



sustainable
company profile.





Why Sustainable?

*"design lead,
long-term thinking"*

Our building process displays strong Sustainable philosophies, attention to detail and architectural sophistication, which has allowed Sustainable by Remote Locations to lead in the 'design-construct' arena of low energy/passive powerful architecture.

Our Mission:

*"touching the land
lightly"*

To Bring the Built Environment to Life by bringing the design, construct and development process into the 21st Century and beyond.



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Brett Vincent McKenzie - Profile & Journey

08/07/1966

Brett McKenzie was born and bred in Gatton, the heart of the Lockyer Valley. An innate love and skill for design and particularly carpentry, is what deeply shapes Brett's very practical philosophy for Sustainable. This is displayed in all aspects of the company's direction, establishing relevant homes and communities for not only life today but well into the future.

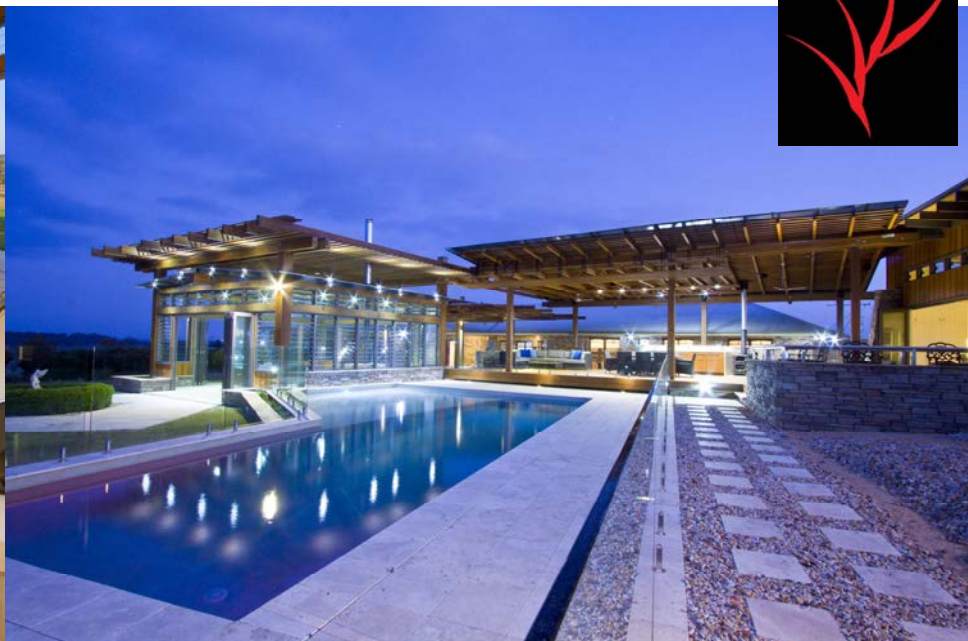
In the early 1990's Brett left humble Gatton and the Australian shores to gain invaluable overseas construction industry training and life experiences, in the pursuit of the lifetime passion for sustainable design and architecture. This was the beginning of a period of travel and broad study of industry, design, method, process and product advances throughout the USA, Canada, Ireland, The United Kingdom and Europe. During this time his experience includes:

- Contracts and supervisory roles in the United Kingdom with employers including the Mirror Group Newspapers, major fire protection construction companies, Hat Contracting, R&S Fire Protection and Aaronite
- He was sought to personally supervise the specialised (and "Tempest" security level) development of nuclear-proof communication bunkers
- Highly specialized, hands on, site project management role on their time recovery contract of the iconic Hotel Arts. This building was developed for accommodation for high level dignitaries on the 1992 Olympic Port Village in Barcelona, Spain
- The exciting opportunity to supervise the structural fire protection fit out during the construction of the state-of-the art Benetton Formula One racing team's race car assembly and development building at Enstone, Oxfordshire.

In late-1992 Brett was sort by Aaronite to be part of a management team for a 5-6 year contract with various projects as part of the construction of the then newly proposed cutting edge Hong Kong Airport, as well as a major pipe line construction in Dubai. However after much consideration Brett declined both to chase his burning desire to bring his vast accumulated international knowledge home.

