



Product Guide

JULY 2015



Ecoliv Buildings combine creative design, sustainable building and exceptional value

CREATIVE DESIGN

Ecoliv prefabricated modular buildings have been purpose designed by award winning building designer Beaumont Concepts to provide a sustainable housing solution. The functional design utilises 'lived in' space and embraces a 'green' approach to permanent or holiday living in urban, rural and remote locations. The modular nature of Ecoliv Buildings allows flexibility by arranging predetermined modules in a variety of configurations. Use the standard module to create bespoke Ecoliv Building to meet your individual living and site requirements or choose from our range of standard floorplans.

SUSTAINABLE BUILDING

Each Ecoliv Building has been designed to achieve a minimum 7 star energy rating. Our HIA GreenSmart Accredited display home won the 2010 HIA GreenSmart National Home of the year demonstrating Ecoliv's ability to reduce impact on human health and the natural environment by achieving six environmental goals:

1. Siting and Design Efficiency
2. Energy Efficiency
3. Water Efficiency
4. Materials Efficiency
5. Indoor Environment Quality
6. Waste Reduction

The standard inclusions in Ecoliv Buildings are environmentally responsible and resource-efficient throughout the building's life-cycle. This winning combination of passive solar design, waste reduction, systems integration and optimal operational performance will reduce energy usage by up to 40%.

Composting toilets, grey and black water recycling systems and wind power systems can be adapted to any Ecoliv Building for total self-sufficiency. Each design can alternatively be connected to existing services which also significantly contributes to reducing environmental impact for the long and short term.

EXCEPTIONAL VALUE

It was previously thought that the embodied energy content of a building was insignificant compared to the energy used in operating the building over its life, but CSIRO research indicates otherwise. The average household contains about 1,000 GJ of energy embodied in the materials used in its construction – equivalent to about 15 years of normal operational energy use.

Incorporating sustainable design components has immediate and long lasting lifestyle and health benefits and can even boost the value of properties. A recent Australian study found that, on average a one star improvement in energy ratings translates to a 3% rise in market value. An agreed contract price incorporating the available options ensures there are no hidden costs or unexpected extras. Ecoliv Buildings are delivered complete as ordered, ready to either connect to existing services or be totally self-sufficient.

ECOLIV BUILDINGS APPLICATIONS

Ecoliv Buildings modules can be used in a variety of applications including single and double storey homes, studios, modular extension projects, commercial buildings and multi residential developments. Any module can be tailored to suit your space, form and functional requirements.

All Ecoliv modules are fully transportable so Ecoliv Buildings can be factory built and delivered. Our factory built homes ensure minimal site disturbance and provide significant savings in embodied energy which leads to reductions in overall operational energy.

Ecoliv Buildings feature clean architectural lines and low maintenance products to create a timeless and contemporary style that effortlessly convenes with nature. Varied façade options, claddings, window types, internal fittings and colours are selected in our materials selection centre, ensuring each home is unique in every way.



INDUSTRY AWARDS

Ecoliv Buildings are proud to be the recipients of the following industry awards

- 2015 - BDAV Awards for Residential Buildings Design under \$300k Construction cost for the Trentham Project
- 2014 - HIA Victorian Award for Green Smart Energy Efficiency for The Eco-Balanced 1 Project
- 2014 - BDAV Award for Residential Building Design under \$300k Construction cost for The Eco-Balanced 1 Project
- 2014 - NABD Award for Residential Building Design under \$500k Construction cost for The Eco-Balanced 1 Project
- 2012 - BDAV Award for Residential Building Design under \$300k Construction cost for The Balnarring Beach Project
- 2012 - BDAV Award for Best Sustainable Design for The Balnarring Beach Project
- 2011 - BDAV Award for Best Sustainable Design for The Ecoliv Display Home
- 2010 - HIA National GreenSmart Home of the Year for The Ecoliv Display Home



1. SITING AND DESIGN EFFICIENCY

Design Efficiency

The compact nature of each Ecoliv module minimises wasted space, resources and money. Ecoliv has been designed to incorporate 900mm building material increments which aim to reduce construction wastage. Our lightweight footing system is removable and recyclable which allows site adaptability and minimal excavation.

