

# Designer Eco Homes

building a better world



## Designer Eco Homes

### Building a Better World

Composition Construction Pty Ltd has been building projects in NSW for the last ten years. Through this experience we have become more aware of the effects our industry has on the environment. There is a need to change and adapt our current building materials and techniques in order to achieve a more sustainable outcome for the world in which we live.

For this reason we have developed our new Designer Eco Home packages. These incorporate the latest GreenSmart design and building techniques to better meet the needs of home owners today and hopefully well into the future. Our Designer Eco Home packages offer a quality, environmentally conscious alternative to the standard project style home.

In addition, Composition Construction is highly experienced in luxury residential building and understands that many people are looking to push the architectural limits both with design and material finishes in their new home. It is with this in mind, along with our environmental commitment, that we have developed our Architectural Eco Home packages.

If you would like to meet and discuss which package is best suited to your individual lifestyle, please email [info@designerecohomes.com.au](mailto:info@designerecohomes.com.au) or call us on **1300 334 153**.

**Sydney Office**  
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21 Voyager Crescent, Bawley Point, 2539

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## 5 Easy Steps To Your New Designer Eco Home

### 1. Initial Meeting

Call to arrange a meeting with the owners of the company. At the first meeting we will discuss the Designer Eco Home package that will comply with your block size and meet the demands of your individual lifestyle.

### 2. Customize Your Designer Eco Home

After a small deposit is paid, design begins on your block. An initial design concept will be submitted for your consideration and any adjustments that you may require. Once received, a full set of plans of your new Designer Eco Home will be developed ready for council submission.

### 3. Contract Signed

Upon approval of the new Designer Eco Home by yourself and the local certifying authority, the contract is finalized and signed.

### 4. Construction Begins

Work starts on the construction of your new Designer Eco Home!

### 5. Completion

After the occupation certificate is obtained, you are ready to move into your new Designer Eco Home constructed by Composition Construction Pty Ltd and start enjoying the many environmental and economic benefits it has to offer!

#### Sydney Office

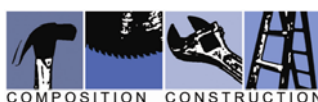
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## Designer Eco Home Inclusions

### Design

Customized solar passive design to suit your block  
GreenSmart Home  
Engineers detailing on the customized design  
BASIX Certification  
50 year structural guarantee  
25 year guarantee on termite damage to timber frame

### Site Works

Excavation for new Designer Eco Home  
Connection of electrical power supply from street mains  
Connection of storm water and sewerage to street mains  
Connection of street mains water supply  
Site temporary safety/security fencing  
Silt fencing and waste management controls  
Concrete driveway allowance of 30m<sup>2</sup>  
Termite treatment to the perimeter of the house and all plumbing penetrations

### External

Combination of selected face brick or Uni Base Board, and light weight cladding  
Aluminium improved windows with energy efficient Low – E glazing  
B & D automatic garage door  
Shade devices  
Two external garden taps  
Choice of Colorbond Custom Orb roofing or selected concrete roof tiles  
Hume Pivot front entrance door  
Selected Gainsborough Home Collection door hardware  
Dulux Weathershield paint to all external painted surfaces

### Internal

Thermal insulation to perimeter walls and ceiling  
Ceiling height of 2550mm  
Choice of selected carpet flooring to bedrooms  
Choice of selected bamboo, hardwood timber, or tile flooring to common areas

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## Internal Continued

Choice of square set or 90mm Cove cornice  
Hume 'Smartrobe' door system to all built in robes  
Selected Gainsborough Home Collection door hardware  
Choice of Hume Vienna, Hayman, Oakfield, Caprice or Flush Finished doors  
Painted pine 67mm architrave and skirting  
Dulux Wash 'n' Wear paint to all internal walls and wood work

## Kitchen

Soft close drawer hardware  
Polyurethane kitchen cabinet finish  
20mm Caesar Stone bench top  
Painted float glass splash back  
Brushed aluminium kick board  
Westinghouse oven, cook top, and range hood

## Plumbing

5000 litre water tank with pump  
Connection of water tank to all toilets, garden taps, and laundry tapware  
Solar hot water system

## Electrical

Energy efficient lighting  
Ceiling fans to every room  
Hard wired smoke detectors with battery back up  
Safety switch to switchboard

## Bathrooms

Select tile finish to floor and walls  
Water saving fixtures and fittings  
Polyurethane cabinets with Laminex bench tops  
Frosted privacy glazing to windows

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## Designer Eco Home Prices

The table below outlines the recommended building size required in order to achieve the indicated building type.