Returning to Australia in mid 1993, Brett pursued one lifetime goal and achieved his building contractors "gold cards" (for both residential building and also general contracting with the industry) then launching B.V. McKenzie Building Pty Ltd. in Brisbane and progressively rebranding to Sustainable Pty Ltd.

Example Projects



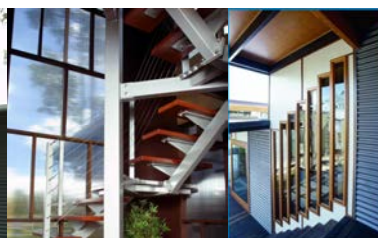
Smithfield

rural yet sophisticated modern building - bold architectural statements working with passive design principles



Bardon Cluster

Within a large lot in the bustling suburb of Bardon, the focus was on restoring the location to its former beauty and encouraging a natural environment with a stronger sense of community with a creative footprint of 3 Recipe Homes

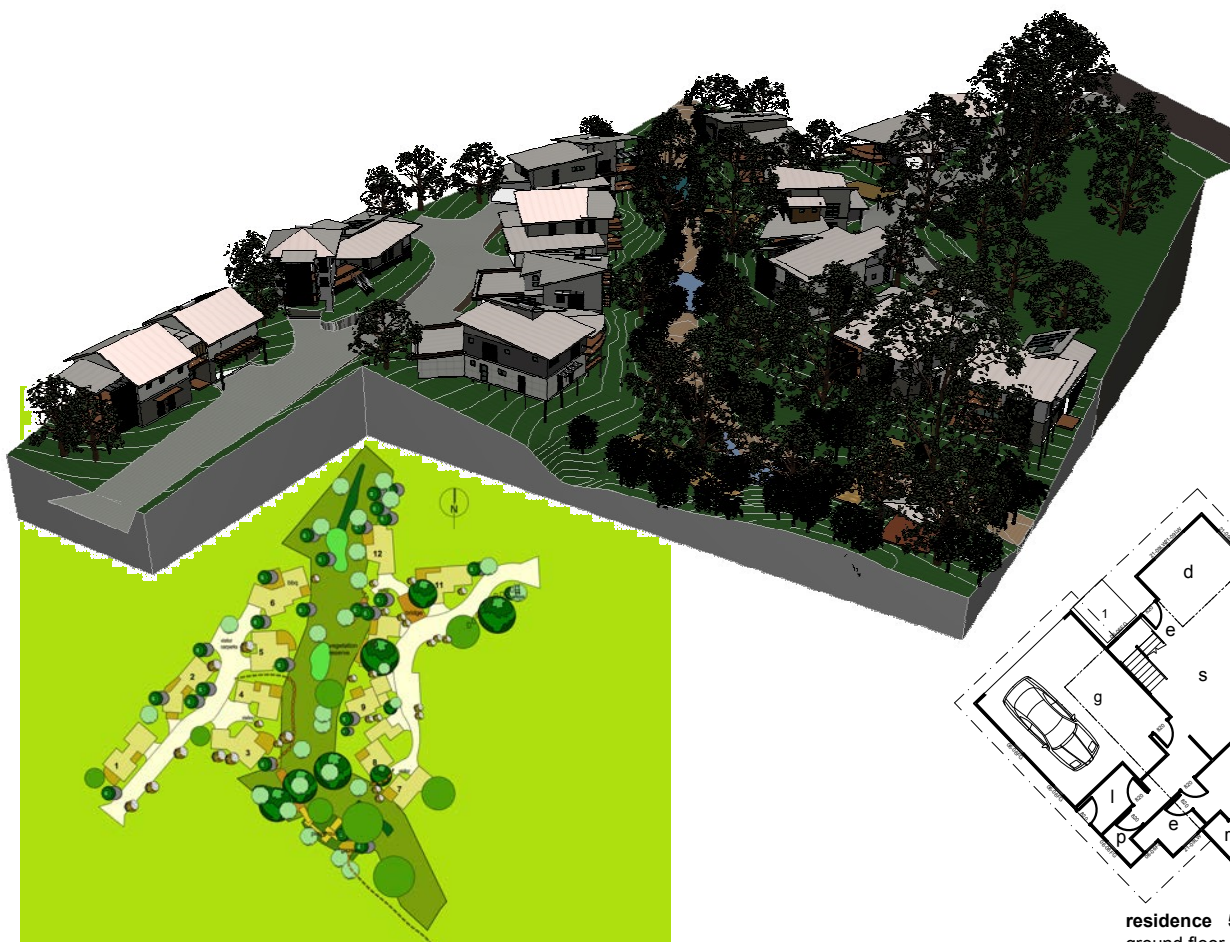


Brookwater Individual Home

The spectacular site is the inspiration for this striking designer home, with the dramatic slope of the terrain providing the basis for the innovative architectural design. Sustainable were honoured with over 16 industry awards including the most coveted 2003 national Greensmart building of the year