Siting Efficiency

Ecoliv Buildings are designed around passive solar principles to take advantage of natural lighting and to reduce the reliance on artificial heating and cooling. A 900mm eave overhang, optional shade battens and double glazing minimises solar absorption. Site specific strategically placed windows allow cross ventilation and potential for natural temperature control.

2. ENERGY EFFICIENCY

Solar Electricity - Grid Connect System

In just 60 minutes, enough sunlight hits the earth to power us for an entire year. To harness this, a grid connect solar power system acts as a mini power station for your home, supplying power back to the electricity grid. When power is fed back to the grid, your energy retailer credits your account - with the potential to substantially reduce or eliminate your power bill.

Solar Hot Water System

A solar hot water system can provide a home with up to 90% of its hot water needs from a free and renewable energy source. Savings can equal to \$500-\$700 per year on electricity bills.

As much as 60% of the average hot water bill can be attributed to heat loss from pipes. To minimise this, Ecoliv aims to group rooms that frequently use hot water as shorter water pipes minimise heat loss.

Energy Efficient Light Globes

Ecoliv Buildings use LED energy efficient lighting. LED (light emitting diode) lights use 85% less energy than halogen or incandescent lighting and have double the life span.

Electricity Usage Meter

An electricity usage meter can provide instant feedback to monitor the usage, costs and estimated CO2 emissions of energy consumption around the home. It aims to educate Ecoliv home owners by altering behaviour patterns to reduce the home's carbon footprint.

Maximum Star Rated Electrical Appliances

Ecoliv Building's standard appliances have been chosen for their superior star rating and achievement of minimum energy performance criteria.

3. WATER EFFICIENCY

Water Saving Plumbing Fittings

Ecoliv Buildings incorporates 6 stars WELS rated plumbing fittings which restrict the flow of water saving about 14,500 litres of water per year.

Water Tank Configuration

The average Australian family uses about 1,300 litres of water around the home every day. Installation of water tanks for harvesting for domestic usage and practising water conservation measures around the home can save money and future water resources. A 10,000 litre water tank is a standard inclusion for each Ecoliv Building to eliminate the reliance on mains water.

Water Saving Appliances

Around 10% of the average home's water usage occurs in the kitchen and much of this is attributed to use of the dishwasher. Ecoliv Buildings install appliances with the maximum energy rating & WELS rating.



4. MATERIALS EFFICIENCY

Timber Framing and Trusses

Plantation timber from sustainable sources and recycled timber is utilised where possible. Timber is natural and renewable making it one of the most sustainable resources. Forest & Wood Products Australia research found 25 tonnes of carbon per Australian home could be saved by choosing wood.

External Cladding

Ecoliv Buildings offers a range of sustainably sourced and manufactured cladding products such as Shadowclad, Weathertex, Colourbond Steel and Radial sawn timber battens. All are specified for their durability, lightweight and low maintenance qualities.

Plaster

Environmentally friendly plasterboard utilising recycled manufacturing techniques feature in Ecoliv Buildings interiors. The certified low VOC content plasterboard promotes internal air quality throughout the home.

Double Glazed Windows

Ecoliv Buildings feature double glazed windows achieving WERS (Window Energy Rating System) of 5 stars. Our windows and sliding door systems aim to obtain the best energy rating, acoustics, reduce energy consumption and provide ultimate comfort for the home owner.

Insulation Batts

Ecoliv Buildings include high level roof, wall and floor insulation which can save up to 50% on heating and cooling costs. Our glass wool insulation batts are manufactured using recycled glass bottles and sand which are non-irritant, fully recyclable and thermally and acoustically efficient.

Joinery

Ecoliv Buildings joinery is made to strict Australian/New Zealand quality standards using wood fibre from sustainable forests. Our range is manufactured in factories that meet environmental and social regulations and has been independently certified by Good Environmental Choice Australia.

Our range of reconstituted stone benchtops utilise reclaimed material content. The product is stain, crack, scratch and heat resistant, being the perfect choice for a sustainable maintenance free surface.

