

**ECOLIV**  
SUSTAINABLE BUILDINGS





# WELCOME TO ECOLIV



Thank you for your interest in Ecoliv Buildings – I’m really pleased to be able to show you around. Having evolved significantly over the years, prefabricated buildings have certainly come a long way, both in contemporary architecture and environmentally sustainable construction.

The concept of Ecoliv Buildings materialised in 2008 when I saw a need in the market for a truly sustainable building option. With a background in building design, I’d seen too many poorly planned mega-mansions – built with huge running costs, extended timeframes and little consideration for site advantages and environmental impact. It was time for change.

Building our first award-winning Ecoliv display in 2009, our family-owned business has continued to construct high quality modular buildings with careful consideration and thought to our environment.

Australian made and locally manufactured, Ecoliv Buildings make the most of sustainable materials, resources and the natural surrounds while embodying a unique and tailored finish.

Offering long-term affordability, Ecoliv Buildings are adaptive and responsive - perfect as the family home, a downsize, extension or commercial premises. No matter where you are in Australia, we can transport our buildings to your site – over land or water. In fact, we’ve delivered buildings to Tasmania via The Spirit of Tasmania and to French Island in Victoria via a barge.

We’d love the opportunity to talk to you about your construction project and how we can tailor an Ecoliv Building to provide you with a sustainable home for the future.

**Ashley Beaumont**  
Director

## PROFILE

Ecoliv Sustainable Buildings design and construct award winning modular prefabricated homes and commercial buildings. Established in 2008, we specialise in creating architecturally sophisticated, environmentally responsible and resource-efficient buildings.

Continuously breaking new ground in sustainable and environmental initiatives, Ecoliv has evolved from being the first prefabricated builder to introduce standard 7-star energy rating homes, to now being the only modular prefab company to include a 1.8kw solar power system and a 10,000 litre water tank as standard inclusions in each new building we construct on a single site.

Whether you’re looking for space to raise your family, ready to downsize your home, or need a commercial premises for your business, you can select from our predesigned plans or work with our expert prefab building designers to custom design to suit your needs.

Offering a range of facade options, along with cladding, window design, internal fittings and colour selections, each Ecoliv structure is remarkably unique. From single and double storey homes to studios, extensions and multi-residential developments, our contemporary, flexible modules are built for functionality, resource-efficiency, cost-effectiveness and sustainability.

Delivering Australia wide, our standard single storey Ecoliv buildings are constructed within approximately 16 weeks in our quality-controlled facility, and then transported as a whole unit or modules to your site. Leaving our facility 95 per cent complete - with walls, floor, ceiling, wiring, plumbing and interior fittings - our experienced team complete the install and connect services to your new home when it arrives on site. Offering complete design flexibility, modules can be connected side by side, vertically or attached to an existing structure as an extension.

## CONTENTS

SUSTAINABLE LIVING	04.	1 BEDROOM ECO DESIGN RANGE	10.
5 ENVIRONMENTAL GOALS	05.	2 BEDROOM ECO DESIGN RANGE	12.
CONSTRUCTION	06.	3 BEDROOM ECO DESIGN RANGE	14.
DELIVERY	06.	4 BEDROOM ECO DESIGN RANGE	16.
SUSTAINABLE PLANTATION TIMBER	07.	CASE STUDIES	18.
OUR UNIQUE APPROACH	08.	LIVING OPTIONS	20.
THE ECOLIV PROCESS	08.	CUSTOM DESIGNS	21.
AWARDS	09.	FACADES	22.
CASE STUDY	09.	STANDARD INCLUSIONS	23.



# SUSTAINABLE LIVING

Offering a range of resource-efficient elements as standard inclusions, Ecoliv designs and builds for sustainability. With each new building achieving a minimum 7-star energy rating and including a 1.8kw solar power system and 10,000 litre water tank to each new home, we take every opportunity to reduce our impact on the natural environment as well as human health.

Always searching for innovative ways to improve building life-cycle efficiencies, Ecoliv focuses on the following key areas to ensure streamlined system integration and optimal operational performance.



## PASSIVE SOLAR DESIGN

Pivotal to Ecoliv’s resource-efficient and sustainable ethos is our commitment to passive solar design. Climate responsive, our quality homes are designed for comfort, taking advantage of natural light while collecting, storing and distributing solar energy to ensure your abode is maintained at a pleasant temperature all year round. Eliminating the need for expensive heating and cooling (which accounts for around 40% of energy use in the average Australian home) passive solar design works with the climate, not against it.

To achieve optimal passive solar design, Ecoliv consider the following key elements:

### Orientation

Our design team evaluate your site to determine the best orientation for your new home or commercial building. Taking into account seasonal variations of sun position and wind patterns, we ensure your building is ideally aligned to take advantage of passive heating and cooling, letting the warm winter sun in and keeping the hot summer sun out. We also place windows strategically to maximise cross ventilation opportunities and assist with natural temperature control.

### Shading

Utilising effective shading for your home can dramatically reduce the discomfort of hot summer temperatures, while also saving you valuable energy and money.

A variety of shading techniques can help, from fixed or adjustable shading options to suit your site orientation, climate and latitude.

### Insulation

A well-insulated home goes hand-in-hand with good design, providing year-round comfort. All Ecoliv Buildings include site appropriate insulation to walls, floors and ceilings. This, in turn, helps you to maintain the perfect indoor climate, save on cooling and heating and reduce greenhouse gas emissions.

### Double Glazing

Capturing picturesque views, windows connect indoor living seamlessly with your outdoor space, encouraging natural light and ventilation throughout your home. On the flip side, they can also be a major source of unwanted summer heat along with a cause of significant heat loss in winter. That’s why Ecoliv uses double glazed, energy efficient windows in all our buildings, saving you money on expensive power bills while providing you with a comfortable environment for you and your family.

### Sealing

Sealing your home from drafts and air leakage is one of the simplest ways to keep your indoor climate just right. In addition, it can reduce your energy bills and carbon emissions by up to a colossal 25 per cent. Ecoliv ensure each building we construct is sealed correctly, giving you better functionality and helping you to control unnecessary costs.





# 5 ENVIRONMENTAL GOALS



## 1. ENERGY EFFICIENCY

### Grid Connected Solar Power System

Did you know that in just 60 minutes, our earth receives enough sunlight to power us for an entire year? One of the best ways to harness this natural energy is through solar electricity.

Installing a 1.8kw solar power system to all new buildings located on a single site, Ecoliv gives you the opportunity to substantially reduce or eliminate your power bill. How? Solar power systems act as a mini power station for your building, supplying you with electricity and sending any surplus back to the electricity grid. When power is fed back to the grid, your energy retailer will credit your account. It's that simple.

Better still - upgrade to an off grid solar power and battery storage system and free yourself from power bills and electricity companies for life.

### Solar Hot Water System

Providing homes with up to 90 per cent of their hot water needs, a solar hot water system can save up to \$500 to \$700 on electricity bills each year. Ecoliv includes an energy efficient hot water service as standard with new builds. With up to 60 per cent of an average hot water bill attributed to heat loss from pipes, we make sure that all rooms using hot water are grouped together, thus taking advantage of shorter pipes and minimising heat loss.

### Energy Efficient Light Globes

Our LED downlights use 85% less energy than halogen or incandescent lighting and have double the life span.

### Electricity Usage Meter

An invaluable tool for monitoring energy consumption, Ecoliv can include an electricity usage meter in our homes and commercial buildings. Providing instant feedback on energy usage, cost and estimated CO2 emissions, this feature helps you to manage your energy usage.

### Maximum Star Rated Electrical Appliances

Providing superior star rated appliances as standard inclusions, Ecoliv is committed to sustainable longevity in all our buildings.

## 2. WATER EFFICIENCY

### Water Saving Plumbing Fittings

Ecoliv incorporates 6 stars WELS rated plumbing fittings which control the flow of water, saving up to 14,500 litres of water in an average home each year.

### Water Tank Configuration

With the average Australian family using around 1,300 litres of water in the home each day, water conservation is key to maintaining a resource-efficient, sustainable and cost-saving abode. Eliminating reliance on mains water, Ecoliv provide a 10,000 litre water tank in all new Buildings located on a single site.