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residence 5
ground floor plan

key outcomes

100% increase
in biodiversity

mixed
demographic

vibrant
community
atmosphere

low
environmental
impact

Community Creation Chapel hill - Political Challenges

*Community creation through
shared space*

*Urban Infill Development
Though Recipe Housing*

*Success can hinge on the unity
of local council - early
engagement is key*

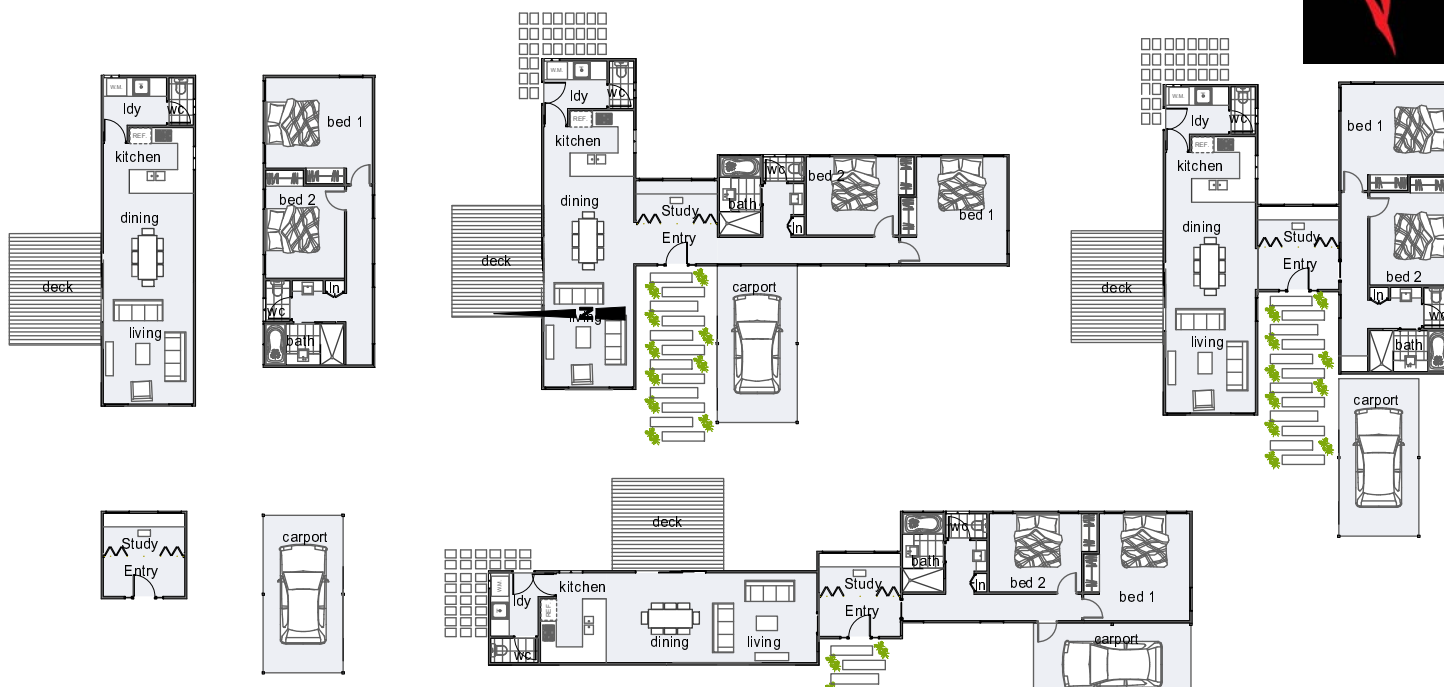
Chapel Hill was a completely designed urban infill project that was to use currently, or seemingly, unusable areas for community creation by enhancing existing, established communities. Sustainable had engaged multiple private investors and prepared a complete concept package to build out the site through the Recipe House process. Recipe Housing is a process developed by Sustainable which maximises customer options and opportunity whilst creating efficiencies in the building process through standard “modules”. Recipe housing balances the building efficiency of a traditional estate development with the flair of individual and architectural design.