However, as all our Designer Eco Homes are custom designed to suit your individual block, we are also able to adjust the building size to suit your individual lifestyle.

For more information contact us at [info@designerecohomes.com.au](mailto:info@designerecohomes.com.au) or **1300 334 153**

Single Storey	Building Size		Cost
2 Bedroom + Double Garage	146	m <sup>2</sup>	\$ 199,250
3 Bedroom + Double Garage	164	m <sup>2</sup>	\$ 224,790
4 Bedroom + Double Garage	186	m <sup>2</sup>	\$ 254,550
2 Bedroom + Study + Double Garage	166	m <sup>2</sup>	\$ 226,000
3 Bedroom + Study + Double Garage	186	m <sup>2</sup>	\$ 253,450
4 Bedroom + Study + Double Garage	207	m <sup>2</sup>	\$ 281,950
2 Bedroom + Study + Home Theatre + Double Garage	184	m <sup>2</sup>	\$ 249,500
3 Bedroom + Study + Home Theatre + Double Garage	218	m <sup>2</sup>	\$ 295,850
4 Bedroom + Study + Home Theatre + Double Garage	234	m <sup>2</sup>	\$ 317,300
<b>Double Storey</b>			
3 Bedroom + Study + Double Garage	252	m <sup>2</sup>	\$ 340,750
4 Bedroom + Study + Double Garage	264	m <sup>2</sup>	\$ 356,950
3 Bedroom + Study + Home Theatre + Double Garage	287	m <sup>2</sup>	\$ 383,750
4 Bedroom + Study + Home Theatre + Double Garage	299	m <sup>2</sup>	\$ 399,250

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## Optional Eco Extras

There are many eco products available to use in your new Designer Eco Home that can be added to your package should you wish to incorporate them into the design. Some of these include:

- Solar Power Systems
- Grey Water Systems
- Eco12 Dimmable LED Downlights
- Boral ENVIRO Regular or Soundstop plasterboard
- Siemen's Desigo Building Automation
- Skydome Natural Lighting
- Reverse brick veneer construction
- Double glazed windows
- Eco-Friendly Forbo Flooring
- TurfPave for eco-friendly driveway and turf areas
- Ardvos Wood Oil for Floors
- Autex Quietstuf Acoustic Green Insulation
- Panasonic WhisperGreen Ventilation Units
- Liberty Valley Doors made from recycled salvaged materials
- Nu-Lok Intergrated Solar Roofing
- Atlantis Stormwater Harvesting Systems

For more information regarding any of the above products, please email [info@designerecohomes.com.au](mailto:info@designerecohomes.com.au) or call 1300 334 153.

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## What Makes A GreenSmart Home?

GreenSmart accredited homes aim to showcase environmentally responsible housing designs. These homes:

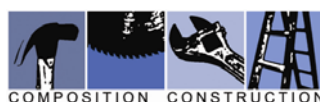
- Demonstrate improved energy, resource and water efficiency.
- Enable home owners to waste less and recycle more.
- Reduce the waste from the building process.
- Create healthier homes for occupants.
- Improve site management during construction.
- Use GreenSmart principles which have long-term benefits such as lower energy and water bills, a warmer house in winter, a cooler house in summer, increased resource efficiency, a healthier home, and less waste going to landfill.

## What Makes a Designer Eco Home a GreenSmart Home?

Designer Eco Homes are built the GreenSmart way which incorporates the following 5 key elements; orientation, insulation, thermal mass, ventilation, and flooring. As each of our Designer Eco Homes is customized to your individual block we are better able to maximise these key elements:

### Orientation

Orientation refers to the correct placement of the building on the block to allow sun penetration in winter and to minimise this in summer. This is also known as passive solar design. The best site is one which provides enough room to place a house with the living areas facing North.



