



Features	Benefits
Open plan living with good light and ventilation	Minimises growth of mould that can trigger allergies
Bamboo flooring throughout excluding wet areas	Reduces settling of dust and dust mites
Asthma friendly landscaping	Minimising pollen that can trigger allergies
Eaves vents	Ventilate the roof space to prevent growth of mould which can trigger allergies



Features	Benefits
Clean open plan design	Maximises light and space and airiness
Good indoor-outdoor connection	Provides good visual and physical access to outdoor areas – courtyard for winter and alfresco for summer use
All living and sleeping areas with good aspect	Good solar access in winter and lots of light to all main rooms



Features	Benefits
Secondary bedrooms facing courtyard	Adequate and safe outdoor play area for children with good solar access
IT nook next to kitchen, meals area	Allows easy supervision of children



Features	Benefits
Smaller home with improved space efficiency, liveability and aesthetics	Keeps total cost of home affordable
Smaller and narrower home requiring a smaller and narrower lot	Maintains house to lot size appropriate and keeps total cost of land and house affordable
Standard elements in construction (such as doors and windows)	Keeps lead times and costs down
Reduced operational energy/water use and improved health and well being	Cost savings for occupants over time
Range of upgrade options	Offers different levels of upgrades to suit tastes and affordability levels of customers
Design and materials within comfort zone of customers	Easily marketable to mainstream housing market



Features	Benefits
Optimum orientation with living rooms facing north	Provides good solar access in winter
Good cross flow ventilation	Cools house in summer
Shading to north facing windows (eaves, pergolas)	Avoids house from overheating in summer
Optimised glass area and minimal glass to south, east and west	Reduces heat losses in winter and heat gains in summer
Zoning door to informal living areas of the house	Avoids heating and cooling the whole house
Thermal mass (concrete floor)	Helps stabilise temperature fluctuations thereby maintain comfort
Light coloured metal roof	Keeps roof cavity cooler so indoor is cooler and also airconditioner works more efficiently
Increased insulation (R4.0 to ceilings, High density R2.0 in wall with bubble foil wrap, roof insulation)	Keeps indoor warmer in summer and cooler in winter
Performance glazing (Low-E) to all rooms excluding wet areas	Reduces heat gain in summer and heat loss in winter
Double Hung windows	Improve cross flow ventilation over standard sliding windows and also awning windows
Timber window and door frames	Being an insulating material, timber reduces conductive heat losses in winter and heat gains in summer
Ceiling fans to living area, sitting room and alfresco	Help keep cool in summer and also circulate warm air in winter



Features	Benefits
Windows to kitchen and bathrooms	Reduce need for artificial lighting and mechanical ventilation
1.5 kW grid connected Photovoltaic system	Generates electricity from the sun thus reduces electricity drawn from the mains that use coal for generating electricity
7 star equivalent gas instantaneous H/W system	Reduces greenhouse gas emissions when compared with a typical electric storage system and reduces storage losses
Gas cook top	Reduces greenhouse gas emissions when compared with electricity (gas emits 1/6 the emissions of electricity)
Dedicated fluorescent lighting (i.e., lighting system will not accept incandescent or halogen lamps)	Reduces electricity use and also less heat thereby reducing load on the air conditioner
Air conditioning system with inverter technology	Uses less electricity as it is more efficient



sustainable materials/products

Features	Benefits
Light weight timber construction (Weathertex)	Timber is a renewable resource and biodegrades easily. Weathertex is a carbon positive material
Ecomax 1 concrete	Has 20% of cement (very high emitter of green house gas emissions in production) replaced with fly ash (waste by product of thermal power plants) and is stronger than normal concrete
Kitchen and vanity benchtops made of bamboo and recycled cardboard	Bamboo is renewable, fully recyclable and fast growing. Recycled cardboard is a waste product and is biodegradable. This benchtop is comparable to reconstituted stone benchtop in performance and looks
Glass wool insulation	Uses lesser energy to produce than polyester insulation and has approximately 80% recycled glass content
Bamboo flooring throughout excluding wet area	Bamboo is a fast growing timber and is fully recyclable. GECA certified bamboo flooring has been used in this home
Finger jointed timber framed doors and windows	Timber, when compared to aluminium, needs little energy to produce. Among timbers, Pine is faster growing and is usually locally sourced from managed forests when compared to Meranti which comes from rainforests overseas
Tasmanian Oak frame to large internal sliding door	This is a local hardwood when compared to other alternatives which come from rainforests overseas
E0 particle board and MDF for all cabinetry	Produces almost nil VOC emissions (that harm the health of workers and occupants)
Austral Everyday Life face and light weight boxer bricks (used in party house only)	25% lighter bricks that emit lesser greenhouse gas emissions during manufacture, have recycled content and can be reused/recycled and are easier to handle and construct
Architraves and skirtings made of timber rather than MDF	Do not produce any VOCs that have adverse impact on health of workers and occupants
Low VOC exterior and interior paints (i.e. water based rather than solvent based)	These reduce adverse impact on health of workers and occupants
Awnings and pergolas made of timber from sustainable sources	Ensures rainforest timbers such as Merbau are preserved
Decking with ModWood – a composite recycled plastic and timber product	Comprises about 90% recycled (plastic milk bottles) and reclaimed timber (pine waste)
Pest control with granit guard	This is a physical barrier to prevent termites rather than the chemical system that is harmful to the environment and to people
Waste sorter bins under sink	Organic waste and recyclables can be easily sorted
Slab membrane (water proofing) made from 100% recycled plastic	Ensures less plastic goes to land fills
Low VOC glues and sealants	These have reduced VOCs (that are harmful to the health of occupants and workers)

70% BASIX water

Features	Benefits
5000L rainwater tank connected to laundry	Makes use of readily available and free source of water
Reticulated recycled water connected to garden and toilets	Makes use of an alternative source of water that would otherwise go down the drain
Water efficient shower fixtures (6 star basin taps and kitchen mixer, 3 star low flow showerhead)	Reduces consumption of mains water for indoor use
Hot water recirculating pump (with timer)	Saves cold water sitting in hot water pipes by diverting it back to the H/W system to be reused
Low water use landscaping	Reduces consumption of water for outdoor use

universal housing

Features	Benefits
Level access to entry door and outdoor living areas	Minimises the risk of trips and falls for elderly occupants and visitors providing easy access
Universal garage – 3.8m wide and 6m long	Allows mobility of the elderly which enables them to be actively involved in the community
Well sized front covered porch	Provides a secure and sheltered transition zone when entering or leaving the home
Spacious and open planned living areas	Allows elderly occupants to participate easily in recreation and social interaction
Sliding doors to sitting room	Improves flexibility of space by creating a large informal living area or closed off as a formal area when needed
Bedroom 1 designed to universal bedroom size	Space and furniture layout allows occupants that are elderly or with disabilities to manoeuvre easily
Wider external (920mm) and internal (870mm) doors	Allows comfortable manoeuvring space through doorways
Wall strengthening around toilet and shower	Allows installation of grab rails in future
Dual toilet drains	Allows installation of adaptable toilet in future
Dual kitchen drains to island bench	Allows kitchen bench to be easily relocatable in future to allow adequate circulation space in kitchen for wheelchair movement
Slab step down to wet areas	Allows floor levels to be flush thereby facilitating barrier free access to essential facilities
Spacious laundry	Allows min. 1.55m circulation space for wheelchair access

good neighbour

Features	Benefits
Living and sleeping areas to front and side streets	Improves passive surveillance of streets