### Water Saving Appliances

Research shows that around 10 per cent of the average home's water usage occurs in the kitchen, and the biggest culprit is the dishwasher. An appliance that saves us so much time yet can be a drain on our resources (energy and money), Ecoliv installs appliances that have earned a maximum energy rating and WELS rating.

## 3. MATERIALS

### Timber Framing and Trusses

Ecoliv utilises plantation timber sourced from sustainable origins wherever possible. Natural and renewable, timber is the optimal framing and truss choice for our buildings, with research showing that its use can save up to 23 tonnes of carbon per home.

### External Cladding

Ecoliv offers a range of sustainably sourced cladding products, all recognised for their durability, lightweight features and low maintenance qualities. Brands we use include Shadowclad, Weathertex, Colorbond Steel, Scyon, Cemintel and Radial sawn timber.

### Double Glazed Windows

Featuring double glazed windows in all our buildings, Ecoliv is proud to achieve WERS (Window Energy Rating System) of 5 Stars. Our windows and sliding doors are designed to achieve the best possible energy rating and thermal comfort year around.

### Insulation Batts

Saving up to 50 per cent on heating and cooling costs, Ecoliv includes high-level roof, wall and floor insulation in each construction. Our glass wool insulation batts are manufactured using recycled glass bottles and sand. They are non-irritant and fully recyclable as well as thermally and acoustically efficient.

### Joinery

Ecoliv joinery is made to strict Australian 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 reconstituted stone benchtops utilise reclaimed material content. Stain, crack, scratch and heat resistant, this is the perfect choice for a sustainable maintenance-free surface.

## 4. INDOOR AIR QUALITY

### Low VOC Paints

Ecoliv source the highest quality low VOC outgassing paint for our interior surfaces.

### Low VOC Timber Products

Minimising the use of plywood, MDF and particleboard due to their formaldehyde content, Ecoliv reduces VOC's by ensuring all our manufactured timber products have a formaldehyde content of less than 1mg/litre.

### Window Placement

We strategically place windows, incorporating both passive and active internal air circulation systems in our buildings to encourage cross ventilation, which results in significantly improved air quality.

## 5. WASTE REDUCTION

The compact nature of each Ecoliv module allows us to minimise wasted space, resources and costs. Incorporating 900mm building material increments into every design, we're able to significantly reduce construction waste. We also utilise a lightweight footing system which is removable and recyclable, allowing site adaptability and minimal excavation.

Central to our construction process, reducing construction waste is key to all Ecoliv designs. We advocate this through the following methods:

- Maximising the use of 900mm building materials to minimise wastage
- Prefabrication of frames and trusses reduces wastage by up to 52 per cent
- Recycling excess building materials where possible
- With 40 per cent of building and renovation waste going to landfill, our factory-built structures generate less waste overall
- When Ecoliv modules are delivered, strict onsite guidelines are adhered to, ensuring minimal waste and environmental disturbance
- Widespan joist and bearer footing system ensures minimal site impact with its lightweight and site adaptable properties





# CONSTRUCTION

Ecoliv prefabricated modules are built in our controlled facility, reducing time delays and material damage as well as minimising site disturbance and noise pollution. Providing unprecedented quality control, our prefab modular homes use low embodied energy materials in the construction process, leading to significant long-term reductions in operational energy and overall sustainability.

Quick to complete, each module is then transported to your site, where we connect them to form your new home or commercial space. Next we add the finishing touches, ready for you to move in as soon as possible.

Our experienced and highly qualified team construct each module with precision, exceptional workmanship and unrivalled attention to detail.

## Volumetric Prefab Modules

Each building includes plumbing, electrical, fixtures and fittings as opposed to being delivered in kit form or as separate components to be assembled and installed onsite. Designed for long-term self-sufficiency, Ecoliv Buildings can be connected to existing or new services onsite.

# DELIVERY

## 100% Timber Construction for Standard Truck Delivery

For sites that can have clear access for a straightforward truck delivery, Ecoliv construct with 100% timber which is the most cost effective and sustainable construction method. A site analysis will determine viability for a standard truck delivery.

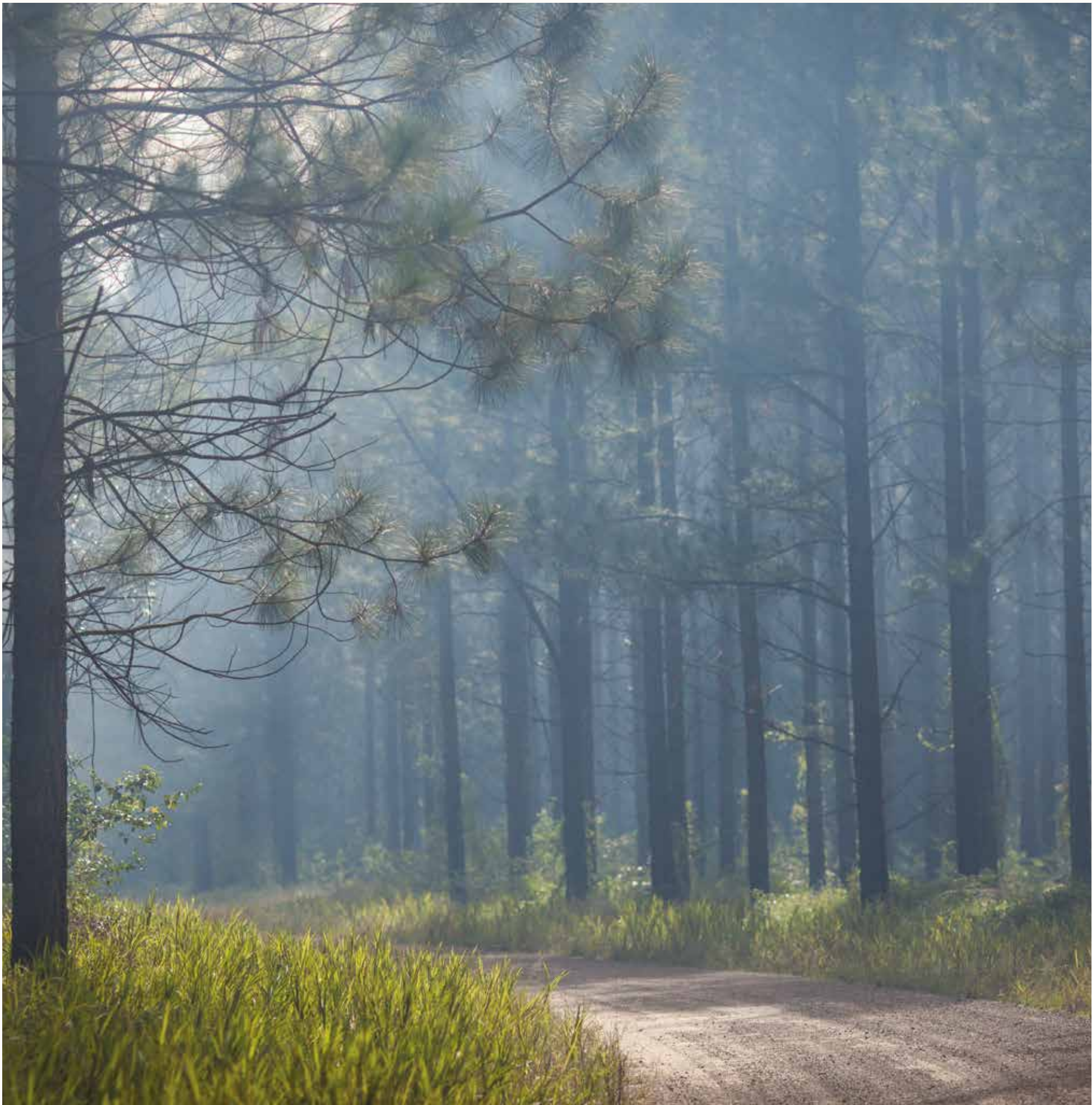
## Timber/Steel Construction for Crane Delivery

For more challenging sites with limited access or multi storey designs, Ecoliv deliver modules to site via truck and crane lift each module into place. Crane lifting modules requires steel in the construction to enable the crane to attach and lift the module. Our Engineers design the steel component to suit your design and delivery method.

