HIA GreenSmart® House

All GreenSmart Projects incorporate responsible environmental practice in a range of key areas including: improving energy efficiency, reducing water usage, resource efficiency and reducing waste. In a holistic approach GreenSmart Projects must demonstrate a commitment to creating minimal environmental impact or achieve net environmental improvement for the environment.

ISSUE: JANUARY 2015

What is a HIA GreenSmart House

HIA GreenSmart House is a new home. A GreenSmart House must demonstrate that it has been designed and constructed in accordance with a range of realistic and achievable principles that will deliver a comfortable and healthy home for its occupants and will help conserve the earth's resources. Major alterations and additions to an existing home may also be considered under the GreenSmart House Protocol.

HIA GreenSmart House Accreditation

Accreditation of a HIA GreenSmart® House requires the submission of a set of design plans and accompanying documentation which indicates how the home meets the suite of features set out in the HIA GreenSmart® House Protocol.

HIA GreenSmart Protocol

The HIA GreenSmart House protocol sets out the key design elements for 7 environmental practices. These practices require Minimum Criteria and Leading Practice Criteria components to be met to achieve an accreditation status.

Energy Management

These requirements relate to the ability of the householders to reduce operational energy consumption through passive solar design elements, appropriate construction methods for the climate, appropriate ventilation and the selection of energy efficient fittings and appliances.

A GreenSmart House must incorporate 11 minimum criteria plus at least 2 leading practice criteria to meet the energy management requirements.

Water Management

These requirements relate to the ability of the householders to reduce water consumption through the selection of water efficient fittings and fixtures and installation of alternative water supplies.

Water management also requires the home to reduce the use of potable water in the garden.

A GreenSmart House must incorporate 5 minimum criteria plus at least 1 leading practice criteria to meet the water management requirements.

Indoor Air Quality Management

These requirements relate to the selection and use of materials and building products which can assist in create a healthy home environment for future occupants.

A GreenSmart House must incorporate 4 minimum criteria plus at least 1 leading practice criteria to meet the indoor air quality management requirements.

Material Selection

These requirements relate to the selection and use of materials which can assist in reducing the environmental impact of the home during construction and as a finished home.

A GreenSmart House must incorporate at least 1 leading practice criteria to meet the material selection management requirements.

Universal Design

These requirements relate to the layout and features of the home to provide householders, regardless of age or ability with improved access and future opportunity to adapt the home to meet their needs.

A GreenSmart House can include any of the leading practice criteria. If the home incorporates all of these elements it may be eligible to also receive Livable Housing Australia accreditation.

HIA GreenSmart® House

HIA GreenSmart Protocol

Site Management

These requirements are aimed at ensuring construction work takes place in a way which minimises the potential or actual removal of soil and sediment from the building site and potentially entering drains and nearby waterways.

Based on the site specific surface material all relevant site management measures must be used during construction.

A GreenSmart House must incorporate the relevant minimum criteria to meet the site management requirements.

Resource Efficient Practice

These requirements are aimed at ensuring construction work is carried out in a way which minimises the potential or actual waste material generated and ensuring appropriate storage during construction and removal from site at completion.

During construction a GreenSmart House must ensure that the site is maintained in a manner that meets all the resource efficiency requirements.

A GreenSmart House must incorporate relevant minimum criteria to meet the resource efficient practice requirements.

Material Selection

These requirements relate to the selection and use of materials which can assist in reducing the environmental impact of the home during construction and as a finished home.

A GreenSmart House must incorporate at least 1 leading practice criteria to meet the material selection management requirements.

HIA GreenSmart & Liveability

HIA Greensmart is a Liveability Knowledge Partner of the **Liveability Initiative.**

The Liveability Initiative is a collaborative initiative supported by a group of Australia's leading design, building, assessment and manufacturing industry organisations, who are committed to helping home owners reduce the running costs of their home and their impact on the environment without sacrificing lifestyle.

The Liveability Initiative has developed the 17 Liveability Property Features™ and a HIA GreenSmart House can include them all.

The 17 Things™ are property features that offer the potential for reduced running costs and increased comfort if used correctly. They reflect both water and energy efficiency as well as the benefits of living close to a vibrant community.

The benefits of **these 17 Things™** are well known to the design and building industries and **now they are formally recognised as 'liveability features' by the real estate industry at point of sale or rent.**

If you have invested in these 17 Things™ as part of your GreenSmart House, the property may be eligible for the exclusive Liveability Property Marketing Features™ icon and additional listing opportunities with a Liveability Real Estate Specialist.

Useful Websites

BPIC Lifecycle Inventory - www.bpic.asn.au/AboutLCI
Ecosmart Electricians - www.ecosmartelectricians.com.au
Ecospecifier - www.ecospecifier.org
Energy ratings for appliances - www.energyrating.gov.au
Engineering Wood Products Association - www.ewp.asn.au
GreenGuard - www.greenguard.org
Green Painters - www.greenpainters.com.au
Green Plumbers - www.greenplumbers.com.au
Green Procurement database - www.geca.org.au
Liveability - ljhooker.com.au/liveability
Liveability.com.su
Livable Housing Australia - www.livablehousingaustralia.org.au
Timber Development Association - www.timber.net.au
Vinyl Council of Australia - www.vinyl.org.au
Water Efficiency Labelling Scheme - www.waterrating.gov.au
Your Home Technical Manual - www.yourhome.gov.aucol