The infill development was to work within existing infrastructure whilst enhancing and engaging existing communities. The structural barriers had been approved with all parties (consultants, suppliers and contractors, developers) and the local Councillor, bureaucrats and community were encouraging the development. Despite this, the project didn't go ahead due to the Council's political fractures at the time. The lesson of Chapel Hill is that the unified vision of council is critical to a successful, sustainable community development.

Ultimately, this type of community development is something Sustainable is fully committed to realising as soon as the opportunity presents itself. For us, “now is the time”.

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Recipe Housing - A Sophisticated Modular Design Approach

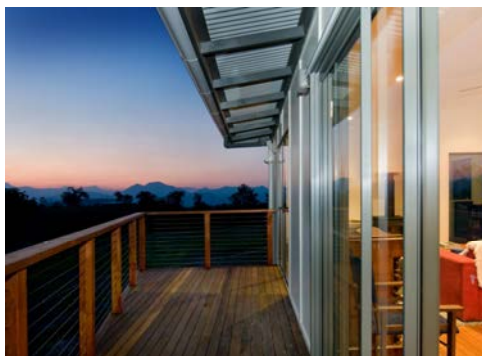


Modules and pods can be arranged in a multitude of ways to create countless, unique variations



Same Pods Different Hats

Perfect for affordable housing for individuals, whole community/estate development



Commitments

- Budget specific
- Intelligent design
- Quality control
- Solar orientation
- Renewable energy
- Low toxicity
- Flexibility
- Passive design
- Low maintenance
- Minimal site impact
- Variety of materials

Suitable Contexts

- One off homes – flat or steep slopes
- Urban development projects
- Small Lots, Large Lots or Acreage
- Time pressured projects
- Remote/difficult sites of all sizes/shapes and contours
- Locations where trades people are scarce
- Projects with budget limitations
- Sites with limited access
- Whole community creation

Modular design allows quick, flexible, and affordable on site construction with no compromise to design integrity



