

DESIGNED FOR LIFE!

DESIGN

SMARTER, HEALTHIER AND A MORE COMFORTABLE PLACE TO LIVE!

Your building has been designed to reduce the environmental footprint of its occupants through the use of Life Cycle Design (LCD) philosophy. The LCD measures the total environmental impact (GHG – Carbon) of the building through every step of its life – from cradle to grave.

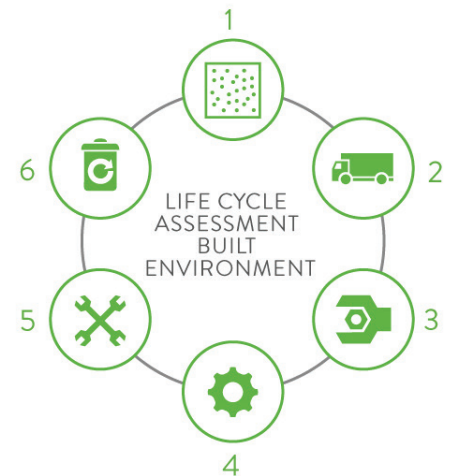
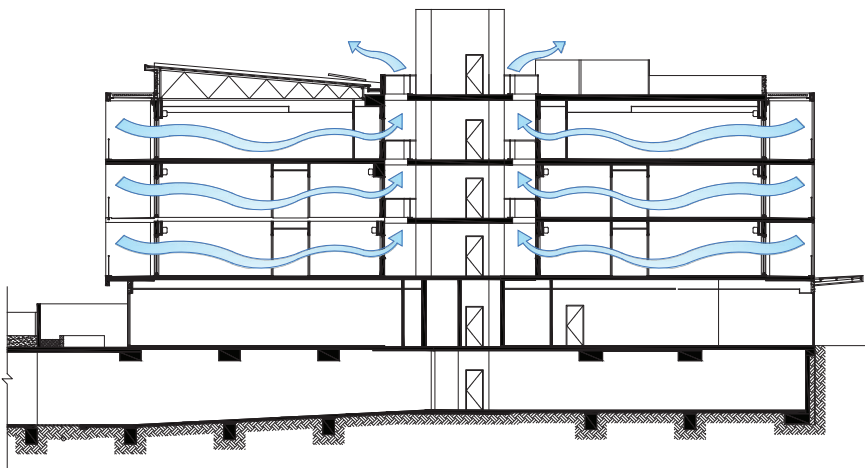
The integration of smart and sustainable building design features including cross-flow ventilation and natural lighting also helps residents enjoy more comfortable, healthier and liveable spaces all year round.

Energy-efficient appointments help to reduce energy demand whilst renewable energy solar PV installations help reduce the impact against rising energy costs, effectively reducing overall operational and maintenance costs.

WHY IS LCA SO IMPORTANT?

“Embodied energy” is responsible for approximately 35% of a buildings carbon footprint and can be broken down into six main components. The circular diagram demonstrates how LCA examines the total “Embodied” and “Operational” impact of a building through every step of its life – from cradle to grave.

This includes raw material extraction all the way through to manufacture, transport, using it in the home and disposal or recycling. It’s the most comprehensive approach to analysing and improving a building’s environmental and economic performance.