5. INDOOR ENVIRONMENT QUALITY

Low/No VOC Paints

Ecoliv utilise the highest quality low or no VOC outgassing paint for internal and external surfaces. Our no VOC paint has been certified by the Carbon Reduction Institute as completely carbon neutral - a first in the paint industry.

Low VOC Timber products

Ecoliv Buildings minimise the use of plywood, MDF and particleboard due to their formaldehyde content. To reduce VOCs all manufactured timber products in Ecoliv Buildings have a formaldehyde content of less than 1mg/litre.

Window Placement

Ecoliv Buildings incorporates passive and active internal air circulation systems through strategically placed windows to allow for cross ventilation which improves air quality.

6. WASTE REDUCTION

Our green living concepts are followed through into the construction process of each Ecoliv Building. The design and layout of Ecoliv Buildings maximises the use of standard 900mm building sizes and lengths in common building materials to minimise material wastage. Prefabrication of frames and trusses reduces wastage by up to 52% and where possible any excess building materials are recycled. Our factory built Ecoliv Buildings generate less waste overall, which is important when you consider that building and renovation waste makes up to 40% of what goes into landfill.

When Ecoliv modules are delivered onsite strict guidelines must be adhered to, to minimise site waste and disturbance. The widespan joist and bearer footing system ensures minimal site impact with its lightweight and site adaptable properties.



ecolivFACTORY CONSTRUCTION

With building and renovation waste making up to 40% of today's landfill it is important that construction waste is kept to a minimum. Therefore Ecoliv Buildings are prefabricated within the factory and delivered in compact modules and connected on site. Each standard home is re-connected in a day and complete with decking within weeks after delivery.

The benefits of factory construction are:

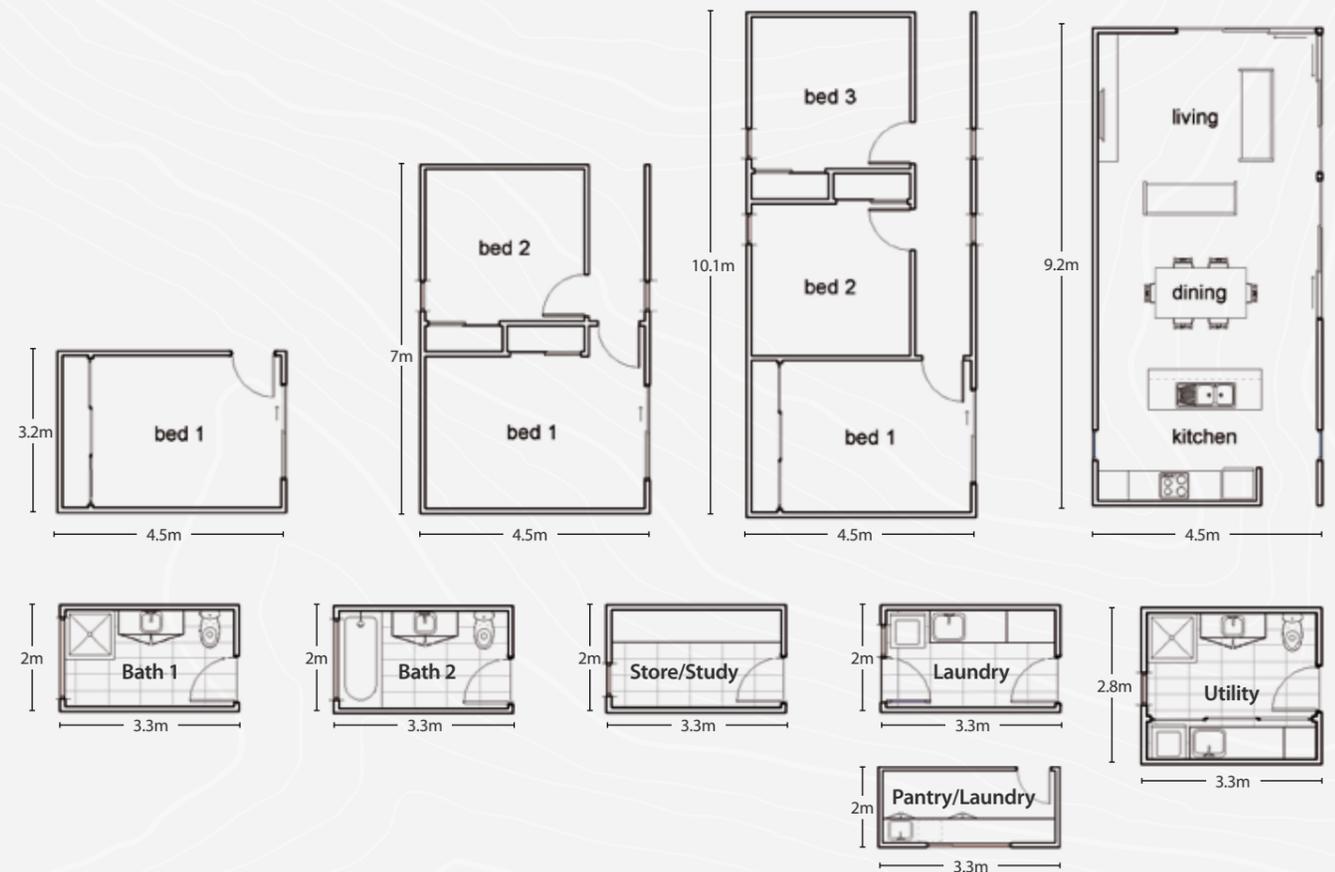
1. Its quick! Ecoliv standard home designs homes are constructed within 14 weeks
2. Cost Effective
3. Controlled factory environment ensures quality control
4. No weather or material delivery delays
5. Minimal site disturbance
6. Noise pollution is minimized
7. Materials wastage is minimized

