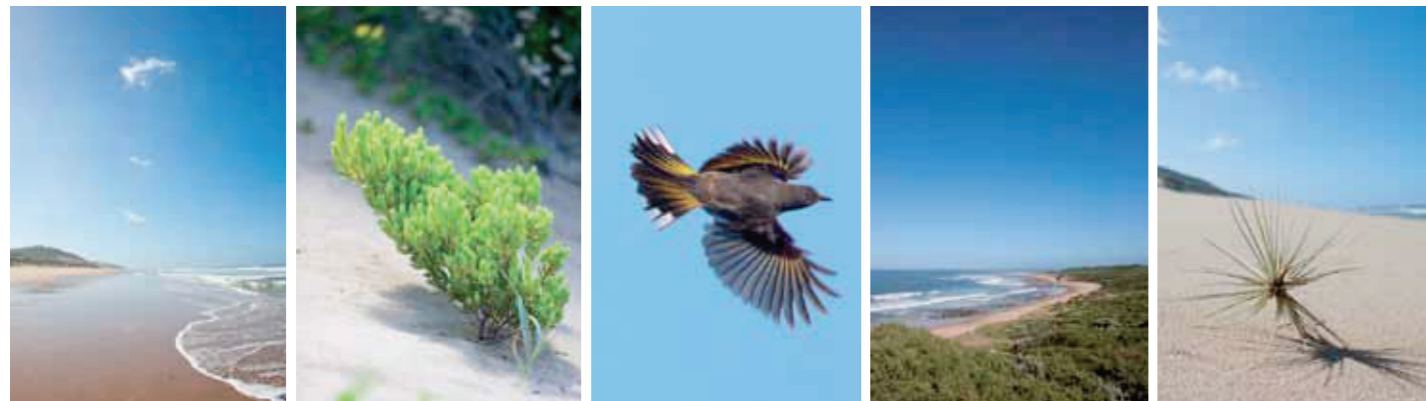




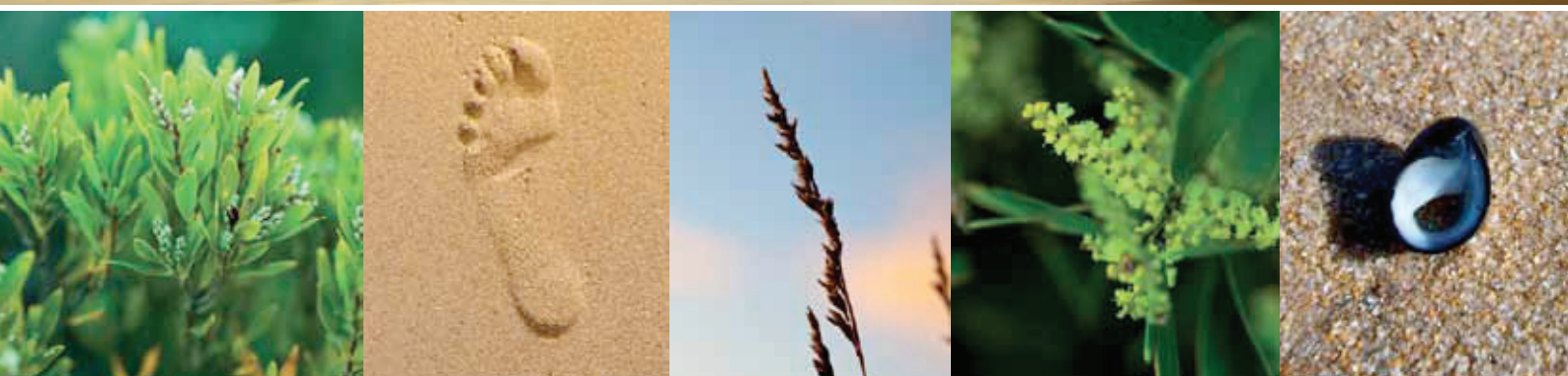
Join a solar powered sustainable community over

looking the beauty of Bass Strait



The Ecovillage will be a place where people can enjoy a strong sense of community, an active healthy lifestyle and contribute to the restoration and ecological values of the coast. The project will combine beautiful parks, ocean views and open space, walking and cycling tracks, and the light footprint solutions of modern sustainable architecture, solar energy and water sensitive design.

The benefits of going green at cape paterson ecovillage



The figures are in. The sustainability features planned for Cape Paterson Ecovillage will do more than save the planet: a new study shows that there are also substantial financial benefits to going green.

The ecovillage is based on a commitment to best practice housing design combined with smart, efficient technology in the home and the use of electric vehicles. The team recently undertook a rigorous study to determine if its commitment to sustainability will also benefit residents financially.

Two assessments were undertaken, the first with in-kind expert advice from the Alternative Technology Association, Master Builders Association, Sustainability Victoria, Moreland Energy Foundation and local builders and designers. Then Tosh Szatow, former CSIRO researcher specialising in decentralised clean energy and energy-efficiency solutions went over the figures again with support from Sustainability Victoria.

The study found:


- Cape Paterson Ecovillage buyers could achieve cumulative savings of more than \$300,000 over 25 years on in-home and transport energy, water and mortgage costs compared to buyers of a conventional 6-star home and vehicle.
- When the energy and water savings accrued by the sustainability features are used to accelerate mortgage repayments, almost eight years could be shaved off a 25-year mortgage. The higher the deposit paid on the Cape Paterson Ecovillage home, the faster a mortgage can be paid off and the bigger the overall savings.
- The money saved by going from a house of 250m² (the Victorian average for new homes) to 200m² (the size proposed for Cape Paterson Ecovillage homes) is more than enough to pay for the cost

of all sustainability features, so it pays huge dividends to design smart homes that eliminate unnecessary space.

- Sustainability features proposed for the project, as a package, are likely to generate, at worst, between 6-10% returns after tax. This compares quite favorably with other investment options and is likely to improve as designs are refined and a bulk-build program enables project efficiencies that reduce costs.

Best practice design will see a minimum of 7.5 stars achieved with orientation to the northern sun, intelligent use of internal thermal mass to hold warmth in the winter, and external shading to keep summer sun out.

Award-winning Project Architect Adam Dettrick has a strong track record designing homes that achieve high star ratings without the green-premium, and developments that work as social communities. This takes experience and expertise, as well as a philosophical commitment to making sustainable living affordable.

"Sustainable housing not only offers superior liveability and comfort, but can deliver much lower energy bills and maintenance costs. The starting point for any sustainable home is an intelligent and practical layout that optimises solar orientation and natural ventilation. A house designed along these lines does not have to cost any more to build, so it's amazing that so few homes in Victoria have been designed this way, even today," says Adam. 

The project will commence in 2012.

The final detailed study and information on how to register your interest can be found at www.capepatersonecovillage.com.au