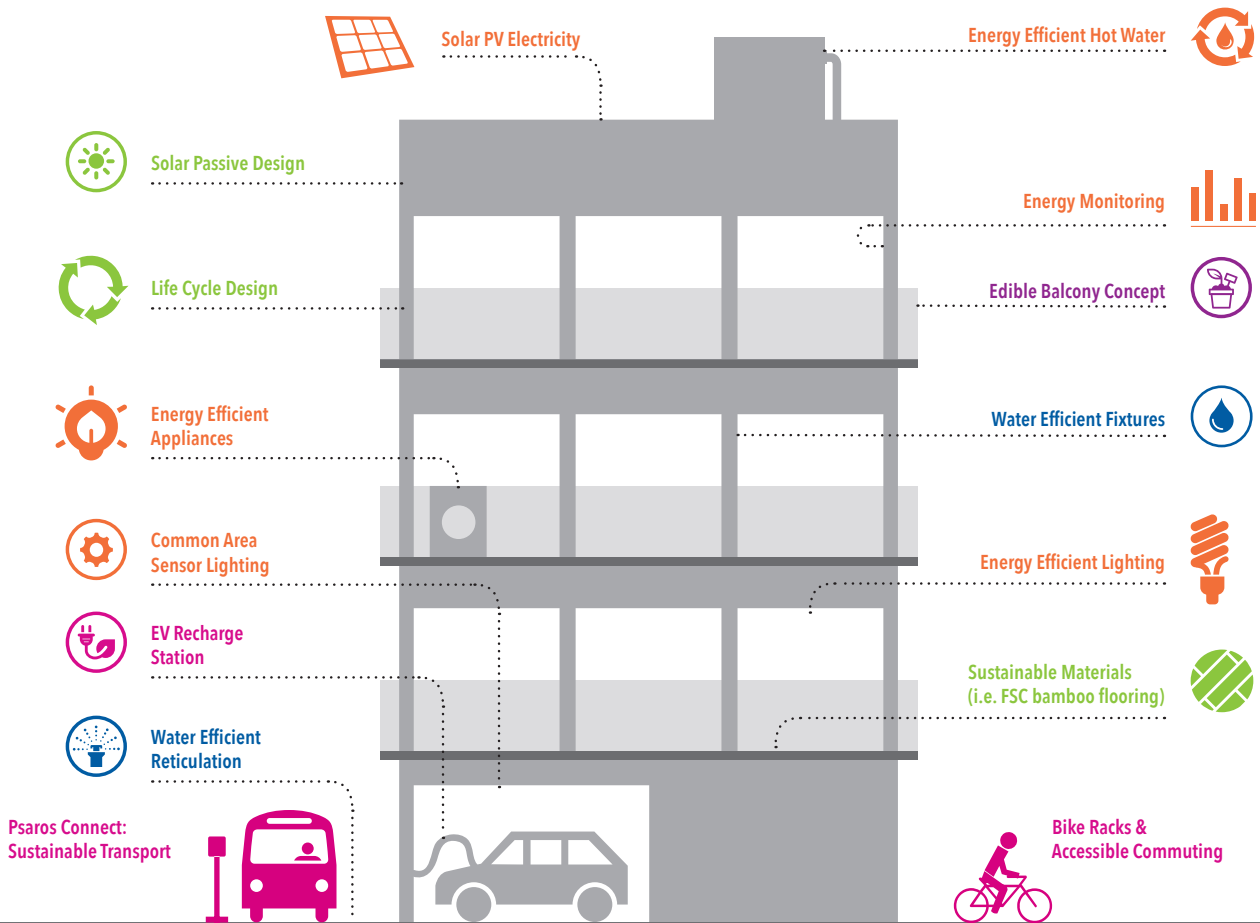
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|--------------|----------------|
| 1. MATERIALS | 4. OPERATIONAL |
| 2. TRANSPORT | 5. MAINTENANCE |
| 3. ASSEMBLY | 6. DISPOSAL |

DID YOU KNOW...

Life Cycle Assessment (LCA) methodology is an internationally recognised methodology used in many EU countries with compliance to ISO 14044, aligned to EN15978 and is currently used by Psaros (the developer). Psaros uses an LCA tool at the design stage to improve your building performance. Future Western Australian planning policy is also seeking to reduce GHG emissions from new multi residential buildings, which will be a game changer. Some leading WA Councils have already enacted environmentally sustainable development (ESD) policy that quantifies Carbon (GHG) improving the built form even further. Good thing is that a ‘Green Psaros’ building is already way in front of the pack, future proofing your asset and improving its performance, likely to impact future value positively.

DESIGN

- Solar Passive Design
- Life Cycle Design
- Sustainable Materials



-  Vertical Community: Environmental & Sustainable Sub-Committee
-  Construction & Demolition Waste Management Plan
-  Psaros Place: Green Resident Education program
-  Resident Waste Avoidance & Minimisation Plan
-  Psaros Happy Place: Loyalty Program



“I chose a Psaros apartment due to the built-in sustainability initiatives. It was the total package that appealed to me as I am approaching retirement so the ongoing financial benefits were important to me, but I also highly value the lower carbon footprint I will be achieving.

Psaros is at the forefront of the sustainability trend so I know I own a better performing apartment that will achieve ongoing cost savings as well as a higher resale value than an apartment with no sustainability infrastructure.”

Investor and landlord – Fiore by Psaros

GREEN APARTMENT LIVING PROGRAM

Positive. Sustainable. Lasting.

Proudly facilitated by **Green Gurus™**
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Exciting,
sustainable
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