## Onsite Builds

We also offer onsite builds to local areas within 100km radius of our construction facility in Wonthaggi, Victoria. Our trades will use the same sustainable construction materials and methods to construct any of our design options onsite. Although onsite construction doesn't achieve the same time efficiencies and site disturbance issues as constructing in our controlled construction facility environment, we can still ensure your home is sustainable and energy efficient.





# SUSTAINABLE PLANTATION TIMBER

Ecoliv construction methods focus on utilising plantation timber sourced from Gippsland's renewable plantations. Using timber significantly reduces environmental impacts during construction, operation and eventual demolition. Here's why we prefer timber:

**Natural**

Timber is non-toxic, low in VOC's, is safe to handle and construct with.

**Renewable**

Timber is the most renewable and sustainable material on the planet which provides both environmental and performance benefits.

**Recyclable**

Timber can be recycled and repurposed over its life cycle until it naturally breaks down.

**Low in embodied energy**

It takes very little energy to convert trees into timber making it the lowest embodied energy of all building materials.

**A store for carbon**

Timber is made from carbon drawn from the atmosphere which would otherwise be adding to the Greenhouse effect.

**Good insulator**

Timber is a natural insulator and can reduce energy needs when used in floors, doors and windows.

**Flexible**

Its superior versatility and lightweight properties make timber easy to work with simple equipment which reduces energy consumption during construction.



# OUR UNIQUE APPROACH

At Ecoliv, we're committed to significantly reducing household energy requirements over the lifecycle of each building. It's our green and sustainable ethos at the core of our business, that ensures every building we design and construct will have a minimal effect on the environment and abate our carbon footprint.

## THE ECOLIV PROCESS

Working with you to create your dream home or commercial space, our Ecoliv team believes in open communication, transparency and operational efficiency – we keep you in the loop.

A QUICK OVERVIEW OF OUR DESIGN AND BUILD PROCESS:





# AWARDS

Recognised for our environmental building excellence, Ecoliv Buildings are proud to have received the following industry awards:



- 2018** HIA Victorian Award for Project Home of the Year  
Cape Woolamai Project
- 2016** HIA Victorian Award for GreenSmart Energy Efficiency Award  
EcoGrid Display Home
- 2015** HIA Victorian Award for GreenSmart Energy Efficiency  
Trentham Project
- 2015** BDAV Awards for Residential Buildings Design under \$300k Construction cost  
Trentham Project
- 2014** HIA Victorian Award for Green Smart Energy Efficiency  
Eco Balanced 1 Display Home
- 2014** BDAV Award for Residential Building Design under \$300k Construction cost  
Eco Balanced 1 Display Home
- 2014** NABD Award for Residential Building Design under \$500k Construction cost  
Eco Balanced 1 Display Home
- 2013** HIA Victorian Award for Residential Building Design  
San Remo Project
- 2012** BDAV Award for Residential Building Design under \$300k Construction cost  
Balnarring Beach Project
- 2012** BDAV Award for Best Sustainable Design  
Balnarring Beach Project
- 2011** BDAV Award for Best Sustainable Design  
Ecological 3 Display Home
- 2010** HIA National GreenSmart Home of the Year  
Ecological 3 Display Home



## CASE STUDY

### CABINS AND STUDIOS ECOGRID

Caring for the planet and reducing the environmental footprint of your home doesn't mean you need to live in a rustic cabin on a remote bush block. The EcoGrid offers a perfect solution to ensuring you look after Mother Nature while still indulging yourself with some luxury. The EcoGrid demonstrates a range of beautiful and sustainable features, including:

- 8 star energy rated compact and thoughtful design
- Off-grid solar-power system and battery storage
- Solar-powered hot water
- Double-glazed windows
- Natural timber cladding
- Carbon-neutral paint
- Recycled glass insulation
- Vertical garden walls and roof systems
- Recycled steel pergola

<b>Project Type:</b>	Single Storey Project Eco Design Range
<b>Structure:</b>	1 Module
<b>Living Area:</b>	67.85m <sup>2</sup>
<b>Deck:</b>	14.96m <sup>2</sup>
<b>Total Area:</b>	82.81m <sup>2</sup>
<b>Price Range:</b>	\$176,000 - \$250,000* + GST

\*with upgrades as displayed



# 1 BED ECO DESIGN RANGE

## ECO STUDIO

**BUILDING AREA:** 25.92m2  
**LENGTH:** 7.20m  
**WIDTH:** 3.60m  
**HEIGHT:** 3.8m  
**MODULES:** 1  
**PRICE:** \$86,000 + GST\*



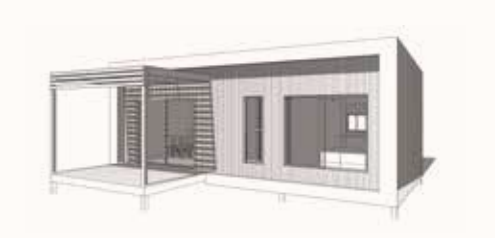
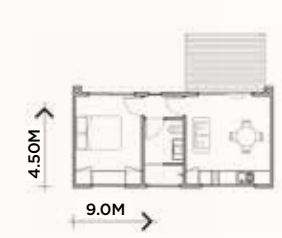
## ECO B&B

**BUILDING AREA:** 32.4m2  
**LENGTH:** 7.20m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 1  
**PRICE:** \$106,000 + GST\*



## ECO CABIN 1

**BUILDING AREA:** 40.5m2  
**LENGTH:** 9.0m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 1  
**PRICE:** \$134,000 + GST\*



## ECOLOGICAL 1

**BUILDING AREA:** 64.8m2  
**LENGTH:** 14.40m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 1  
**PRICE:** \$169,000 + GST\*

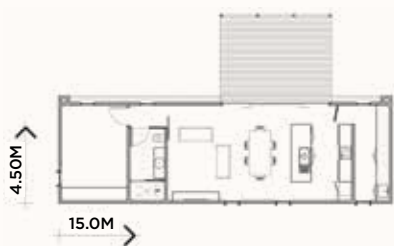


\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



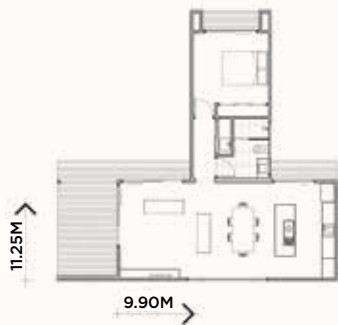
ECO GRID 1

**BUILDING AREA:** 67.5m2  
**LENGTH:** 15.0m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 1  
**PRICE:** \$176,000 + GST\*



ECO BALANCED 1

**BUILDING AREA:** 68.85m2  
**LENGTH:** 9.90m  
**WIDTH:** 11.25m  
**HEIGHT:** 3.8m  
**MODULES:** 1  
**PRICE:** \$180,000 + GST\*



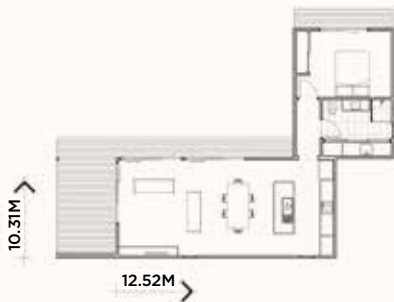
ECO ORGANIC 1

**BUILDING AREA:** 70.70m2  
**LENGTH:** 10.64m  
**WIDTH:** 9.0m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$184,000 + GST\*



ECO HABITAT 1

**BUILDING AREA:** 70.70m2  
**LENGTH:** 12.52m  
**WIDTH:** 10.31m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$184,000 + GST\*



\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



# 2 BED ECO DESIGN RANGE

## ECO CABIN 2

**BUILDING AREA:** 54.4m2  
**LENGTH:** 12.09m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$180,000 + GST\*



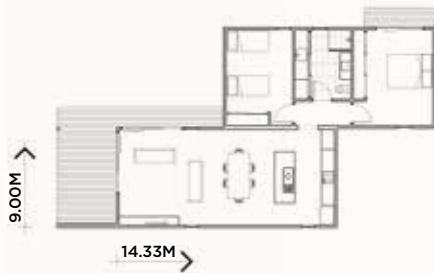
## ECOLOGICAL 2

**BUILDING AREA:** 84.92m2  
**LENGTH:** 18.87m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$221,000 + GST\*



## ECO ORGANIC 2

**BUILDING AREA:** 87.3m2  
**LENGTH:** 14.33m  
**WIDTH:** 9.0m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$227,000 + GST\*



