TAMARI PLACE RESIDENTIAL PRECINCT

THE NEW "TAMARI PLACE" RESIDENTIAL PRECINCT AT PETRIE ON BRISBANE'S NORTH SIDE IS A GREAT EXAMPLE OF PROVIDING CUSTOMERS WITH AFFORDABLE AND SUSTAINABLE HOUSING.

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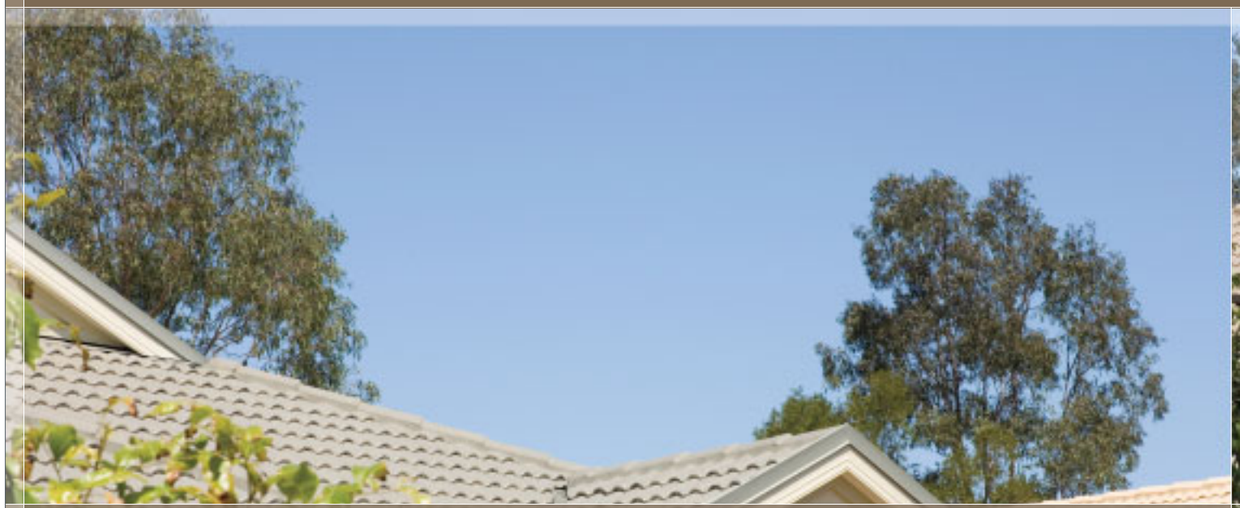
"TAMARI PLACE WAS AN OPPORTUNITY FOR US TO BRING TOGETHER EXISTING HOME DESIGNS AND INTRODUCE SOME SIMPLE IDEAS THAT WOULD CREATE A HOUSING PROJECT THAT WAS AFFORDABLE, LOOKED GREAT AND WAS ENVIRONMENTALLY SUSTAINABLE."



"HAVING GREAT PRODUCT IS ONE THING BUT HAVING THE SERVICE TO MATCH IS ALSO VERY IMPORTANT. BRISTILE ROOFING HAVE PROVED TO BE RELIABLE THROUGHOUT THE ENTIRE PROCESS, FROM QUOTE TO ACCEPTANCE, SUPPLY AND INSTALLATION"

- MARK HENESEY-SMITH - EXECUTIVE GENERAL MANAGER, AVJENNINGS

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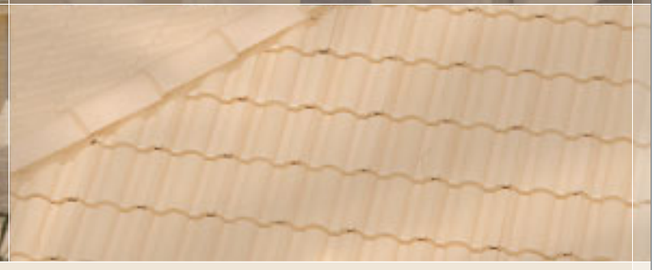

As one of Australia's leading homebuilders, AVJennings takes its responsibility to provide its customers with affordable and sustainable housing very seriously. The new "Tamari Place" residential precinct at Petrie on Brisbane's north side is a great example of this. This new community was designed and built from the ground up, with the aim of creating an environment which was great to live in and would at the same time reduce demand on resources and place less stress on the environment as a whole.

The 11 three and four bedroom homes which make up the project are all energy rated to five stars. This was achieved by implementing some simple ideas like the installation of low energy lighting and split solar hot water or heat pump hot water systems. The homes are also orientated to take full advantage of a Northerly aspect. Good passive design means less dependence on artificial cooling or heating; to maximise cooling in summer the homes take advantage of prevailing breezes, in winter exposure to the sun helps keep them warmer. The end result is less energy used and less greenhouse emissions introduced into the atmosphere.

