

green smart

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The HIA GreenSmart Home & Building Products Guide



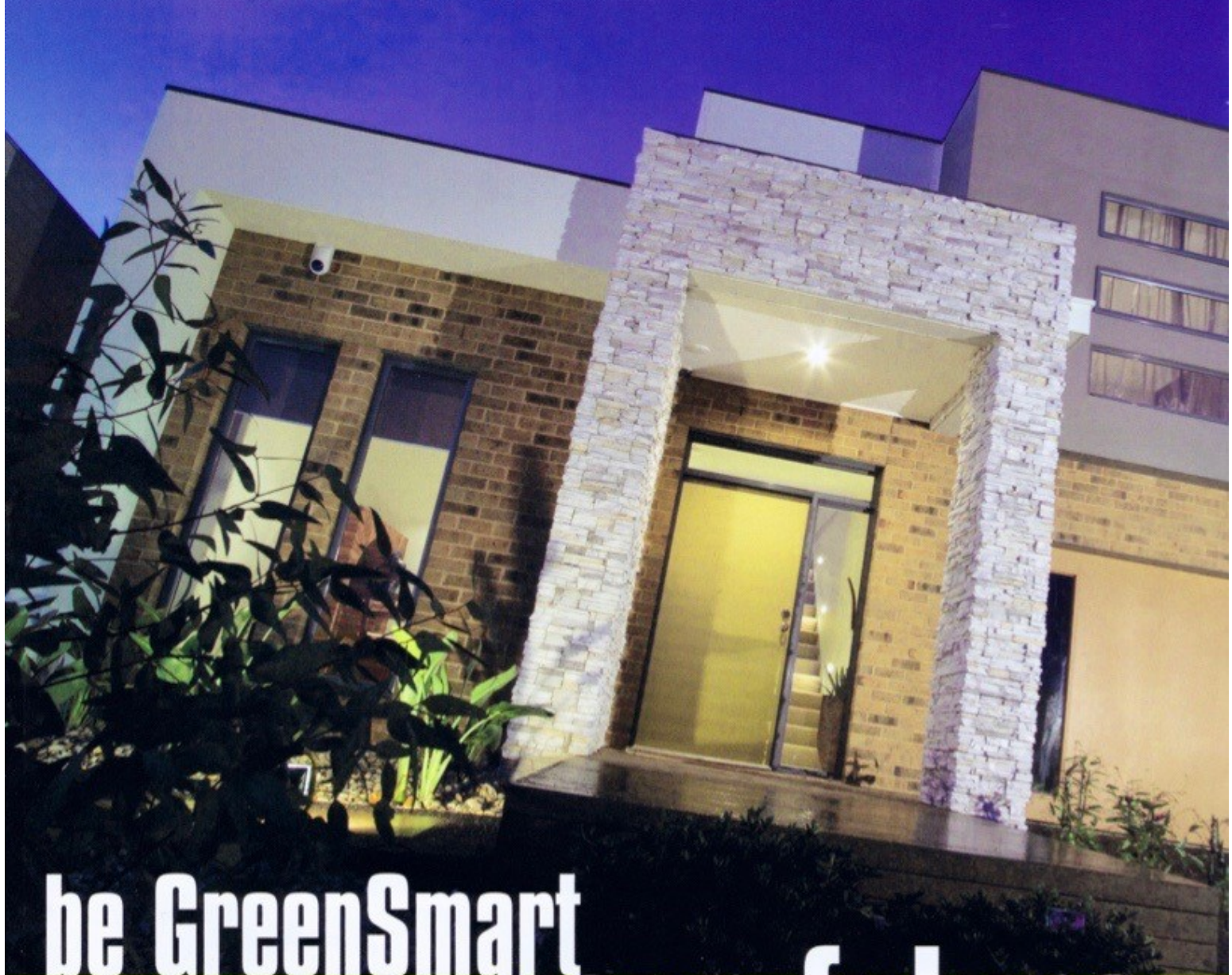
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be GreenSmart invest in your future

**BUILDING A HOME ACCORDING TO HIA
GREENSMART PRINCIPLES IS A
COMMITMENT — AND AN ADVENTURE.**

Building a GreenSmart home is a commitment because you, as a consumer, have decided that conserving and improving the environment is so important you are prepared to go beyond mere words to actually live more sustainably. Your GreenSmart builder and home designer also made a commitment when they joined the HIA program, did the required training and established themselves as GreenSmart professionals.