## ECO BALANCED 2

**BUILDING AREA:** 90.02m2  
**LENGTH:** 9.90m  
**WIDTH:** 14.60m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$235,000 + GST\*

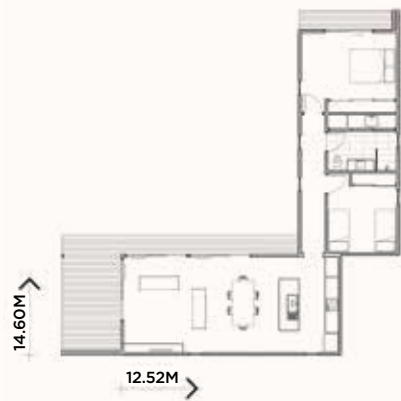


\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



ECO HABITAT 2

**BUILDING AREA:** 90.02m2  
**LENGTH:** 12.52m  
**WIDTH:** 14.60m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$235,000 + GST\*



ECO NATIVE 2

**BUILDING AREA:** 96.70m2  
**LENGTH:** 21.49m  
**WIDTH:** 4.5m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$252,000 + GST\*



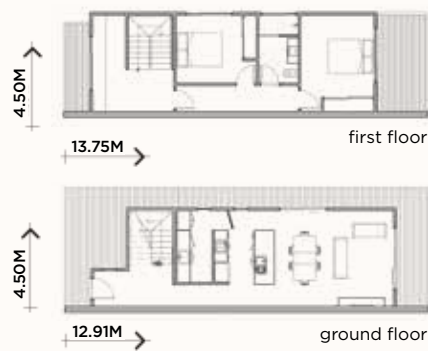
ECO NATURAL 2

**BUILDING AREA:** 102m2  
**LENGTH:** 16.38m  
**WIDTH:** 9.00m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$266,000 + GST\*



ECO METRO 2

**BUILDING AREA:** 116.18m2  
**LENGTH:** 13.75m  
**WIDTH:** 4.50m  
**HEIGHT:** 7.6m  
**MODULES:** 2  
**PRICE:** \$384,000 + GST\*



\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



# 3 BED ECO DESIGN RANGE

## ECOLOGICAL 3

**BUILDING AREA:** 98.87m2  
**LENGTH:** 21.97m  
**WIDTH:** 4.50m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$258,000 + GST\*



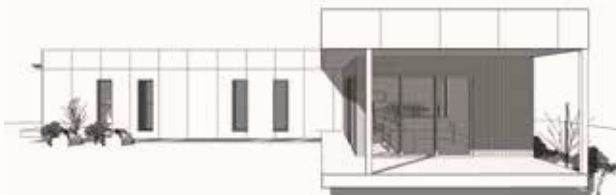
## ECO ORGANIC 3

**BUILDING AREA:** 101.3m2  
**LENGTH:** 16.68m  
**WIDTH:** 9.00m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$264,000 + GST\*



## ECO HABITAT 3

**BUILDING AREA:** 103.90m2  
**LENGTH:** 12.52m  
**WIDTH:** 17.69m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$271,000 + GST\*



## ECO BALANCED 3

**BUILDING AREA:** 104m2  
**LENGTH:** 17.81m  
**WIDTH:** 15.95m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$272,000 + GST\*



\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



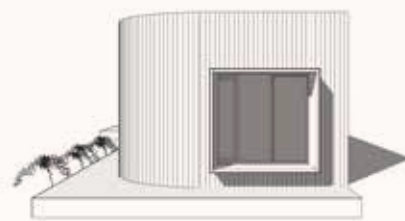
ECO IMPACT 3

**BUILDING AREA:** 116.33m2  
**LENGTH:** 13m  
**WIDTH:** 17.93m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$303,000 + GST\*



ECO NATIVE 3

**BUILDING AREA:** 124.02m2  
**LENGTH:** 27.56m  
**WIDTH:** 4.5m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$323,000 + GST\*



ECO NATURAL 3

**BUILDING AREA:** 125.96m2  
**LENGTH:** 18.30m  
**WIDTH:** 9.0m  
**HEIGHT:** 3.8m  
**MODULES:** 2  
**PRICE:** \$328,000 + GST\*



ECO SANCTUARY 3

**BUILDING AREA:** 126.01m2  
**LENGTH:** 15.95m  
**WIDTH:** 17.81m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$330,000 + GST\*



ECO METRO 3

**BUILDING AREA:** 137.52m2  
**LENGTH:** 22.49m  
**WIDTH:** 4.50m  
**HEIGHT:** 7.6m  
**MODULES:** 3  
**PRICE:** \$454,000 + GST\*



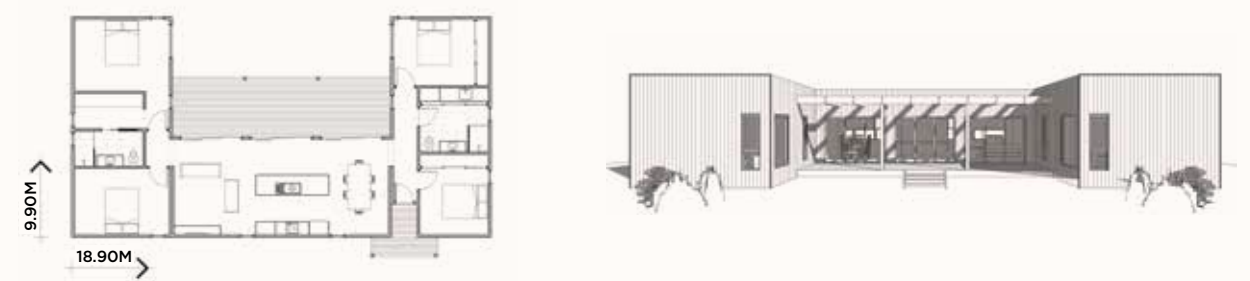
\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



# 4 BED ECO DESIGN RANGE

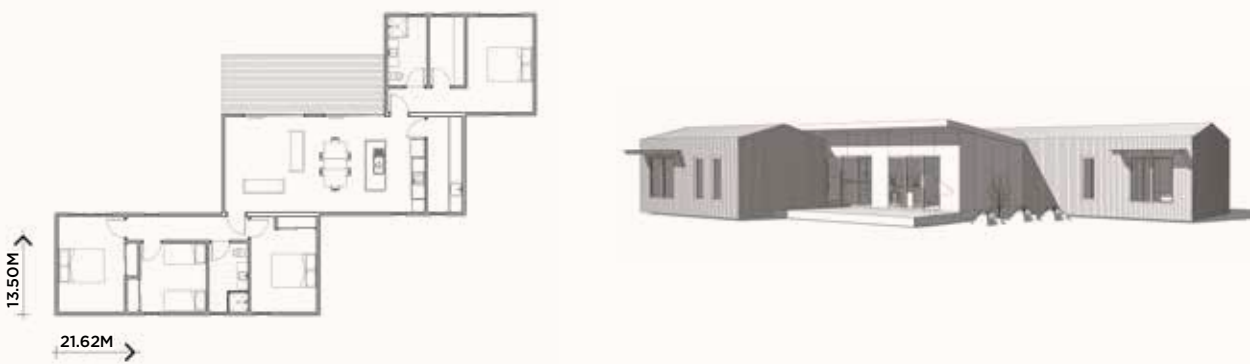
## ECO NATURAL 4

**BUILDING AREA:** 131.87m2  
**LENGTH:** 9.9m  
**WIDTH:** 18.9m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$342,000 + GST\*



## ECO IMPACT 4

**BUILDING AREA:** 132.93m2  
**LENGTH:** 13m  
**WIDTH:** 21.62m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$346,000 + GST\*