Sustainable - Recipe House

Design and Construct Process



*Concise Design &
Construction
Delivery*

Process

Site
Analysis

Concept
Design

Detailed
Design

Working
Drawings

Construction

Nominal Timeframe

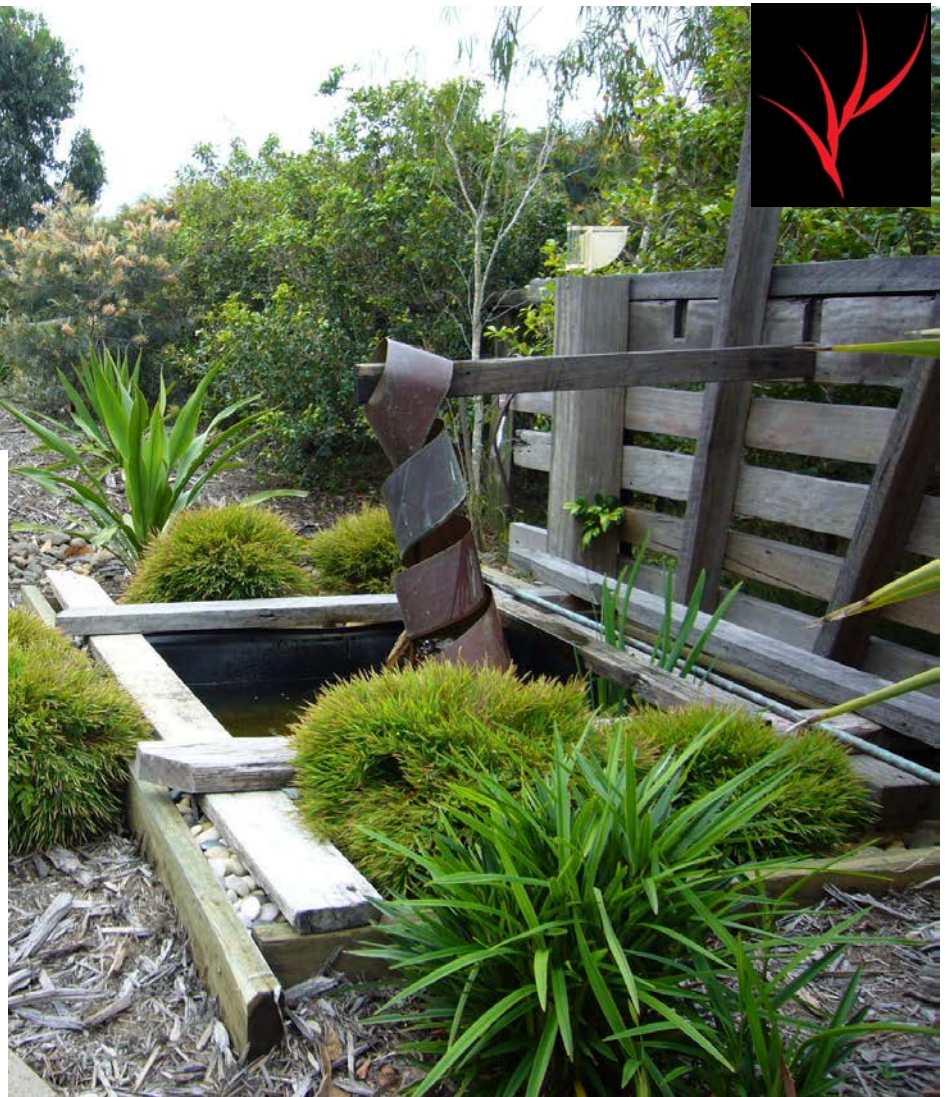
2 Hours

2 Weeks

2 Weeks

3 Weeks

4 Months



Sustainable Waste Management

Waste management becomes involved at the very beginning by staking out two specific areas on site for construction waste.

The logistics involved in the site clean-up process have been designed to cause minimal disruption to construction and the site more efficient and manageable.



"Grinding and on-site reuse of wood, plasterboard, and inert materials such as roofing concrete and terracotta tiles, block, and brick is proving the way to go. Sustainable will be a key part of your waste management plan along with helping companies to implement techniques to reduce the amount of material being generated and techniques to reuse material on site."



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Needs and Site Analysis - Get Started!

Stage 1: Meeting with Brett McKenzie - CEO of the company, on your site. During this meeting, discuss "wish list" of inclusions for your project. Brett will work through the concept plans with you and ask you a range of open questions. He will lead you through this process, which is focussed on outcomes. This information will include areas such as:

1. Budget
2. Your Site
3. Your Requirements & Wish List
4. Your Lifestyle
5. Sustainability
6. Design
7. Construction and desired materials/finishes/fittings

From Brett's extensive knowledge and experience, he will be able to advise alternatives if required:

