



Seacove Homes - Environmental Impact

Design

- Seacove Homes are designed & constructed to be “Green Smart” with the emphasis on the individual site. Smarter, smaller buildings are effectively linked to spacious outside living areas.
- The individual design option for modules means views, sunlight and breezes can all be controlled. Plus other environmental considerations including privacy, views and location of neighbours can also be factored into the design.
- Solar panels, rainwater collection and grey water systems can also be easily accommodated within the designs.

Minimal Site Impact

- As the modules are prefabricated in a factory, the disruption to the land is minimal. The only works needed to the site are the post footing system with an ability to connect to utilities.
- By using steel posts (made from largely recycled steel) there is negligible impact on physical environment, as they are ideally suited for sloped or difficult terrain. This helps utilise previously economically unviable, unusable or environmentally sensitive land without the need for potentially destructive heavy earth moving equipment and irrevocable site damage.
- In addition, raising the buildings off the ground and the use of insulation means more comfort, with effective use of the natural breeze paths under and through the buildings.
- Clever design means all modules are delivered by a standard sized flat bed truck, simplifying accessibility to site without need for oversize or over height loads. Relatively lightweight construction means the use of smaller more manoeuvrable cranes, ideal for restricted sites. Each Module has an average weight of 1.7 tonnes.
- Due to the Modular nature of the system it is feasible, once erected, to separate, demount and remove Modules from site subsequently.

Benefits of Pre-Fabrication of Modules

- There is minimum material wastage as primary materials are delivered to a central point, these are often pre-cut to size and ready for factory assembly.
- The use of purpose made fabrication jigs ensures production of constantly high quality and accurate components ready for assembly.
- Carbon emissions are significantly reduced by fewer journeys to individual sites by construction and contractors vehicles plus delivery journeys are reduced as materials are delivered in bulk to a central point
- The steel framing can take different insulation and the insulated roof panels are designed to meet, or exceed, Queensland's energy efficiency standards.

On Site Assembly

The completeness of the modules for construction means minimal exposure of building materials to the elements, negligible building trade waste ends up in landfill and significantly fewer construction staff having to travel to site.

A significant advantage of a modular Seacove Home is that modules are now able to be constructed on site in a fraction of the time used in conventional Building or Kit Home building methods. This means considerable financial savings for the customer, not only in construction time but also in reducing job site risks such as workplace health & safety, theft, fewer mistakes and exposure to weather whilst Modules are being fabricated thereby reducing overall costs to customer & environment.

In Summary - The use of steel as the main element in the manufacture of the Homes reflects that the traditional view of steel is shifting as more people recognize the positive use of steel from a sustainability viewpoint. The properties of steel include:

- One of the highest strength to weight ratios of any building material, making it ideal for Cyclone resistant design
- Lightweight, up to 60% of the weight of wood framing
- Produced to national standards giving the assurance of consistent quality, meaning less waste: typically 2% in steel versus 20% in timber construction
- Framing remains straight and true, windows and doors open & close as they should thus preventing gaps and saving on costly loss of energy when cooling or heating the home
- Termite proof, without the ongoing use of chemicals or poisons, providing better indoor air quality and less industry health risks
- Fire resistant, so will not ignite or contribute to the spread of a fire
- Overall recycling rate of steel can be over 70% (the highest of any industry)
- On-going low maintenance for homeowner
- Last but not least the ability to use an Australian product that is supplied locally.

Simply put, by using steel in a factory controlled environment a much higher level of quality control can be maintained, waste minimized, landfill reduced, energy and resources saved, pollution reduced and production efficiency is increased. All of which contributes to financial and environmental benefits. Finally, at the end of its life, the modules can be removed and the component parts recycled once again, leaving almost no trace on the land.

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