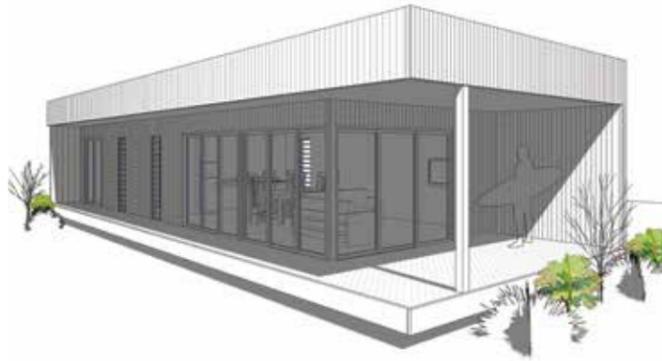




ecolivMODULES

To achieve a minimum 7 star energy rating, many Ecoliv Buildings are a bespoke configuration of our standard size modules to suit your site and living requirements. The standard modules below can be added to an existing home or configured in any way to create your dream sustainable home or extension. For more information on adding modules to an existing home email info@ecoliv.com.au





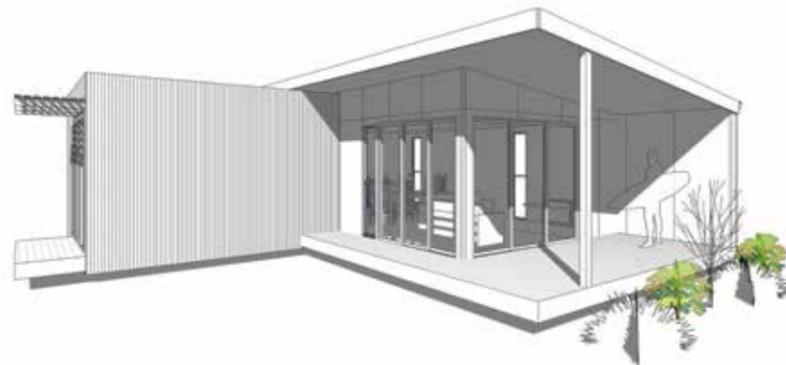
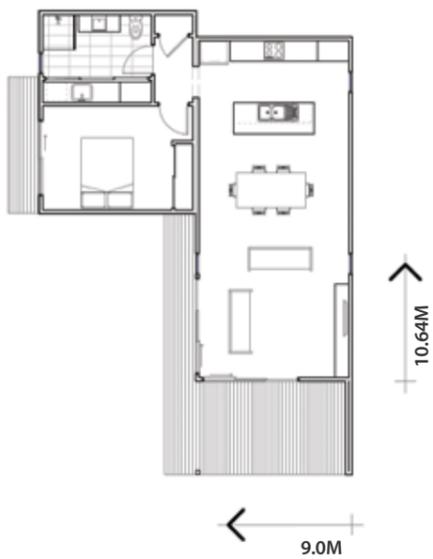
Ecological 1

\$164,000+GST* | Building Area: 64.80m²
*Based on standard Ecoliv inclusions.