Another key design consideration of this project was water conservation and management. The residents of Tamari Place will enjoy the benefits of harvested rainwater. Four massive 22,500 litre communal storage tanks have been installed underground to collect and store rain water run off. This precious resource is then used to irrigate gardens and to flush toilets. Collecting run off in this way also reduces pollution, local flooding and soil erosion. Other water saving devices like AAA rated showers and AAAA rated toilets will also save many thousands of litres year after year.

Mark Henesey-Smith of AVJennings said "Tamari Place was an opportunity for us to bring together existing home designs and introduce some simple ideas that would create a housing project that was affordable, looked great and was environmentally sustainable. We were keen to use existing designs because that helped us to keep costs down which translated into more affordable housing."

Bristile Roofing was able satisfy AVJennings' requirements on all counts. The Designer range of concrete roof tiles used on this project represent great value for money compared with other types of roofing materials. This range of tiles has proved very popular with colour consultants. The Designer colours used at Tamari Place were Mallee, Brushwood and Mocha Gumnut and they blended perfectly into the beautiful bushland setting that frames the project. "However," Mark said, "having great product is one thing but having the service to match is also very important. Bristile Roofing have proved to be reliable throughout the entire process, from quote to acceptance, supply and installation. Bristile Roofing follows an efficient and systematic installation process, that helps us maintain very tight construction schedules."

AVJennings also saw an environmental advantage in using the complete Bristile Roofing system that includes roof tiles, a sarking membrane and efficient roof ventilation. To begin with concrete tiles have low embodied energy* when compared to some other kinds of roofing materials. Concrete tiles also have mass that helps to even out temperature peaks and lows when measured inside the living space. Even greater control of the heat transfer through the roof system is gained by having sarking installed under the roof tiles. Sarking is the reflective foil membrane that not only reflects up to 90% of radiant heat, but also reduces dust in the ceiling space. Finally, effective roof ventilation achieved by the use of roof vents reduces the amount of hot air inside the roof space which in turn reduces the temperature in the living spaces. As an HIA Greensmart Leader, the research and development team at Bristile Roofing are constantly looking for new ways to reduce the impact the manufacture and use of our products has on the environment.

Another key objective of the Tamari Place project was to make allowance for residents with limited mobility. Mark Henesey-Smith said, "The future needs of an ageing population and those with limited mobility have been catered for at Tamari Place. One of the houses was specifically designed with these types of residents in mind. The "disabled enabled" home incorporates design features such as a hobless shower recess, disabled toilet, vanity with removable cupboard, wider hallways and doors as well as wide circulation areas in living spaces. These modifications are relatively easy and inexpensive to include during construction and will translate into good re-sale in the future"

Interest in Tamari Place has justified the effort that AVJennings has put into its development. All houses were sold before the project was completed. Mark says 'We have gained invaluable experience during the design and construction of Tamari Place. Customers are always asking us for ways to provide design options that will provide them with more liveable homes that are less expensive to run and are more environmentally sustainable. The great thing is that many of the lessons learnt at Tamari Place will now be incorporated into other standard AVJennings home designs."

Bristile Roofing has been proud to be included in this outstanding development and congratulate the AVJennings team on its success.

PROJECT INFORMATION

NAME OF DEVELOPMENT	Tamari Place
TYPE OF DEVELOPMENT	Planned Residential Precinct
TOTAL ROOF AREA	3,325m^2
NUMBER OF BUILDINGS	11
STREET ADDRESS	Tamari Place
SUBURB	Petrie
PROJECT COMPLETION DATE	September 2006

PRODUCT INFORMATION

TILE COLOUR	Mallee, Gumnut, Brushwood, Mocha
PROFILE	Designer/Hacienda
FIXING TYPE	Standard Ridge

BUILDER INFORMATION

BUILDER NAME	AVJennings
BUILDER CONTACT	Jessica Hamilton
CONTACT PHONE	07 3361 3777
STREET ADDRESS	56 Jephson Street
SUBURB	Toowong
POST CODE	4066

DESIGNER INFORMATION

DESIGNER NAME	AVJennings in house design team
DESIGNER CONTACT	Ronald Graham
PHONE	07 3361 3777
POSTAL ADDRESS	56 Jephson Street
SUBURB	Toowong
POST CODE	4066

DESIGN CONSIDERATIONS

Affordability. Passive thermal design to reduce the need to heat and cool the dwellings artificially. Work with existing house designs and modify them to satisfy the 5 star energy rating requirements. Project was seen as a pilot development that would allow new ideas to be incorporated into other AVJennings home designs.

INSTALLATION CONSIDERATIONS

A systematic and efficient installation process to aid in the management of tight construction schedules. Quality presentation and outcome for owners.

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