

A Green Star Community.

Eco-friendly | Healthy | Low cost living



 Ingenia Lifestyle
Springside



Embrace a greener, healthier lifestyle that won't cost the earth.

As our climate continues to change, we all have a role to play to tread lightly on the planet.

Our homes contribute more than 10%* of Australia's total carbon footprint. So, it makes sense that eco-friendly homes are becoming a popular option for retirees.

At Ingenia Lifestyle Springside, you can be part of Australia's first community targeting a Green Star Homes rating, which sets a new benchmark in sustainable, low cost living for land lease communities.

* Source: <https://www.dcceew.gov.au/energy/energy-efficiency/buildings/residential-buildings>



What is a Green Star Home?

A Green Star Home is energy efficient, healthy and cheaper to run.

It's built to the standard set by the Green Building Council of Australia and assessed against three categories essential for the future.

Each category plays a role to ensure our homes are better for today, and tomorrow.

Green Star Homes are Net Zero homes that lower your running costs, are more comfortable to live in and built for the future.

At Ingenia we're working to deliver a sustainable home in an eco-friendly community where you can live your best life, protect the planet and save money.



Downsize your cost of living, upsize your health

All homes are powered by solar and come with a range of sustainable features included in your purchase price.

Plus, a Green Star Home is cheaper to run, day in, day out, saving you more than \$2,000 a year* on household bills compared to an original 30 year old gas home.

Sustainability features & benefits:

- 1. Rooftop solar panels:** meets 44%* of household energy demand
- 2. Heat recovery ventilation system:** supplies fresh air and removes stale air
- 3. Airtight design:** prevents draughts and provides a comfortable inside temperature without having to use your heating or cooling system
- 4. At least 7.5 star NatHERS thermal performance rating:** less energy needed to heat and cool your home
- 5. All electric appliances:** safer and more energy efficient
- 6. Double glazed windows with thermally efficient frames:** reduces heat escaping in winter and entering in summer and minimises noise
- 7. Solar boosted electric hot water heat pump:** 5 times more efficient than conventional gas hot water**
- 8. Recycled water:** for gardening, car washing and laundry, lowering water bills
- 9. Efficient fixtures:** reduces water use by 48%*





- 10. LED lights:** efficient and 'flicker free' lighting
- 11. Non-toxic building materials:** reduces exposure to toxins that cause headaches and respiratory problems
- 12. Lighter coloured roofs** (for most homes): reduces summer heat
- 13. Roof ventilation:** controls cavity temperature and limits mould growth
- 14. Battery and EV ready:** garage is equipped with connections and capacity to install a battery and EV fast charger in the future

- 15. Net Zero home:** reduces your carbon footprint by over 100% - equal to avoiding 4 local return car trips a day.*

Your wellbeing will also be enhanced from a cosier, quieter home with plenty of fresh air while preventing moisture, dust and mould that can be harmful to your health.

* Source: Kinesis 'Green Star Home Sustainability Analysis Report', October 2024.

** Source: Manufacturer's performance specs.



An inclusive, livable community

Ingenia Lifestyle Springside is also targeting a 4-star Green Star Communities rating, which demonstrates Australian excellence in sustainability and livability.

The community will have its own embedded energy network which means electricity is bought by Ingenia at wholesale prices and resold to residents who benefit from group purchasing power.

You'll also be able to access a communal EV and e-bikes, leaving a lighter carbon footprint.



Affordable
Sustainable



Age-in-place in a home built to last

Our homes are built to the updated National Construction Code (NCC) 2022, which has new requirements to improve accessibility, safety and comfort, designed especially to meet the needs of older Australians and people with mobility limitations.

A Green Star Home can also withstand extreme weather conditions like heatwaves, due to the home's ability to repel heat from improved thermal performance.

You can rest easy knowing you can age-in-place in a high quality home that is built to last.

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About the research: Kinesis 'Green Star Home Sustainability Analysis Report', October 2024.

Ingenia Lifestyle commissioned sustainability consultancy Kinesis to analyse the financial and environmental benefits of a Green Star Home compared to an original 30 year old home in Victoria with gas connection for heating, cooking and hot water.

To provide a like-for-like comparison, the modelling was based on both houses being single storey, standalone homes designed for 2 people, with 3 bedrooms and a total floor area of 175.5 sqm. The 30 year old home is assumed to have a 5-star NatHERS energy rating while the Green Star home has a minimum 7.5-star NatHERS rating.

This approach controls any physical differences in the home and allows for effective sustainability performance comparison. The analysis was undertaken using CCAP Precinct, a strategic infrastructure and sustainability design tool of key performance metrics of precincts.

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