Eco Balanced 1

\$173,000+GST* | Building Area: 68.85m²
*Based on standard Ecoliv inclusions.



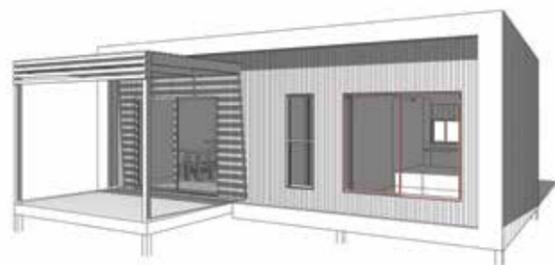
Eco Organic 1

\$177,000+GST* | Building Area: 70.70m²
*Based on standard Ecoliv inclusions.



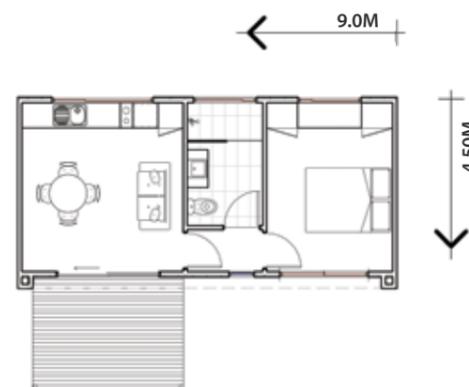
Eco Habitat 1

\$177,000+GST* | Building Area: 70.70m²
*Based on standard Ecoliv inclusions.



Ecoliv Cabin

\$95,000+GST* | Building Area: 37.71m²
*Based on standard Ecoliv inclusions.



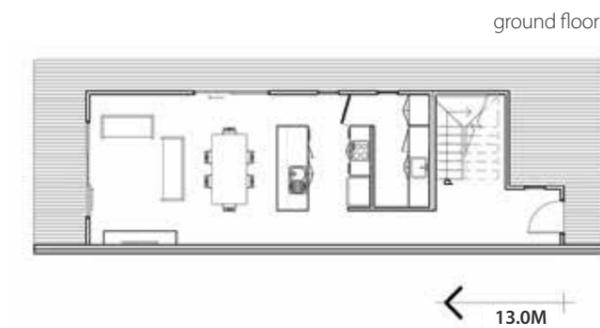
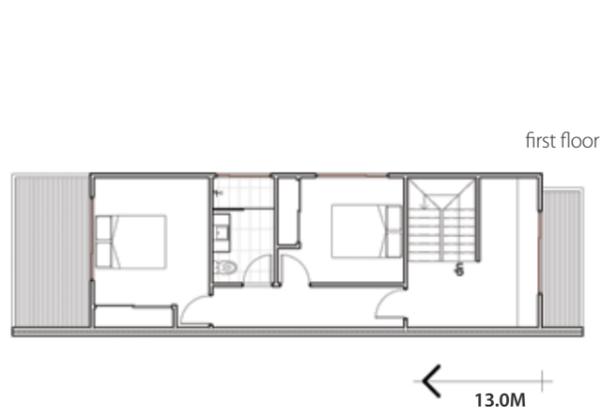
Ecoliv B&B

\$81,000+GST* | Building Area: 32.4m²
*Based on standard Ecoliv inclusions.



Ecological 2

\$213,000+GST* | Building Area: 84.92m²
 *Based on standard Ecoliv inclusions.



Eco Metro 2

From \$315,000+GST* | Building Area: 116.18m²
 *Based on standard Ecoliv inclusions.



Eco Organic 2

\$219,000+GST* | Building Area: 87.30m²
 *Based on standard Ecoliv inclusions.