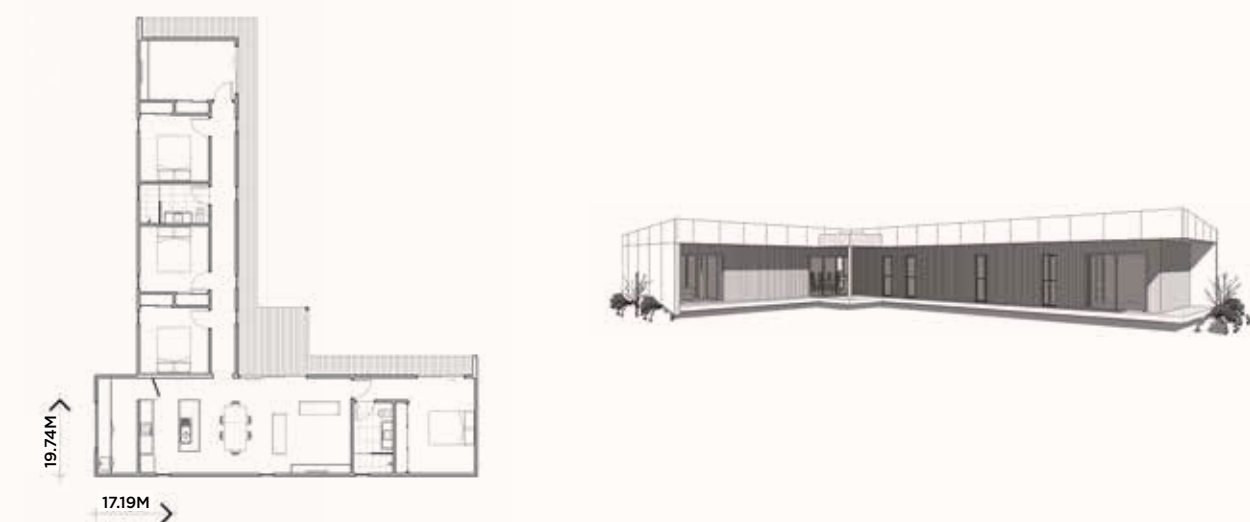
## ECO SANCTUARY 4

**BUILDING AREA:** 145.76m2  
**LENGTH:** 11.58m  
**WIDTH:** 20.50m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$379,000 + GST\*



## ECO HABITAT 4

**BUILDING AREA:** 145.94m2  
**LENGTH:** 17.19m  
**WIDTH:** 19.74m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$380,000 + GST\*



\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed



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## ECOLOGICAL 4

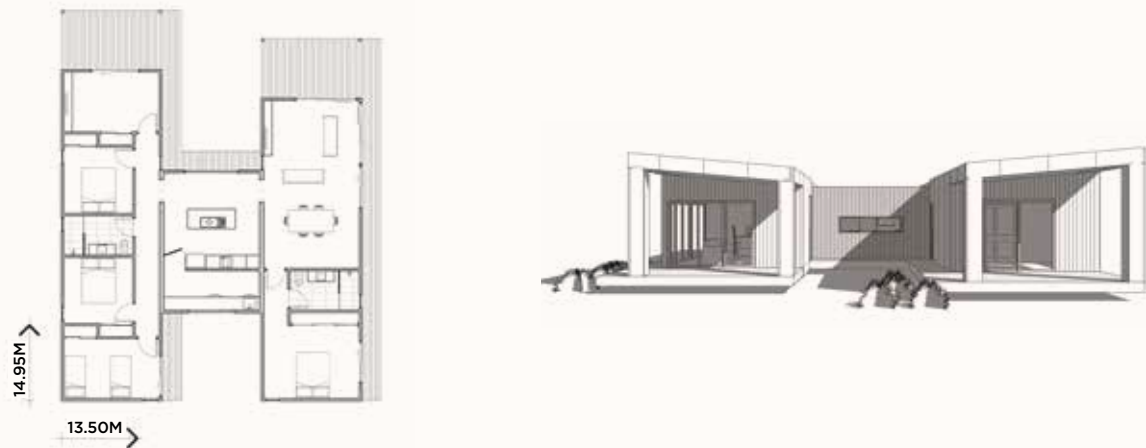
**BUILDING AREA:** 148.54m2  
**LENGTH:** 33.0m  
**WIDTH:** 4.5m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$387,000 + GST\*



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## ECO BALANCED 4

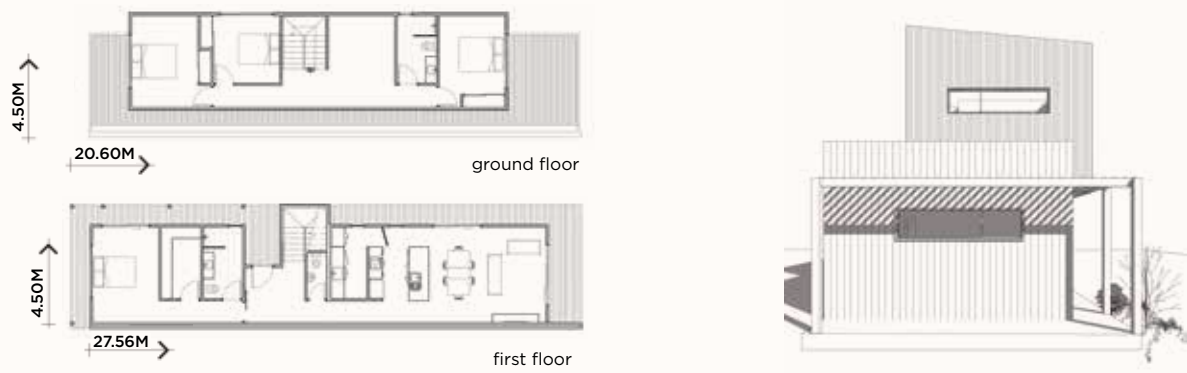
**BUILDING AREA:** 157.46m2  
**LENGTH:** 13.50m  
**WIDTH:** 14.94m  
**HEIGHT:** 3.8m  
**MODULES:** 3  
**PRICE:** \$410,000 + GST\*



.....

## ECO METRO 4

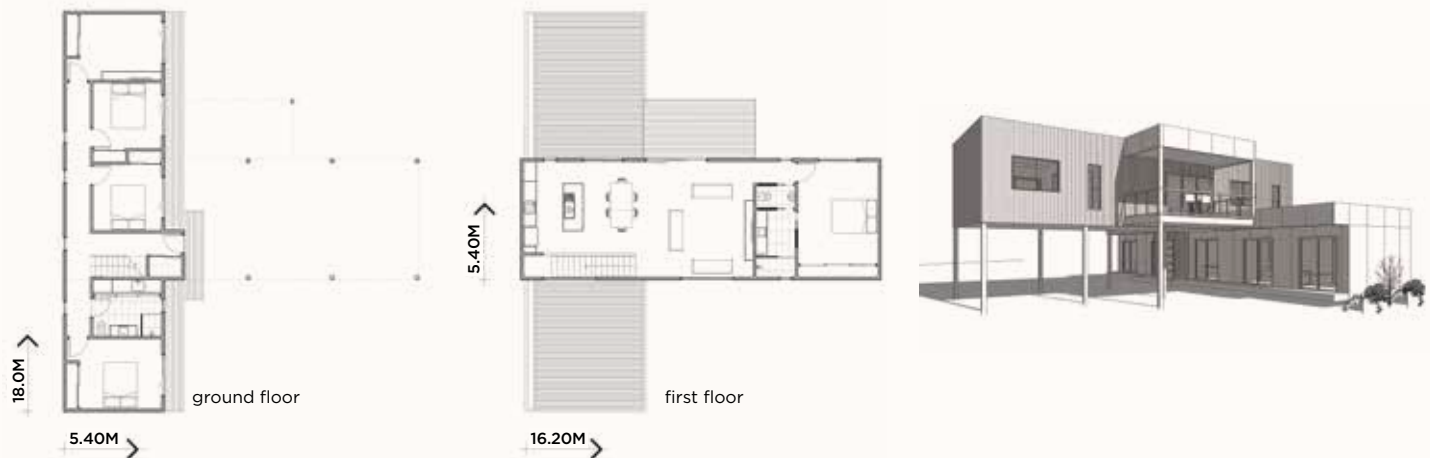
**BUILDING AREA:** 167.38m2  
**LENGTH:** 20.66m  
**WIDTH:** 5.40m  
**HEIGHT:** 7.6m  
**MODULES:** 4  
**PRICE:** \$553,000 + GST\*



.....