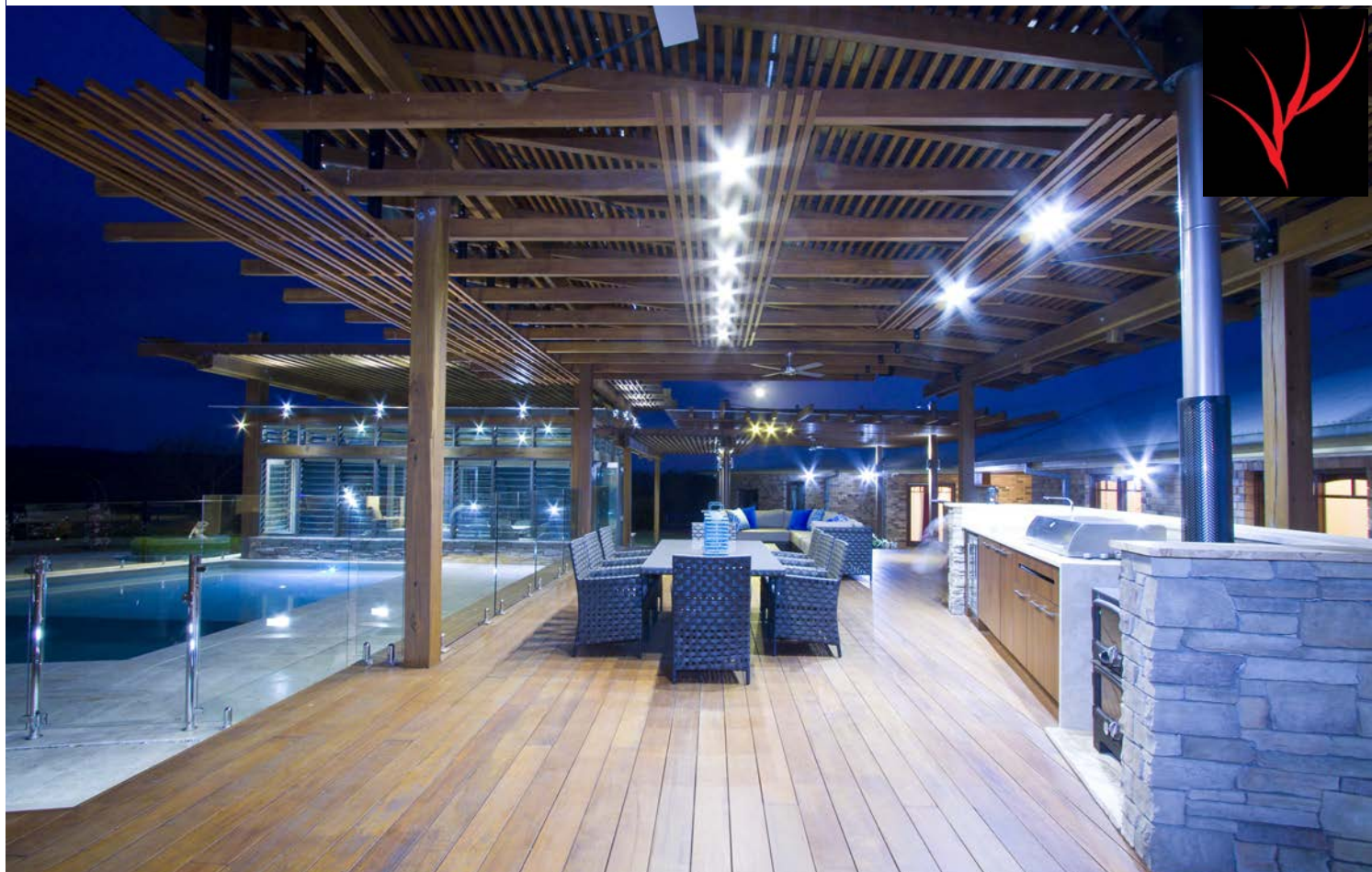
- Passive design & Energy efficiency
- Solar orientation & Passive ventilation
- Site management, Water and storm water management & Integrated Landscaping Design
- Built form issues & Views & Vistas
- Challenges versus commercial outcomes and opportunities
- Life Cycle Assessment of building, product and materials choices to manage your On-going Resource --Management & Costs after your Sustainable home is constructed.

Sustainable will prepare for you a Details Brief which will include all of these aforementioned items. We will use this Details Brief throughout the entire design working drawings

*Original, personal,
sustainable homes*

*Work with the
topography
and use as a passive
advantage*

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Awards - Accreditation

HIA Housing Industry Association Awards (Queensland & Australia wide)

2011 - HIA Silver Queensland Renovation/ Addition Project of the Year (Oxley House)
 2011 - HIA Queensland Greensmart Energy Efficient Home of the Year (Tivoli House)
 2011 - HIA Silver National Greensmart Home of the Year (Moreton Island House)
 2010 - HIA CSR Queensland GreenSmart Energy Efficiency Awards Finalist (Bardon House)
 2006 - HIA Excellence in Building for Queensland Climate (Samsonvale House)
 2005 - HIA Queensland Greensmart Energy Efficient Home of The Year (Gap House)
 2003 - HIA Winner Australian Greensmart Building of The Year (Brookwater House)
 2003 - HIA Runners Up - Australian Energy Efficient Home of the Year (Brookwater House)
 2003 - HIA Runners Up - Australian Greensmart Professional of the Year (Brookwater House)
 2002 - HIA Winner South East Queensland Home of the Year (Brookwater House)
 2002 - HIA Winner Queensland Energy Efficient Home of the Year (Brookwater House)