So, how is it an adventure? With your chosen GreenSmart professionals you will be gaining new insights into how your home is built and its relationship with its surroundings. There will be new products, materials and strategies to contemplate,

and because sustainable building is still a developing science, you will be at the cutting edge of methods and design.

You will employ a team of enthusiastic and dedicated individuals who have



demonstrated their competence according to an established set of principles which include:

- A commitment to optimise the solar orientation of the building – that means positioning it in such a way it makes greatest use of the natural environment for both heating and cooling.
- Minimising the impact on surrounding areas by maintaining the local vegetation where practicable, and controlling sediment and water run-off occurring during building.
- Implementing a management strategy for water and stormwater both during building and for you to take over when the work is completed.
- Ensuring energy, waste and erosion is kept to a minimum during construction.

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But, you ask, with all its very desirable sustainable features, what will my GreenSmart home look like? You can see for yourself.

There is almost certainly a GreenSmart estate or village near you: an estate can either be a development or infill project of at least 20 lots, while a village can be smaller.

All the homes are built to GreenSmart principles and you will be pleasantly surprised at how 'normal' they look. Of course, if you are the extrovert type who wants to advertise your GreenSmart home to the rest of the world, that can be done as well (within the restrictions provided by local authority planning guidelines) but it will be a matter between you and your architect.

But perhaps the most important question of all is: What can I expect from my GreenSmart home? This will depend on the circumstances of the site and your own priorities and budget, but in general it will be designed to take maximum advantage of the local climate with daylight living areas facing north; there will be a strong commitment to insulation, cross-flow ventilation in all rooms with eaves and other shading devices providing appropriate protection from the sun.

Your home will be extremely water efficient with recycling systems, water tanks to harvest run-off from the roofs and highly-rated taps, toilets and showerheads.

There will be great attention paid to landscaping so that your garden will need less water. What irrigation is needed will come from harvested or recycled water and plants will be a mixture of indigenous and drought-resistant exotics, depending on your taste.

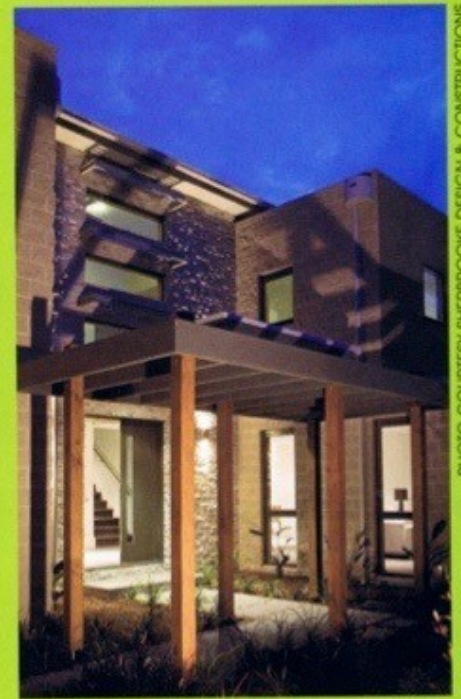


PHOTO COURTESY SHERBROOKE DESIGN & CONSTRUCTIONS

The very air you breathe will be cleaner and healthier through the introduction of passive ventilation – or extractor fans in rooms where this is impossible. There will be extensive use of recycled or potentially reusable building materials and all surfaces will be coated in either non-toxic or very low toxic substances.

Having considered the opportunities of building the GreenSmart way you may want to see some examples of GreenSmart housing in your region. On the following pages is a list of GreenSmart projects around Australia which you can visit to see for yourself how easy it is to achieve a sustainable home.

By choosing to build the GreenSmart way you will be playing your part in making the planet a better place. 