## ECO ORGANIC 4

**BUILDING AREA:** 170.44m2  
**LENGTH:** 16.20m  
**WIDTH:** 18.00m  
**HEIGHT:** 7.6m  
**MODULES:** 4  
**PRICE:** \$563,000 + GST\*



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\*With Ecoliv Standard Inclusions  
\*Suggested facade option displayed





# CASE STUDY

## SINGLE STOREY HOME CAPE WOOLAMAI PROJECT

The Cape Woolamai design comprises of three zones to allow for privacy and space within this 4 bedroom home. The living area acts as a connection point, linking zones to encourage family interaction and flow onto the outdoor decking that is perfect for entertaining.

**Winner of the HIA Awards Victoria  
Project Home of the Year**

**Project Type:** Single Storey Residential Project  
Custom Design

**Structure:** 3 Modules

**Living:** 128.70m<sup>2</sup>

**Carport:** 44.37m<sup>2</sup>

**Deck:** 40.95m<sup>2</sup>

**Price Range:** \$348,000 - \$470,000\* + GST

\*with upgrades as displayed

# CASE STUDY

## DOUBLE STOREY HOME SAN REMO PROJECT

This striking home, overlooking Bass Strait, engages the environmental qualities of the site to capture natural light, and draw on the use of sustainable materials and construction methods. The perfect pairing of form and function, the home's robust palette is bold yet restrained, showcasing simplicity and refinement in design.

**Winner of the HIA Awards Victoria  
Best Residential Building Design**

**Project Type:** Two Storey Residential Project  
Custom Design

**Structure:** 3 Modules

**Ground Floor:** 84.84m<sup>2</sup>

**First Floor:** 63.90m<sup>2</sup>

**Carport:** 27.25m<sup>2</sup>

**Decks:** 44.52m<sup>2</sup>

**Balconies:** 29.20m<sup>2</sup>

**Price Range:** \$536,000 - \$670,000\* + GST

\*with upgrades as displayed





# CASE STUDY

## INNER SUBURBS EXTENSION

### CHAUCER PROJECT

A two storey home located in the heart of Melbourne, Ecoliv replaced and extended elements of this inner city terrace to create a new upstairs living area, main bedroom and ensuite, along with a rumpus and utility room downstairs. With the narrow site and close proximity of neighbours impacting on the design, Ecoliv ensured Town Planning requirements were met and privacy was retained, whilst framing the picturesque park views.

<b>Project Type:</b>	Double Storey Extension Project Custom Design
<b>Structure:</b>	3 Modules
<b>Existing Building:</b>	40.54m <sup>2</sup>
<b>Ground Floor:</b>	13.00m <sup>2</sup>
<b>First Floor:</b>	69.75m <sup>2</sup>
<b>Balcony:</b>	14.85m <sup>2</sup>
<b>Deck:</b>	6.75m <sup>2</sup>
<b>Price Range:</b>	\$420,000 - \$560,000* + GST

\*with upgrades as displayed



# CASE STUDY

## COMMERCIAL PROJECT THE DIGGERS CLUB

Following a devastating fire which destroyed the existing restaurant at the Diggers Club, the new 2 modular building embraces the existing earth wall facade, creating a dramatic entry to the new retail space. Clad with locally sourced rough sawn Radial timber this building will age gracefully with its natural surrounds in Dromana.

<b>Project Type:</b>	Single Storey Commercial Project Custom Design
<b>Structure:</b>	2 Modules
<b>Total Area:</b>	116.46m <sup>2</sup>
<b>Decks:</b>	8.08m <sup>2</sup>
<b>Price Range:</b>	\$320,000 - \$400,000* + GST

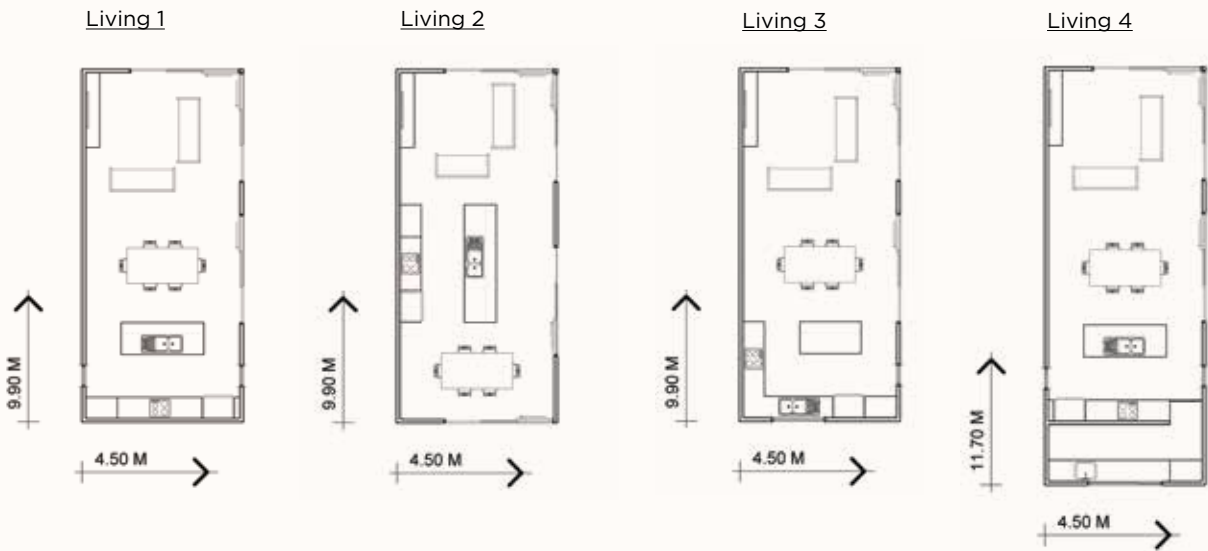
\*with upgrades as displayed



# LIVING OPTIONS

With a simple but clever configuration, we can combine our standard living options to create a custom building to suit your site and living needs, while still achieving our minimum 7-star energy rating. The standard living options can also be added to your existing home to extend and create more space.

