



BUILD YOUR HOME TO BE A SAFE HOME WITH DIRECT BUILDING SOLUTIONS

By
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Direct Building Solutions



www.directbuildingsolutions.com.au



ABOUT DIRECT BUILDING SOLUTIONS

Direct Building Solutions are the specialists in high-quality residential construction across Sydney.

Brent Tamati, our company owner and director, is a fully licensed builder with over 30 years building and carpentry experience and 12 years at the helm of Direct Building Solutions.

We strive to deliver the perfect balance between traditional building and modern-day performance.

We focus on your family, quality and safety while constructing your home. Your home is an essential place for you and your family to relax and make unforgettable memories together.

Brent will take the time to listen to your family needs and requirements. He will discuss with you, ways and approaches to building your new home to maximise the quality of your living environment and minimising the impact on the natural environment.

Building sustainably does not only refer to environmentally friendly practices such as energy conservation and recycling. It also relates to construction materials and methods.

Direct Building Solutions believe that all builders should source and utilise no or low VOC products as part of safe and sustainable construction processes.

We are committed to implementing a safe building process combined with 'high performance' building outcomes to help you achieve your dream of a safe house. You and your family will be able to enjoy a combination of health and performance benefits.



**CONTACT BRENT ON 0408 423 848 TO DISCUSS
HOW WE CAN HELP YOU BUILD A SAFE HOUSE
FOR YOU AND YOUR FAMILY.**

In Harmony with Our Natural Environment

Standard bricks and mortar homes have served Australians well for a very long time, but they no longer reflect how we want to and need to live.

As the largest energy users in the average Australian home, heating and cooling account for 40% of total household energy use. Builders and architects are looking towards the latest technologies to help homeowners address concerns over soaring heating and cooling costs and how to minimise their environmental footprint.

Housing affordability, scarce water resources and weather extremes have all contributed to making sustainable housing an economic and environmental necessity.

Director Brent Tamati is a Master Building Association Green Living Builder – a credential that recognises his leadership and expertise in the delivery of high-quality sustainable solutions.

A sustainable home by **Direct Building Solutions** incorporates the latest and smartest eco-friendly techniques and approaches including:

- Site and building orientation.
- Air sealing and ventilation - an airtight building is more energy-efficient than a leaky one, but proper ventilation is essential to maintaining a healthy, comfortable indoor environment.
- Use of heat recovery ventilation system to ensure a constant flow of clean, fresh air while retaining 90% of heat energy; also eliminates condensation and mould.
- Energy-efficient windows to minimise the need for heating, cooling, and artificial lighting by using a combination of window glazes, multiple panes, tightly sealed edges and insulated frames. They will significantly reduce your energy bills.
- Passive solar design to take advantage of the natural climate, e.g. room zoning; capturing cross-ventilation breezes, shading, skylights.
- Water efficient appliances and fittings/grey water systems.
- Insulation maximise the thermal efficiency of your home by properly insulate the foundations, floors, walls and ceiling.
- LED lighting.
- Use of water-based, zero or low volatile organic compounds (VOCs) paints/finishes and adhesives.
- Concrete and tiled floors for thermal mass, low maintenance and low dust.



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Have you heard of volatile organic compounds (VOC's)?

They are organic chemicals found in some construction materials that have a high vapour pressure at room temperature due to a low boiling point. The high vapour pressure causes a large number of molecules to evaporate and enter the air in your house, creating an unsafe environment for you and your family.

Some of these chemicals include:

- ✓ Formaldehyde
- ✓ Methylene
- ✓ Chloride
- ✓ Styrene
- ✓ Vinyl chloride

A recent concerning study undertaken by the Environmental Protection Agency found that VOC's in indoor environments might be a thousand times higher than outdoors!

▪ Where are VOC's found?

VOC's are found in some building materials including:

- ✓ Certain paints
- ✓ Adhesive and glues
- ✓ Solvents
- ✓ Silicon
- ✓ Epoxy resins
- ✓ Certain treated timber

It is essential to identify and carefully manage VOC's and their exposure to your family during and after construction.





▪ VOC's effects

The reactions variety and severity depend on the type of VOC, its concentration, the duration and method of exposure, and the individual sensitivities of those exposed. Some of the symptoms include:

- ✓ Headaches
- ✓ Eye, nose and throat irritations
- ✓ Allergic skin reactions
- ✓ Breathing difficulties
- ✓ Nausea
- ✓ Confusion

At a high concentration, VOC's are very toxic and long-term exposure to specific VOC's may lead to chronic diseases or even cancer.

We do not want to expose ourselves nor you and your family to any more pollutants than necessary.

HOW DOES DBS MANAGE VOC'S?

Direct Building Solutions believe VOC management sits firmly under the sustainability umbrella.

We are continually learning and engaging in new technologies to complement our current practices. We aim to create greener outcomes that ultimately reduce the overall impact of the build on the environment and our client's health.

One of the critical factors we consider in our sustainable building practises is to limit VOC's materials to maximise the indoor air quality.

Source control is the best way to achieve good indoor air quality and minimise VCO outcome.

Direct Building Solutions utilise a rigorous process to carefully identify and evaluate all materials we use for your construction project. We ensure that VCO's are reduced or eliminated at their source and the air quality in your home remains high!

We start by looking at a wide range of items and variables. Then, we determine how we can implement, manage and monitor them in the construction process to meet your needs and requirements, including budget.

Some of the elements we take into consideration when planning your project are:

- ✓ Cladding
- ✓ Roofing, floor and wall materials
- ✓ Doors, windows and coverings
- ✓ Glass type
- ✓ Ventilation – natural and other
- ✓ Heating and cooling
- ✓ Adhesive selection
- ✓ Paint selections



BUDGET

We understand that cost is an essential factor when considering building or renovating your home. Choosing sustainable practices often requires a higher level of investment but gives a great return.

Considering the benefits gained, including safer living conditions, lower household operating costs and a lesser impact on the environment, the initial cost will prove a high return on investment!

The result is more money in your pocket and a big tick for the environment and your health.

Direct Building Solutions will work closely with you to design a solution to fit your budget without compromising safety and quality.

Brent will be happy to advise you on the best materials to use that fit your home design, location and budget.

VOC's AND HIGH-PERFORMANCE OUTCOMES

Direct Building Solutions believe that a healthy indoor environment is key to your family comfort and well-being. We are committed to helping our clients maximise quality, cost, and longevity to enjoy measurable benefits in construction performance.

The combination of VOC's management and high-performance construction techniques is setting DBS apart as a truly sustainable construction company.



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