Eco Balanced 2

\$225,000+GST* | Building Area: 90.02m²
 *Based on standard Ecoliv inclusions.



Eco Habitat 2

\$225,000+GST* | Building Area: 90.02m²
 *Based on standard Ecoliv inclusions.



ecolivTHREE

Ecological 3

\$248,000+GST* | Building Area: 98.87m²
 *Based on standard Ecoliv inclusions.



Eco Metro 3

From \$373,000+GST* | Building Area: 137.52m²
 *Based on standard Ecoliv inclusions.



Eco Organic 3

\$254,000+GST* | Building Area: 101.30m²
 *Based on standard Ecoliv inclusions.



Eco Balanced 3

\$260,000+GST* | Building Area: 104.00m²
 *Based on standard Ecoliv inclusions.

Eco Habitat 3

\$260,000+GST* | Building Area: 103.90m²
 *Based on standard Ecoliv inclusions.

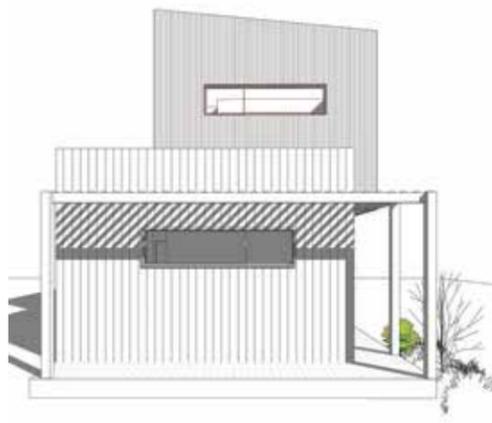
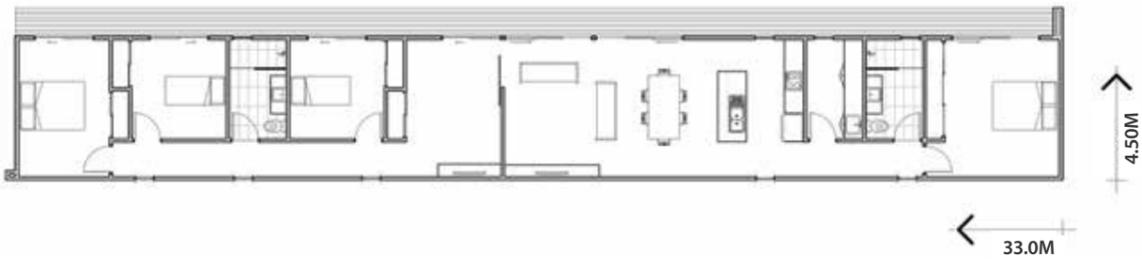


ecolivFOUR



Ecological 4

\$372,000+GST* | Building Area: 148.54m²
*Based on standard Ecoliv inclusions.



Eco Metro 4

From \$445,000+GST* | Building Area: 165.55m²
*Based on standard Ecoliv inclusions.