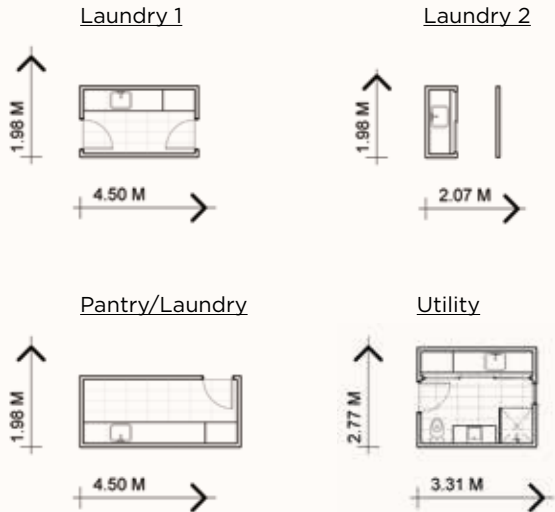
## LIVING



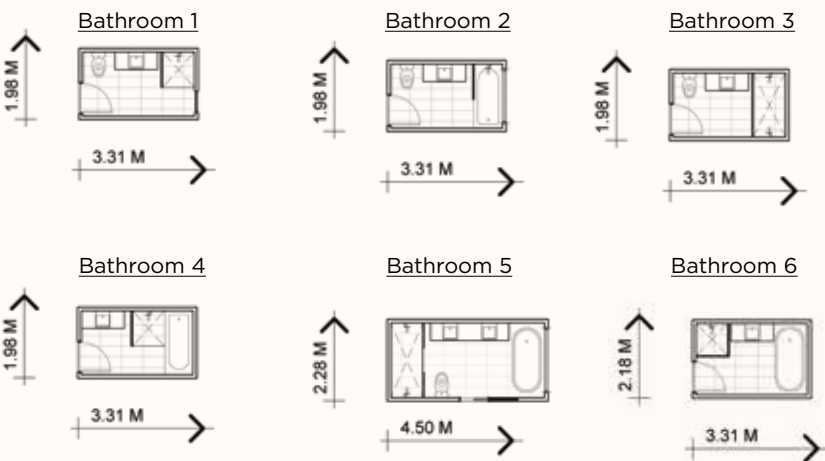
## BEDROOM



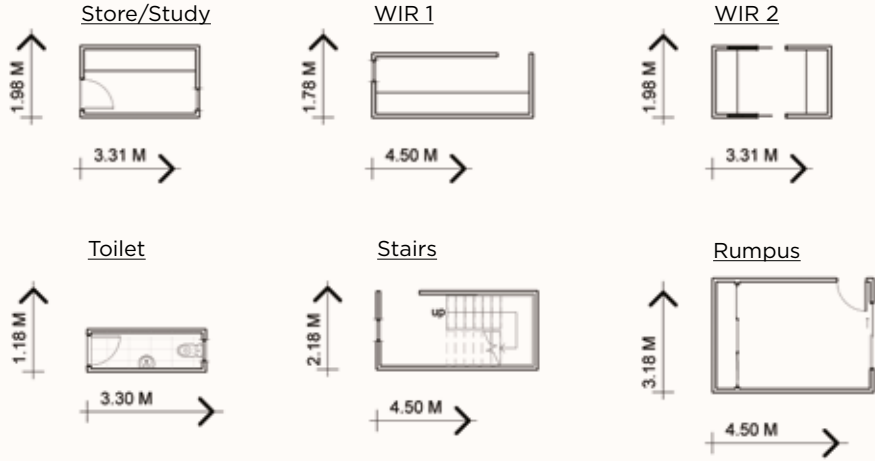
## LAUNDRY



## BATHROOM



## OTHER



## MODULE COMBINATIONS

Our professional building designers work closely with each client during the preliminary design and development stage to configure your preferred living options into modules which comply with our construction and delivery methods. Each module is then orientated with passive solar principles to suit your site and achieve optimal energy ratings. Some suggested module combinations are below as an example of how this is achieved.







# CUSTOM DESIGNS

Looking to build your new home or commercial premises, but would like it tailored to suit your style, taste and needs? Ecoliv can custom design to meet your requirements. Whether you'd like a modular combination of our standard living options, or a complete custom design, our experienced team work with you to make it happen.

Our professional building designers work closely with you during the Preliminary Design and Development stage, to create your perfect custom module configuration. Ensuring compliance with our construction and delivery methods, our team can orient your design to suit your site and deliver as a complete building or to extend your existing home. Achieving passive solar principles and optimal energy ratings, our standard living options provide compact, yet functional spaces to live, work and play.

# THE CUSTOM DESIGN PROCESS

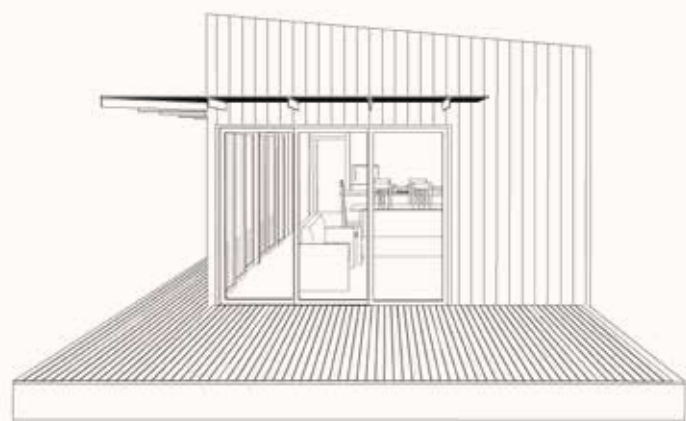


# FACADES

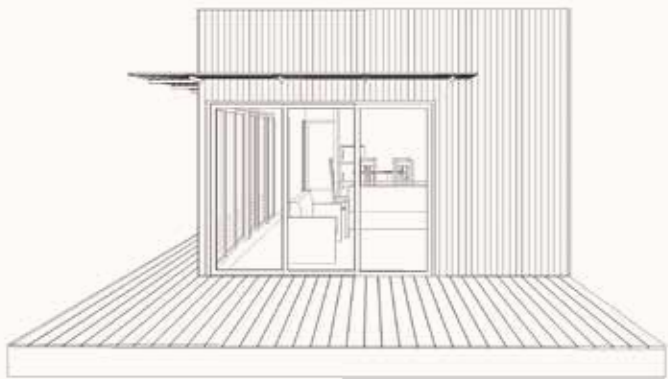
Offering a range of architecturally designed facades, Ecoliv ensures each building we construct resonates with your style, taste and environment. For the perfect external aesthetic, select from one or more of our facades below.

