



HIA GreenSmart - clever housing for the 21st century.

GreenSmart is the Housing Industry Association's program to make affordable housing that's more comfortable to live in over the life of the building.

About the Housing Industry Association

The Housing Industry Association (HIA) is Australia's peak residential, building and development industry organisation, with over 30,000 member companies. Its core service areas are providing information, industry representation, professional development, networking and communication.

Each year, HIA members build around 90% of Australia's new housing. HIA's membership structure mirrors the structure of the industry it represents - more than 90% of HIA members are small builders and trade contractors, often family-based businesses, commonly husband-and-wife teams.

GreenSmart - Acting for the future today

HIA's GreenSmart is the housing sector's environmental plan of action. At a very practical level, GreenSmart aims to increase energy efficiency, minimise waste and encourage better environmental management

at each stage in the manufacture, design and construction of today's housing.

HIA's GreenSmart program includes a range of initiatives to achieve its aims, including:

HIA GreenSmart Professionals Course

Environmental training and accreditation for the building and construction industry;

GreenSmart Partners

Individuals and companies who commit to embracing environmental leadership through a GreenSmart Code of Conduct;

GreenSmart Network

Promoting affordable, green and clever house design and construction via the Worldwide Web at www.greensmart.com.au;

GreenSmart Villages

Showcasing initiatives on the ground in estates like Harvest Lakes to demonstrate HIA GreenSmart practices, and;

The Australian GreenSmart Awards

Recognising the tremendous achievements by building professionals in environmental design and construction excellence.

HIA GreenSmart evolved from a unique partnership between the industry association and government bodies: the Partnership Advancing the Housing Environment. The number of building companies becoming involved in GreenSmart is a sign of the building industry's growing environmental commitment.

GreenSmart villages - Bringing the dream to life

GreenSmart Villages demonstrate GreenSmart to the community in a real and practical way.

The HIA asks that each site adopt, as a minimum, HIA's GreenSmart principles and Code. But because each development should be unique - a reflection of the local climate, geography and aspirations of residents - each developer's design excellence will then add the other initiatives that will give the site that special GreenSmart environment and 'sense of place'.





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LANDCORP'S HARVEST LAKES - WA'S FIRST GREENSMART VILLAGE

As an inaugural WA GreenSmart Partner, LandCorp seized the opportunity to join up Harvest Lakes. LandCorp saw HIA's GreenSmart as a sound business investment, as well as environmentally responsible and affordable.

As the first GreenSmart Village in Western Australia and the largest in Australia, Harvest Lakes brings together best practice from a range of fields in a comprehensive development. Its housing design guidelines promote energy-efficient housing, and smooth the way for the introduction of future sustainable building regulations, while educating the community and the industry in the practicalities of sustainable development.

LandCorp's development of Harvest Lakes is absolutely best practice. It will reduce Perth's level of resource use and waste, make use of existing infrastructure, promote liveability in urban areas, provide a self-sustaining community, be economically sustainable and adopt workable standards. The development is in line with Government policy and is a LandCorp flagship.

In terms of land development, the estate adopts walking/cycling trails, community-focused street and road design, solar-orientated lots and urban water management strategies. Its public open spaces adopt water-sensitive design, pick up natural attributes of the site and provide both active and passive links for community, including dual-use paths to provide a healthy physical and social environment.

Affordable, energy-efficient housing designs for Harvest Lakes are being developed with HIA's GreenSmart program and its builder members. Construction will include advanced waste management and drainage techniques.

BENEFITS OF BUILDING THE HIA GREENSMART WAY

For developers and builders:

- Lower construction costs through increased efficiency and reduced waste
- Reduced energy and water consumption
- Less waste leading to less landfill

For homeowners:

- Appropriate use of materials leading to increased energy efficiency
- Increased personal comfort
- Lower running costs
- Community participation in environmental issues
- Cleaner indoor air

The GreenSmart segment of HIA's website, and the emerging GreenSmart Villages, expose GreenSmart-accredited builders to Western Australian homebuyers.

JOINING THE HIA GREENSMART PROGRAM

Builders and designers, manufacturers and suppliers, professional consultants and government agencies involved in development and building are encouraged to join HIA's GreenSmart.

HIA will help monitor the integrity of GreenSmart as it unfolds over the coming years. HIA's specialist staff can assist with your project planning and meetings.



Artist's impressions of the HIA GreenSmart Ellenbrook Eco Home, designed to harness the sun's heat.

An award-winning, energy-efficient home in Swanbourne, Western Australia. It was designed and constructed by leading HIA GreenSmart Partners, Solar Dwellings and Glenway Homes.

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