

LUXURY HOME

— M A G A Z I N E —

HAWAII

Kauai · Oahu · Maui · Molokai · Lanai · Big Island

It Pays to Think **GREEN** When Investing in Real Estate

Green Real Estate refers to a property designed or built to reduce environmental impacts; create a safer, more efficient living or working environment; reduce operating cost; and improve occupant health.

Recently, "Going Green" has become not just a hot trend, but a new lifestyle choice for many, and rightly so. The reality is that our natural resources are limited and as a human race we need to develop better technology and life choices for accommodating population growth and the damage caused by pollution.

In the past decade, the "Green" trend has spread in to the building and housing market and the concept is becoming increasingly more popular. What people may not know yet, is that in addition to making your home healthier to occupy, and less expensive to operate, implementing Green features into homes is a great avenue to make them more marketable for sale.

A green home can be new construction, or can be an existing home that has been upgraded with a few eco-friendly features to the reap benefits. As far a new construction is concerned, a home can receive different levels of LEED certification to determine its amount of energy efficiency and overall environmental design.

What is a LEED® Certified Home?

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted standard for the design, construction, and operation of high performance green buildings. LEED certification for new construction is based on specific actions in multiple categories, such as:

- **Water Use:** Landscape with native plants, capture rainwater runoff
- **Energy:** Install solar panels, buy energy from a renewable resource
- **Materials Selection:** Build a recycling room, recycle 50% of construction waste
- **Indoor Environmental Quality:** Use low-emission, low toxicity paints
- **Innovation:** Have a LEED-accredited professional on the project team

Some common eco-improvements for existing homes include: Solar water heaters, Attic and Wall Insulation, Low E-Coating windows, Photovoltaic Cells for converting Solar Energy into electricity, Energy efficient appliances, or even by landscaping with Native plants.

If all these options are not immediate alternatives for your family, you can still make smarter choices at home to be more eco-aware. Recycle, buy compact fluorescent light bulbs (CFLs), reduce your water consumption, and use less electricity when possible, or grow your own food!

Seek opportunities to be involved in this exciting advancement in building practices by protecting Hawaii's natural environment, and promoting the benefits of thoughtful eco-friendly home designs. Building green is about healthier lifestyles and home-style. It's about saving money and the environment. "Going Green" is about taking pride in our homes and the future, by making positive living choices.

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