## STANDARD FACADES

PEAK

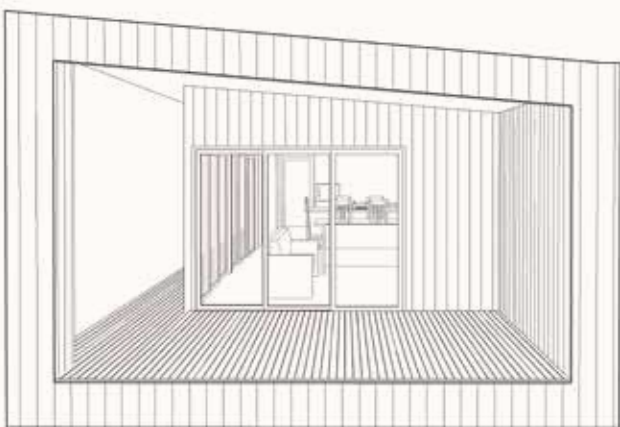


COAST

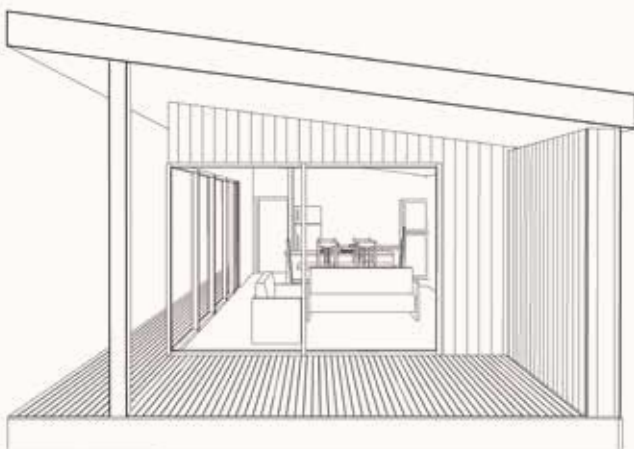


## UPGRADE FACADES

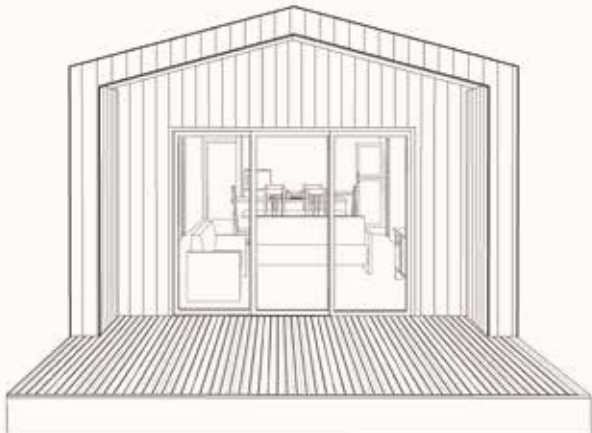
OUTBACK



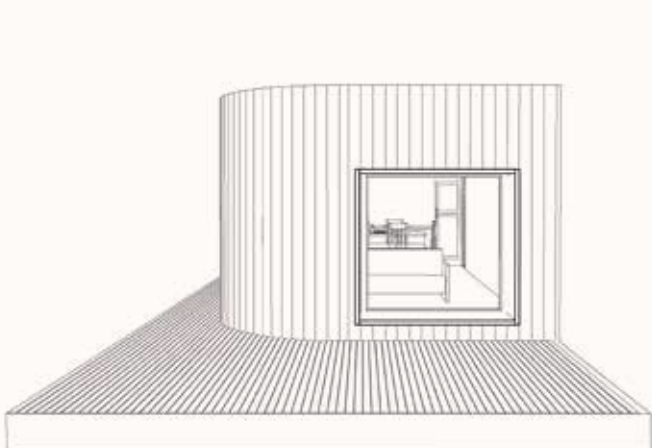
HIGHLAND



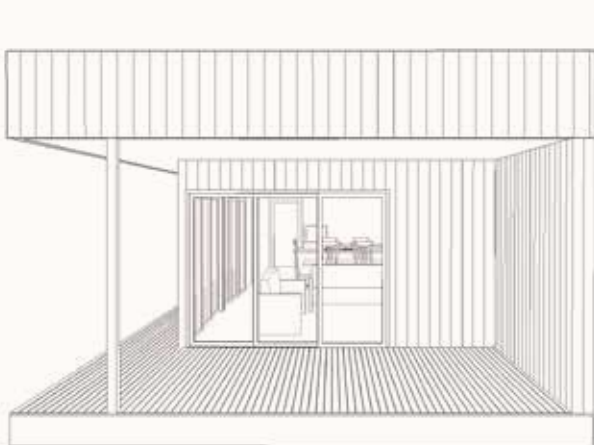
SUMMIT



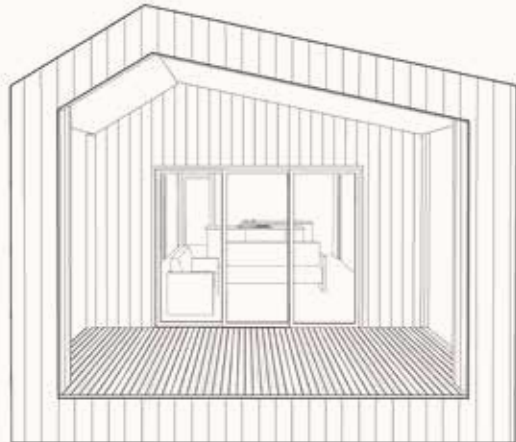
WAVE



URBAN



ALPINE





# STANDARD INCLUSIONS

## ENERGY EFFICIENCY/ SUSTAINABILITY

- 7 Star energy rating (via site specific passive solar design recommendations)
- 1.98 KW grid connect solar power system \*
- 10,000 litre poly water tank configuration connected to dishwasher, washing machine and toilet \*
- Solar hot water system (electric or gas boosted) \*
- Sealing with Enviroseal vapour permeable membrane
- Double glazed aluminium windows
- Low VOC paints and sealers
- No MDF joinery
- WELS rated plumbing fixtures
- LED downlights
- Earthwool insulation - ceiling R6 batts, walls R2.7, floor R6. (subfloor sealed with cement sheet)

## SITE & FOUNDATIONS

- Footings (to class 'M' soil classification)
- 600mm diameter bored pier concrete pad with galvanised steel stumps to 400mm high
- Connection of services (electrical, water and wastewater) to perimeter of building
- NCC termite treatment

## EXTERIOR

- NCC compliant structure (local, state and national compliance)
- Plantation pine frames and trusses
- Trim Deck profile zincalume roofing and accessories
- Lightweight external cladding (Weathertex or Colourbond)
- Australian made Haymes Low VOC paint finish to all external surfaces
- Powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- One garden tap to house exterior
- Up to BAL (Bushfire Attack Level) 12.5 construction

## INTERIOR

- 2550mm ceiling height throughout
- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors and ceilings
- Eazypine 67mm square set skirting and architraves (MDF free)
- Villaboard (water resistant) to bathroom
- Redicote 2100mm hinged internal doors with brushed chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- 2400mm Built-in robes with shelving and hanging rails (MDF free)
- Feltex carpet to bedrooms and rumpus
- Tasmanian Oak 14.3mm engineered timber flooring with Bona low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (One colour throughout)

## KITCHEN

- 20mm Caesarstone benchtops
- Greenfirst Laminex custom kitchen with soft close draw systems (MDF Free)
- Westinghouse 600mm stainless steel under bench electric oven
- Westinghouse 600mm ceramic electric cooktop
- Westinghouse 600mm under mount range hood (externally ducted)
- 13/4 bowl stainless steel sink with drainer
- WELS rated chrome finish water saver flick mixer
- Metaline glass look splashback

## BATHROOM

- Greenfirst Laminex custom joinery (MDF Free)
- White vitreous china basin
- 1200x1000 fixed wall mirror
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas 2100mm high to shower walls
- 600x300 ceramic tiled shower base set in floor
- 1850mm semi-frameless shower screens with pivot doors
- WELS rated water saving chrome finish taps and shower system
- WELS rated water saving low-level toilet suites
- Chrome finish double towel rails and toilet paper holder

## LAUNDRY/UTILITY

- Greenfirst Laminex custom joinery and splashback (MDF Free)
- Stainless steel insert trough
- WELS rated water saving chrome finish flick mixer tap
- Chrome finish hot and cold tap fittings for washing machine
- 600x300 ceramic floor tile

## ELECTRICAL & SAFETY

- Kitchen – 4x GPO, 3x downlights, 1x telephone point or 1x data point
- Living/Dining – 3x GPO, 3x downlights, 1x TV point
- Bathrooms/Toilet – 1x GPO, 1x downlight, 1x exhaust fan
- Laundry/Utility – 2x GPO, 1x downlight, 1x exhaust fan
- Bedroom/Rumpus – 2x GPO, 1x ceiling fan with light
- External – 1x single flood light with sensor, 2x external GPO
- Smoke detectors hard wired with battery backup
- Energy saving LED globes to all downlights

## PEACE OF MIND

- 7-year Home owners warranty insurance
- 3-month Ecoliv rectification/maintenance

## EXCLUSIONS POA

- Transport/Delivery Fees
- Timber decking and steps
- Balustrade/handrails
- Excavation of site if required
- Driveway construction
- Above BAL (Bushfire Attack Level) 12.5 construction

## UPGRADES AVAILABLE POA

Our Ecoliv Materials Selection Centre has a range of fixtures and fittings from which to choose. All upgrades are priced on application during Stage 2 Preliminary Design and Development.

- Upgraded façade options
- Alternate external claddings
- Commercial grade full height windows and doors throughout
- External shade systems
- Septic waste water systems
- Black and grey water recycling/treatment systems
- Solar power upgrade
- Water tank upgrade
- Off grid energy systems
- Stone bench tops to utility and bathroom (stone standard inclusion to kitchen)
- Custom made joinery
- Alternate plumbing fittings and fixtures
- Alternate splashback options to utility, kitchen and laundry
- Full height wall tiling in wet areas
- Alternate internal flooring options
- Feature doors
- Feature wall lining

## IMPORTANT INFORMATION

The following Preliminary Service items are NOT INCLUDED in construction costs. Pricing for these items are site and project dependent.

- Design and Documentation fees
- Town planning/Development approval and Building permit drawings
- Town planning/Development approval and Building permit application fees
- Soil test fees
- Energy rating fees
- Bushfire attack level assessment fees
- Engineering drawings and specification fees
- Site re-survey fees
- External consultant reporting fees

\*Applicable for new homes on a single title only. Eco B&B, Ecoliv Cabin, Eco Studio, Secondary dwellings and Extension projects to be connected to existing services.

**Please note:** Ecoliv Standard Construction Inclusions and Materials Specifications are subject to availability at the time of construction and individual sites. These Standard Construction Inclusions are valid for a 3-month period from the date of engagement for Stage 2 Preliminary Design and Documentation and are subject to change pending supplier availability.



TIMBER IS THE MOST IMPORTANT RENEWABLE AND SUSTAINABLE  
BUILDING MATERIAL ON THE PLANET WHICH PROVIDES BOTH  
ENVIRONMENTAL AND PERFORMANCE BENEFITS.

IT CAN BE RE-CYCLED AND RE-PURPOSED OVER ITS LIFE-CYCLE  
UNTIL IT NATURALLY BREAKS DOWN...

# ECOLIV

SUSTAINABLE BUILDINGS

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