HIA Housing Industry Association Awards (Brisbane/Toowoomba/Gold Coast)

2011 - HIA Winner Brisbane/ Toowoomba Renovation/ Addition of the Year up to \$300,000 (Oxley House)
 2011 - HIA Silver Brisbane/ Toowoomba Custom Built Home of the Year up to \$300,000 (Tivoli House)
 2009 - HIA Brisbane/Toowoomba Greensmart Energy Efficient Home of The Year (Boonah House)
 2009 - HIA-CSR Brisbane / Toowoomba Housing Winner GreenSmart Energy Efficiency Award (Boonah House)
 2007 - HIA Brisbane/Gold Coast Region Greensmart Energy Efficient Home of The Year (Samsonvale House)
 2006 - HIA Best Individual Home Valued \$550,000 to \$850,000 (Samsonvale House)
 2005 - HIA Brisbane/Gold Coast Region Greensmart Energy Efficient Home of The Year (Gap House)
 2005 - HIA Brisbane/Gold Coast Region Silver Award for Greensmart Energy Efficient Home of The Year (Mt Crosby House)
 2005 - HIA Brisbane/Gold Coast Region Silver Award for Custom Built Home Valued \$250,000 to \$300,000 (North Stradbroke Island House)
 2005 - HIA Brisbane/Gold Coast Region Silver Award for Custom Built Luxury Home Values over \$750,000 (Gap House)
 2004 - HIA Best Individual Home Valued \$450,000-\$550,000
 2004 - HIA Winner Brisbane/Gold Coast Custom Built Home valued \$350,000 to \$500,000 (Toowong House)
 2004 - HIA Winner Brisbane/Gold Coast Most Innovation Use of Steel (Toowong House)
 2004 - HIA Best Design for the Queensland Climate
 2004 - HIA Best Display Home over \$380,000
 2002 - HIA Winner Display Homes Valued over \$200,000 (Brookwater House)
 2002 - HIA Winner Display Home of the Year (Brookwater House)
 2002 - HIA Winner Energy Efficient Home of the Year (Brookwater House)
 2001 - HIA Runners Up - Display Home

Queensland Master Builders' Association Awards

2018 Brisbane Housing & Construction Awards Individual Home \$251,000-\$350,000 (Kingfisher House)
 2016 QMBA Excellence in Sustainable Living - (Toowong House)
 2005 - QMBA Best Individual Home \$400,000-\$600,000 - (Mt Crosby House)
 2005 - QMBA Best Individual Home \$600,000-\$850,000 - (Gap House)
 2005 - QMBA Winner Low Rise Multi-Residential Housing (Duplexes and Townhouses) total project up to \$1.5 million (Bardon - Hartfield Drive Development)
 2004 - QMBA Excellence in Design for Queensland Climate (West Moreton)
 2004 - QMBA Display Home over \$380,000 (West Moreton)
 2004 - QMBA Individual Home Valued \$450,000 - \$550,000 (Toowong House)
 2002 - QMBA Individual Home Valued \$300,000 - \$400,000
 2002 - QMBA Most Innovative Use of Steel Roofing
 2002 - QMBA Housing for Sloping Site over \$250,000
 2001 - QMBA Housing for Sloping Site up to \$250,000
 2001 - QMBA Individual Home between \$300,000 - \$400,000
 2001 - QMBA Most Innovative Use of Steel Roofing
 1999 - QMBA Refurbishment/Renovation up to \$2 million
 1998 - QMBA Best Contemporary House
 1998 - QMBA Most Innovative Use of Lightweight Composite Construction
 1998 - QMBA Timber Housing
 1998 - QMBA Most Innovative Use of Glass
 1998 - QMBA Most Innovative Use of Colorbond Steel Roofing
 1997 - QMBA Contract House
 1997 - QMBA Contract House
 1996 - QMBA Contract House
 1996 - QMBA House for Sloping Site -
 1996 - QMBA Best Use of Colorbond Steel Roofing
 1996 - QMBA Best Use of Site and Outdoor Living
 1996 - QMBA House for Sloping Site
 1995 - QMBA Best Use of Timber
 1995 - QMBA Best Kitchen

Industry Accreditation

Member, Queensland Master Builders' Association
 Member, Housing Industry Association Queensland
 Accredited HIA Greensmart Professionals