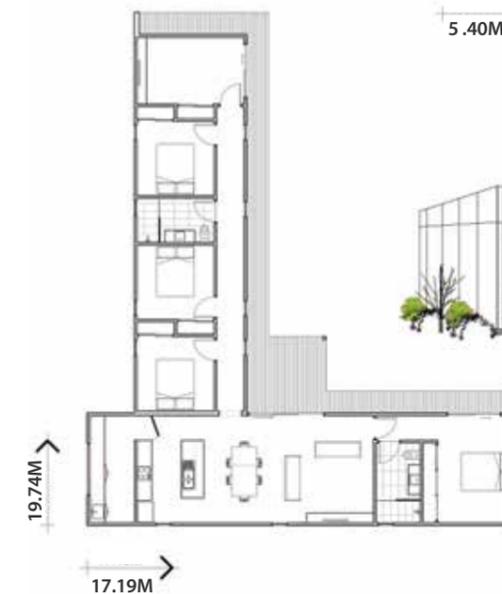
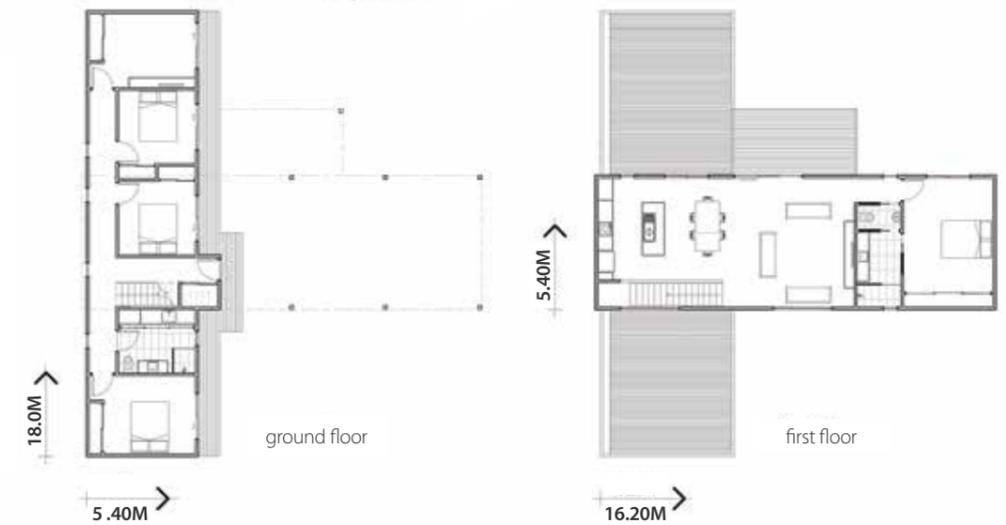
Eco Balanced 4

\$394,000+GST* | Building Area: 157.46m²
*Based on standard Ecoliv inclusions.



Eco Organic 4

\$461,000+GST* | Building Area: 170.44m²
*Based on standard Ecoliv inclusions.



Eco Habitat 4

\$365,000+GST* | Building Area: 145.94m²
*Based on standard Ecoliv inclusions.



ecolivSTANDARD INCLUSIONS



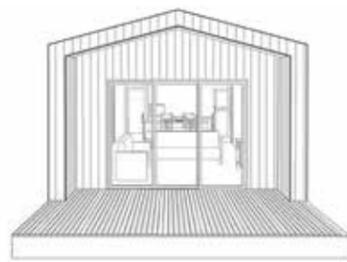
ecolivFACADES

Ecoliv Building's façade options ensure each home is a reflection of individual aesthetic requirements. Choose one, or a combination of the below façades to create a home to suit your taste and location.

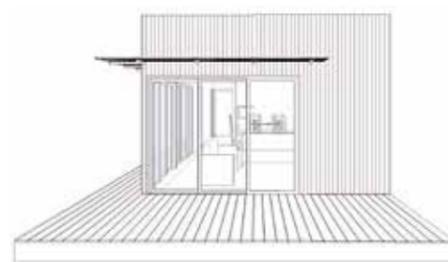
Standard Facades



Facade PEAK



Facade SUMMIT

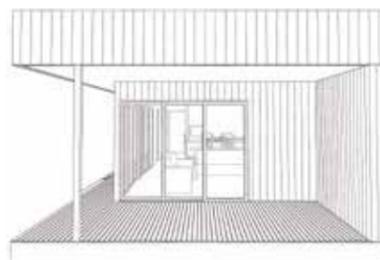


Facade COAST

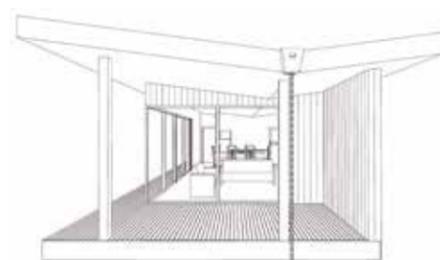
Upgrade Facades



Facade HIGHLAND



Facade URBAN



Facade OUTBACK

EXTERIOR

- Footings (to class 'M' soil classification)
- Plantation pine frames and trusses
- Trim Deck profile zincalume roofing and accessories
- Lightweight external cladding
- Powder coated aluminum double glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- One garden tap
- 10,000 litre water tank configuration*
- Connections of services within 20m of the building
- Standard Facade Options

