

# The EcoView

68 Jasper Road  
Bentleigh Vic 3204



This beautiful and highly efficient home has been thoughtfully designed by First Angle to be as energy efficient as possible. It has a 7+ Star Energy Rating, excellent use of space and a lighter environmental footprint.

This high performance home will not only provide you with a very affordable home to live in, it will also appreciate in 'desirability' as energy costs rise. This will only add further to any future resale value.

Close to everything Bentleigh has to offer.



## Heating and Cooling

Up to 50% of energy bills can be attributable to heating and cooling. The more efficient the home, the more money saved.

Building Orientation  
Building Structure

- Living areas oriented North East enabling good solar access
- Insulated waffle pod concrete slab (R1.3) to ground floor
- Concrete polished flooring on ground floor to maximise thermal mass benefits
- Timber structure, brick veneer (ground floor) and weatherboard (top floor), all very well insulated to R2.7
- Timber single glazed low E windows and timber double glazed clear with argon gas throughout
- Internal walls insulated to R2.0
- Internal garage walls insulated to R2.7
- Colourbond roof highly insulated to R6 plus reflective insulation

Passive Heating

- Draft seals to all external doors and windows (inc. garage)
- All exhaust fans closed and sealed (except when turned on)
- Low Volatile Organic Component (VOC) paints throughout
- Wool carpets in bedrooms
- Thermal mass from concrete flooring provides passive heating during winter months

Active Heating

- Efficient gas fired hydronic under floor heating to ground floor, with hydronic panels on first floor

Passive Cooling

- Eaves provide appropriate window shading in summer months
- Shaded thermal mass provides passive cooling in summer

Active Cooling

- Ceiling fans throughout

## The EcoView (continued)



### Energy Review

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. If you can, choose Green Power from your supplier, it sends a message to governments and business that renewable energy is important.

Hot Water  
Renewable energy

Lighting

Appliances  
Clothes drying

- Solar hot water, gas boosted, pipes will be lagged
- Excellent opportunity for Solar PV to be installed on roof space in future
- Excellent natural light throughout
- Low energy lighting throughout
- Energy efficient appliances throughout
- External clothes line appropriately located



### Water Review

Australia is the driest continent in the world (excluding Antarctica) but we use more water per capita than any other country. The items below can help to minimise our impact.

Showers  
Taps  
Toilets  
Water tanks  
Grey Water

- WELS rated water efficient shower heads on showers
- WELS rated water efficient tap ware throughout
- All toilets water efficient and Dual flush
- 2000L rain water tank plumbed into toilets
- Provision to easily add grey water systems at a later date



### Gardens Review

Having edible plants in the garden saves you money and gives you fresh food. Recycling organic waste saves money, gives you fertilizer and reduces landfill.

Garden beds  
  
Edible plants  
Organic waste

- Drought resistant native plants
- Mulching
- Deciduous trees to West and North facing garden
- Owners to choose and plant
- Room for worm farm and/or compost bin in garden space

# The EcoView (continued)



## General Overview

What's close by? When you can walk or cycle to local amenities you'll save money on transport, minimise pollution and feel better.

What's in walking or cycling distance?

- Park and play areas – across the road
- Other green spaces and recreation areas within 5 min walk
- Public bus transport – 2 min walk
- Bentleigh Shopping Centre – 5 min walk
- Restaurants, pubs and cafes - 5 min walk
- Pattenon Train Station – 5 min walk
- Supermarket – 5 min walk
- Pre-schools – 2 min walk
- Primary and secondary schools within 10 min walk
- Local bowling club, scouts and recreation areas – 5 min walk
- Community halls, library – 10 min walk
- Medical facilities – 10 min walk
- Public swimming pool– 5 min drive
- Southland Shopping Centre – 5 min drive

## Upgrade Options Available

- Energy consumption monitoring meter
- Hard wired stand by power cut out switches
- Grey water system
- Solar Photo Voltaic (PV) power system

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Disclaimer: This report is based on the building plans as designed and approved as at the above date and does not take into account any changes that may have occurred after this time or changes that may be requested by the purchaser.