



FOR SALE: The Oaks Sales Display House a beautiful, sustainable coastal home

The first home built by TS Constructions at The Cape residential project in Cape Paterson is a 4 bedroom, plus study, 2 bathroom, 196 sqm double story dwelling, which generates more energy than it uses, is comfortable in all types of weather with minimal heating and cooling, and saves homeowners significant money through the home's minimal running costs.

The home captures most of its own water, generates surplus solar energy for an electric vehicle, and is an example of the quality of sustainable houses at The Cape.

The home has been independently assessed as having less than \$500 per annum running costs, which is approximately 15% of the running costs of a state average home of the same size.

This high level of energy efficiency has been achieved by using a combination of materials and design concepts including the following:

1. Thermal Mass – the concrete slab design holds and maintains temperature over time, providing a more stable temperature and avoiding the need to artificially heat or cool to deal with extremes. The floor has been polished to a high gloss which assists with light reflection, reducing the need for artificial lighting. Additional thermal mass has been added with the inclusion of rammed earth blockwork walls using local sourced gravel and pressed on site.
2. Solar Photo Voltaic System – a 5.0kw system
3. Sanden Air Sourced hot water pump system has been installed which reduces up to 78% of hot water energy needs compared with a traditional system.
4. Double Glazed windows with low-E glazing designed and manufacture by Trend Windows from their Thermashield design. They have been rated by WERS and achieve a minimum of 3.5stars.
5. Strategic Shading – fixed pitch, aluminium window shades, designed and manufactured by Sunex, have been installed.
6. Insulation – Earthwool attention to insulation was taking to minimise leakage.
7. Airtightness – all windows and doors have a 20mm compressible bead applied between the building frame and the unit, minimising leakage. All exhaust fans are sealed units.
8. Rainwater collection 2 x nylex 5,000 litre slimline tanks collect roof rainwater which is used in toilet flushing and gardening.
9. Water efficient appliances and fixtures
10. Climate control – Daiken Ururu Sarara 7 reverse cycle split system unit industry leading 7 star heating and cooling rating.
11. Appliances – Bosch appliances have been selected for the kitchen including induction hot plates for cooking and efficiency.
12. Garden Design and plant selection – all plant selections are native and/or indigenous to the region.
13. Vegetable gardens – raised water efficient wicking vegetable garden beds
14. Electric Vehicle Charge points – every garage if fitted with a dedicated 15amp charge point in the garage.

For more information please contact:

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