



### **Beach House Constructions designs, builds and decorates sustainable homes.**

We are committed to the environment by saving water and energy, considering native flora and fauna and reducing greenhouse gas emissions and landfill.

#### **benefits**

Our clients regularly share with us some of the benefits they have enjoyed from living in our homes. These include:

- Lower home running costs
- Cleaner, healthier living environment
- Increased level of personal comfort in homes
- Reduced waste and efficient use of materials
- Participation in working towards environmental solutions

Greensmart Accredited with the Housing Industry of Australia, we focus on a number of sustainable areas.

#### **innovative design**

A hallmark of our homes is maximising north-facing living space so the most habitable rooms have good natural daylight. Also, we design homes with a modular footprint, making it easy for different living zones to be partitioned according to need. Our innovative designs also carefully consider the location, size and shading mechanisms of windows to let the sun in when the temperature is cold and exclude it when hot.

#### **passive ventilation**

A breezeway allows fresh air to circulate which improves the overall air quality in the home. We consider incorporating a breezeway into the design of our homes. Where there is no natural ventilation such as in bathrooms, we install exhaust fans. We also use low volatile organic compound paint to reduce potential effects from emissions.

#### **eco materials**

Lightweight construction generally has lower embodied energy (compared to brick veneer for example) and can yield a lower total lifecycle of energy use. We use a number of these materials in construction including ecoply, polystyrene and colorbond steel. We have a special interest in kitchens and we construct the cabinetry from a zero emissions laminex. Our floors are Tasmanian oak obtained from a sustainable source.

#### **solar energy**

Solar energy solutions can reduce your utility bills and environmental impacts. We partner with Solar Shop Australia for their solar energy solutions. Solar Shop Australia is a national renewable energy company specialising in the design and installation of Grid Connect Solar, with the largest national network of showrooms and regional advisors. Providing renewable energy solutions since 1990, Solar Shop Australia is the only renewable energy solutions provider endorsed by Planet ARK.

#### **water saving**

Water saving initiatives centre on reducing household demand and incorporating other water supplies. We only fit water efficient showerheads, tap ware and toilets. Solar panels for the hot water system are standard inclusions in our homes. We also install rainwater tanks and some of our clients have entire homes running off tank water. We work with a landscape gardener who has knowledge of drought resistant plants.

#### **natural habitat**

We understand the importance of local habitat for insect, bird and other animal life. We use a professional arborist to assess the native vegetation on potential sites. Where possible, vegetation of significance is retained and during construction we carefully protect these areas. We work closely with a landscape gardener who has experience with native flora and uses recycled timbers.

#### **energy efficiency**

We also offer other energy efficiency features in our homes, which reduce the need for artificial heating and cooling and decrease greenhouse gas emissions including:

- Double-glazing of windows
- Additional insulation to act as a barrier to heat flow
- High star rated appliances
- Fluorescent lights producing less heat
- Light coloured interior paint, which does not absorb light

We are happy to provide you with professional advice on sustainability from the best positioning of a home on your block of land through to finishing touches.

#### **you can view our work at**

[www.beachhouseconstructions.com.au](http://www.beachhouseconstructions.com.au) and at various display homes in Gippsland by appointment.