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## Insulation

Insulation should be considered as the first line of defence against the external elements after incorporating passive solar design as it helps to reduce heat loss and heat gain through walls, roofs, floors and flooring systems.

## Thermal Mass

Thermal mass refers to the ability of a material to absorb heat energy. High density materials such as concrete, rammed earth, bricks and tiles have a high thermal mass, which allows them to absorb heat, unlike timber which has a low thermal mass.

## Ventilation

Ventilation is the movement of air through and around the home. Ventilation can be achieved using both mechanical and natural methods. Mechanical methods include ceiling fans and externally ducted exhaust fans. Natural methods include the location and orientation of openings (doors and windows) to allow the flow of air across the rooms.

## Flooring

The choice of flooring can contribute to your home's thermal performance, i.e. how thermal mass is utilised in the home.

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## Safeguard Commitment

Increased globalisation has led to the importing of many building materials that compete with similar Australian products. One of these is Merbau timber, or Indonesian rainforest timber. The use of this wood is banned in all our Designer or Architectural Eco Homes. Its use in the building industry is having devastating effects on rainforest habitat, which is vital to the survival of the wild orang-utan population and many other endangered species. As part of our environmental commitment at Composition Construction we are donating part of our earnings from all Designer and Architectural Eco Homes to the preservation of these forests through the Safeguard Orang-utan Habitat Protection program run by the Australian Orang-utan Project ([www.orangutan.org.au](http://www.orangutan.org.au)).

For each new Designer or Architectural Eco Home constructed we will Safeguard 200 hectares of critical rainforest habitat for one year. Orang-utans are magnificent creatures and we must preserve their habitat from illegal logging and palm oil plantations.

Australia offers many beautiful hardwood alternatives to this product and are taken from well managed hardwood plantation forests. We must support Australian products whenever possible for the future of not only our natural world environment, but also for Australia's own economic future.

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## Testimony – What Others Have Experienced

To Composition Construction,

Now that our project is complete and we have moved into our beautiful new home Ian and I would like to take this opportunity to express our thanks and gratitude and let you know how pleased we are with not only the end result of a fantastic house but also how happy we were with the whole building process.

As you know this is the first time we have built our own home and can honestly say that we enjoyed the whole experience. Thank you for understanding us and appreciating our needs, communication with you has been excellent and I think because of it, it removed a lot of the stress associated with building your own home.

We so much appreciate the fact that you came in on budget and on time (without any hidden extras or surprises!), we also appreciate the advice you gave us along the way!

We would also like to mention your contractors and the professional conduct they maintained during our frequent unannounced visits. They always appeared friendly and respectful to us and our children.

Having now lived in the house for a couple of months we can also appreciate the quality of your building work – it's fantastic.

It is unlikely we will undertake another building project; if however we do we would have no hesitation in working with you again. We would also be very comfortable in sharing our experience with any future clients you may have the opportunity to work with.

Thanks again, wishing you and your company every success in the future.

Kind regards

Ian & Jo Skinner

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## Testimony – What Others Have Experienced

Composition Construction Pty Ltd, Reference

This letter is to serve as a personal and business reference for Grant Emans and Composition Construction.

We employed Composition as head building contractor for the construction of our luxury beach house at 220 Mitchell Pde, Mollymook Beach ([www.bannistersbeachhouse.com.au](http://www.bannistersbeachhouse.com.au)) during the period from June 2008 to April 2009. Grant Emans was project manager whose ability is reflected not only through his skills and relationships with others, but importantly through the high level of build quality, craftsmanship and professional finish in his work.

Grant's approach was to ensure that we, as the building owners, were happy with all outcomes, commercial and quality. He undertook work in an open and professional manner and always is keen to work with the client to ensure the clients requirements are met.

I have no hesitation in recommending Composition as a builder of high quality, luxury homes and apartments and I can be contacted at any time on 0411 678 018 to discuss this matter in more detail.

Yours faithfully,

Alessandro L Sicari  
P: 0411 678 018  
E: [alexsicari@gmail.com](mailto:alexsicari@gmail.com)

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