INTERIOR

- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors and ceilings
- 67mm square set skirting and architraves
- Villaboard to bathroom
- Redicote internal doors
- Sliding door units to built in robes
- Shelving and hanging rails to built in robes
- Satin chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- Floor and wall tiles to utility/bathroom
- Carpet to bedrooms
- Polished plantation timber flooring
- T.V unit to living area

KITCHEN

- Stainless steel under bench electric oven
- Glass electric cook top
- Stainless steel under mount range hood
- Laminate custom kitchen (MDF Free)
- Caesarstone bench tops
- 1 ¾ bowl Stainless steel sink
- Chrome finish water saver flick mixer
- Metaline splash back

BATHROOM/UTILITY/LAUNDRY

- Laminate custom vanity units (MDF Free)
- Wall mirror
- Waterproofing to all tiled areas
- Floor and wall tiles to wet areas 2.1m high to shower walls
- Tiled shower base set in floor
- Semi - frameless shower screens with pivot doors
- Water saving low level toilet suites
- Chrome finish double towel rails and toilet paper holders
- Chrome finish water saver taps and shower rail system
- Stainless steel insert trough with custom Laminate base cabinet
- Tiles to floor skirting and vanity splash back
- Chrome finish hot and cold tap fittings for washing machine

ELECTRICAL & SAFETY

- Energy efficient hot water service*
- 1.72kW solar power system*
- Smoke detectors hard wired with battery backup
- IXL Tastic to utility/bathroom
- Energy saving LED globes to all down lights
- Double power points throughout house
- One telephone point
- One television point
- Electricity usage meter
- Green isolation switch
- Green switch

PAINTING

- High quality Low VOC paint/stain finish to external surfaces
- High Low VOC quality paint finish to all internal surfaces
- One colour throughout internally
- One colour throughout externally

PEACE OF MIND

- 7 year standard builders warranty
- 3 month Ecoliv rectification warranty

UPGRADES AVAILABLE P.O.A

Our EcoSelect Materials Selection Center has a range of upgraded fixtures and fittings from which to choose at Stage 2 of the Preliminary design process.

- Commercial grade full height windows and doors throughout
- Stone bench tops to utility and bathroom (stone standard inclusion to kitchen)
- Custom made joinery using FSC certified veneers
- Alternate plumbing fittings and fixtures
- Alternate splash back options to utility, kitchen and laundry
- Full height wall tiling in wet areas
- Blinds/Curtains
- Alternate internal flooring options
- Timber decking (various timber species available)
- Alternate external claddings
- External shade systems
- Facade options
- Septic systems
- Ecoliv Buildings heating/cooling package with maximum star rating
- Ecoliv Buildings landscape design and construction utilizing indigenous water saving plants and recycled landscape materials.
- Green wall and roof

ECO UPGRADES AVAILABLE P.O.A

- Black and grey water recycling/treatment systems
- Composting toilets
- Worm farms
- Wind power systems
- Solar power size upgrade
- Off the grid systems
- Concrete slabs

IMPORTANT INFORMATION

The following items are **NOT INCLUDED** in the price of Ecoliv Buildings. Pricing for these items are dependent on each project and will be detailed at the fixed price quotation stage:

- Town planning and building permit application fees
- Town Planning and building permit drawings
- Soil test fees
- Energy rating
- Bush fire attack level assessment
- Engineering
- Site re-survey
- Delivery/Transport fees
- Connections of services, sewerage, storm water, water tapping, water connection, telephone and underground power if more than 20m from the building
- Handrails to decks
- Driveway construction
- Excavation of site if required
- Allowance for fall of house site over 200mm
- To BAL (Bushfire Attack Level) 12.5 construction

*Applicable for new homes only

ecoliv* 
SUSTAINABLE BUILDINGS

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This publication is printed using vegetable based inks. The stock is manufactured using sustainable forestry practices and is elemental chlorine free as well as having 100% recycled content. The mill has ISO 14001 environmental management systems certification. Beaumont Concepts has chosen to print on FSC certified stock. FSC certification is the highest environmental standard achievable for paper stocks, ensuring traceability and verification of well managed forest timber, from mill to printer to you.