibility - Bedroom - No

### Fixtures & Amenities

- Security - Door & Window Locks - Yes
- Security - Passive Surveillance - Yes
- Outdoor Space - Yes
- Bike Storage - Yes



# Property Validation



## The following property **Example Property**

has been assessed against established indices to create an OurTowns Validation Report outlining its unique attributes



**Validated on Sunday, 07 February 2021**

### **Streets of OurTowns Measurements and Validation Criteria**

In establishing community and property analytics, we have taken into account international and national best practices, social trends and community expectations. Our measurement criteria are either based on walking, short journey, or cycling distances and has been tailored to an Australian market context.

### **Understanding Our Ratings**

- *Adequate* is a normal baseline found in many suburban locations.
- *Good* is above average results.
- *Very Good* indicates a desirable property or community.
- *Excellent* is an optimum result acknowledging best measurement criteria.

For further clarification on the Streets of OurTowns reporting please see our Community & Validation Guide.





# Be property smart make your property future ready

## Improve your **property** – your easy reference guide



### energy



- Use 'passive solar' design principles to keep your home naturally warm in winter and cool in summer
- Orient living areas to face north to allow winter sun in and shade windows and walls from the summer sun
- Minimise eastern and western walls and windows to reduce heat gain in the summer
- Install smart metering and automated timers to minimise energy use during hours of peak demand
- Install renewable energy systems, such as solar panels, solar and energy efficient water heaters, battery/energy storage and electric car charging facilities
- Insulate roof space, walls and exposed floors
- Ensure lighting is energy-efficient, such as LED or compact fluorescent lights
- Invest in energy-efficient appliances, including washing machines, dishwashers and ovens

### water



- Plant a native garden that requires little or no irrigation
- Install 'micro-drip' reticulation with timers and the ability to zone your garden
- Use soil wetter and a good coarse mulch to slash water loss and protect plants and soil in summer
- Harvest rainwater for use in your toilet and laundry
- Install a greywater system to re-use laundry and shower water in your garden
- Invest in water-efficient plumbing fixtures, including dishwashers, toilets and taps

### materials



- Consider how much space you need in your home – smaller homes require fewer materials
- Choose building materials that are natural, renewable, or both, such as sustainable timber
- Explore ways to use materials made from recycled products or are easily recyclable
- Look into the 'embodied energy' of your building materials, which is the total energy consumed in its manufacture, transport and installation
- Think beyond your personal needs when building or renovating, as a home that can accommodate the needs of a wide variety of occupants has a longer lifespan

### liveability



- Maximise natural light and ventilation as it helps keep you and your home comfortable year-round
- Shade your home with native trees to keep it cooler in summer
- Create a vegetable patch and plant fruit trees
- Provide level pathways to the main entry and outdoors
- Design or renovate your home according to 'universal access' principles, which accommodates the needs of people of all ages and mobility levels; this includes features such as wider doors and step-free shower

### nature



- Plant native species on your property – in addition to requiring less water, native plants attract fauna and encourage biodiversity
- Plant appropriate deciduous trees and climbers on the north, north east and north west sides of the house. Make sure they fit the climate of your local area
- Shade your home and outdoor areas with native trees to keep it cooler in summer
- Work with your neighbours and your local government to plant natives along your street verges and in your local parks, this will help establish ecological corridors and provide shade and cooling

### community



- Support local businesses, shops and service providers
- Enrol your children in local day care and schools – it's a natural way to become involved in your community
- Work with your neighbours and your local community to establish community amenities, local facilities, sports and fitness centres and culture and arts places

### transport



- Include easy-to-access bicycle storage in your home design or renovation plan
- Choose to live in an area with well-maintained pedestrian pathways and bicycle routes
- Consider the nearby public transport links such as transport hubs, bus stops and train stations when choosing a new home

### validation



- Save money by designing your new home or renovation to be energy and water-efficient – these homes cost less to live in
- Maximise the long-term value of your home by making it accessible to all and adaptable for different uses
- Choose to live in a location close to shops, schools, services and public transport as it helps build community and a viable local economy
- Research the property's current and future development potential





# Be property smart make your property future ready

Improve your **lifestyle** – your easy reference guide



## energy



- Turn off appliances during the peak electricity demand period of 3.00pm to 8.00pm
- Wash clothes on the 'cold' setting and dry them outdoors instead of using a tumble dryer
- Install motion-activated sensor lights outdoors and in the garage and storage rooms
- Switch appliances off at the power point to avoid drawing 'standby power' when not in use
- Cover/shade any hard exposed areas from the summer sun
- Replace appliances and lighting with energy-efficient models when it's time to buy new
- Turn up your air conditioning temperature and turn down your heater temperature as much as possible. Keep the settings at 24°C in summer and 22°C in winter
- Use natural ventilation and fans to keep cool in summer, and put on a few extra layers of clothes in the winter
- Cover windows with external shading in summer and internal material in winter

## water



- Take shorter showers
- Collect cold water in your shower while you're waiting for the hot water to warm up
- Use the half flush on your toilet
- Run full loads in the dishwasher, and if you wash by hand use a full sink instead of a running tap
- Wash your car using a bucket instead of a hose
- Follow water restrictions – when you do water, use a trigger nozzle on your hose
- Sweep your driveway instead of using a hose
- Fix leaky taps
- Use eco-friendly products if greywater installed

## materials



- Choose furniture made from sustainable timber, renewable materials, and/or recycled products or rediscover vintage furniture
- Buy locally made products
- Re-use salvaged materials like timber and brick
- Employ services and trades from your local area
- If it works well, keep using it and/or get it serviced

## liveability



- Be active and enjoy the outdoors by walking, cycling and gardening
- Buy locally grown and produced foods and eat healthy
- Clean with products that are chemical-free and sustainably sourced
- Look into the effect that paints, varnishes and other finishes may have, as they can emit vapours that may have a negative effect on indoor air quality
- Dispose of hazardous materials such as batteries, paints and oil safely – your local government can direct you

## nature



- Keep pets indoors at night and ensure cats have a bell on their collar if they go outside
- Use environmentally sensitive products for pest and weed control
- Learn more about biodiversity in your local area – local government is a good resource
- Build a nesting habitat in trees or pergolas for birds and native fauna
- Support local bushland management - join the nearest 'friends of group'

## community



- Enrol in a Great Gardens or Living Smart course to learn more about living sustainably
- Participate in a community garden – your local government can provide information
- Use your local parks, recreation centres, sports clubs, cafes and shops
- Get to know your neighbours and help each other out
- Volunteer your time in your local community

## transport



- Take public transport wherever possible
- Walk or ride to work, local shops, school, and to the bus or train station
- Purchase a hybrid, electric or fuel-efficient car when you do buy a vehicle
- Consider whether you really need two cars – or a car at all
- Reduce your air travel and purchase carbon offsets for the flights you do take
- Service your car regularly and maintain your tyre pressure to maximise fuel efficiency

## validation



- Make easy changes to your lifestyle that will save money and benefit the environment
- Where possible, make choices that help conserve nonrenewable resources
- Involve yourself and your family in your local area – it builds a resilient society and stronger communities
- Remember Future Ready houses sell and rent for more and generally show better capital appreciation

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