

Nishi—
Sustain-
ability
at a
glance

NewActon Nishi was conceived as a total response to the global groundswell for sustainable environmental change.

Every dimension of the Nishi apartments applies a more considered design that embraces sustainability as a means of changing the way we live and reducing our collective impact on the planet.

The design of Nishi in Canberra's dynamic NewActon reflects a totally reconsidered, more connected approach to contemporary living.

Designed by world-noted architects, Suppose Design Office (Tokyo) and Fender Katsalidis Architects (Melbourne) in conjunction with engineering consultant group, ARUP (London)—no detail has been overlooked in any of Nishi's 1 and 2 bedroom apartments.

With passive design and energy efficient fittings and appliances, the need for mechanical conditioning is virtually eliminated and energy and water bills are reduced to levels far below any other apartment building in Canberra.

NatHERS

(Nationwide House Energy Rating Scheme) rates Nishi as an average of 8 star, where the average rating in Canberra is 2.5 star; and a minimum new build requirement of 4 star.

Building massing & orientation

The shape and orientation of the building is carefully designed to maximise views, exposure to winter sun, daylight and prevailing wind direction.

Solar thermal

A roof-mounted solar thermal system provides 70% of the building's domestic hot water consumption on an annual basis.

Passive solar heating

Most apartments receive at least 4 hours of sunshine per day to facilitate passive heating. Additional mechanical heat is only necessary during the coldest or cloudiest periods of the winter.

Dual-aspect design

All apartments allow for cross ventilation and daylight access.

Natural ventilation

Apartments are naturally ventilated with operable glazing and sliding doors to provide fresh air and free cooling during shoulder seasons and the summer.

High thermal mass

Regulates temperatures throughout the year by storing and releasing heat appropriately.

Thermal buffer spaces

Thermal buffer spaces in the forms of a conservatory and terrace/winter garden create transitional spaces between the outside ambient conditions and the main living space of the apartment. They limit heat loss and infiltration during winter months and provide shading to the living space during summer months.

External shading

(specifically designed for Taiyo apartments) Fixed or operable shades to reduce solar gains in summer (minimising need for cooling) while allowing them in winter (to minimise the need for heating).

High performance glazing

Reduces heat loss by 60%—Double pane, low-emissivity glazing is used in all apartments to reduce heat loss in winter and improve thermal comfort, while maximising daylight transmission.

Hydronic radiators

While passive design provides comfortable conditions during most of the year, radiant heating provides additional comfort during the coldest months of the year, with lower energy consumption compared to forced air or electric resistance heating.

Energy-efficient lighting

A combination of energy-efficient lighting will be available

Sustainable material selection

Materials have been carefully selected based on its minimal ecological impact. These include low volatile organic compound (VOC) emitting materials, renewable timber sources from managed forests and natural materials which can be recycled or reused.

Rainwater collection

Estimated water savings for the residential building by harvesting rainwater will be 650,000 litres/year with an estimated 80% of flush water requirements provided from the rainwater harvesting system.

Highest rated water efficient appliances*

Based on WELS rating (Water Efficiency Labelling Scheme):
— 6 star basin mixers
— 3 star shower heads (7.5 litres/minute)
— 4 star toilet suite pan (3 litre or 4.5 litre flushes)

Highest rated, energy efficient European appliances including a 6 star dryer*

* Highest rated available at time of specification

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Nishi achieves 8 star NatHERS (Nationwide House Energy Rating Scheme) through its passive design strengths that removes the need for mechanical cooling and heating while maintaining thermal comfort for residents. It far exceeds the average 2.5 star rating for existing building stock in the ACT and more than doubles the new residential build requirement of a 4 star

70%

70% saving on domestic hot water. Because of Nishi's centralised gas-assisted, circulating solar hot water system Nishi owners will have 70% of their typical annual hot water demand covered

3–6

With 3 to 6 stars WELS (Water Efficiency Labelling Scheme) ratings for most fittings—you are both reducing your impact on the environment and reducing your overall water consumption by up to 33% p.a.

4 out of 5 toilet flushes are 'free'

Rainwater harvesting system placed in the roof area will cover 80% of water requirements for toilet flushes in the building. Any water surplus will be redirected to irrigation and gardening areas

\$0

A photovoltaic upgrade option can give you the ability to purchase a rooftop PV system and not only reduce your energy bills to \$0, but sell surplus generated electricity back to the grid for a premium rate

\$25,000

cost saving

Go green and cash in your car spot for \$25,000 discount on settlement

8.3 km from the airport

With Canberra Airport only 10 minutes away, travel time to and from Nishi make it the choice of politicians and powerbrokers—whatever their persuasion—as well as investors

4+ hour

Maximising passive solar heating most apartments receive at least 4 hours of sunshine per day to facilitate passive heating and generate natural heat banks

650,000lt

An estimated 650,000lt of rainwater will be harvested from the roof areas which will satisfy 80% of flush water requirements with any surplus redirected to irrigation and gardening areas

NewActon precinct

No other area in Canberra possesses so many lifestyle-driven amenities that make living at Nishi a real pleasure—every day or night, weekday or weekend. You need never leave when at your doorstep you have:

- Diamant Hotel
- Boutique gymnasium
- Boutique Pilates studio
- Award-winning hair salon & day spa
- Award-winning restaurants & bars
- Urban grocery store
- Cinema
- Planned bike shop and florist
- Ample visitor car parking
- Beautiful landscape gardens
- Active public art program
- New hotel on level 1 and 2 (offering hotel services to apartment owners)
- Easy access to city, lake and entertainment

NewActon Nishi apartments

Every aspect of living at Nishi has been totally reconsidered to make sure that you really enjoy your new home, with its world-leading design and quality build based on environmentally sustainable design principles.

Apartments offer

- Unimpeded views of Lake Burley Griffin or towards the Black Mountain (depending on apartment outlook)
- Optic fibre direct-to-premises (GPON) allowing for integrated TV, telephony and internet broadband speeds of up to 100 Megabits/second (Mbps)
- Stone bench tops made from reconstituted materials
- Plenty of storage space

- Curved or square plaster-board ceilings depending on unit type
- A selection of white or clear finishes in timber finish joinery depending on unit type

Additional offer

Additional (optional) items and packages are available for your new home before you move in:

- Hand crafted furniture packages*
- Blind and curtain packages*
- High-speed broadband, phone and TV packages (speeds up to 100 Mbps)*
- Combined energy-efficient, luxury washing machine, microwave and LCD TV package*

* Available closer to completion date

Other ancillary benefits for Nishi purchasers

Due to the high profile of Nishi within NewActon, a number of innovative opportunities have arisen—and will continue:

- Free 2-year adult membership to the NGA (National Gallery of Australia)
- Free double pass tickets to selected Canberra Symphony Orchestra performances

Green cost savings

A further benefit arising from the energy-efficient design of Nishi translates into reduced ongoing costs for owner/occupiers in areas of gas, electricity and water consumption, and including lower body corporate fees averaging approx \$2500/annum for most apartments. You can also cash in your car spot for \$25,000 discount on settlement, or alternatively use your discount towards

photovoltaic cells and have the option to generate your own power and sell excess back to the grid.

Provisions has been made for a limited number of owners to take up a photovoltaic upgrade option that gives you the ability to purchase a rooftop PV system and not only reduce your energy bills to zero, but sell surplus generated electricity back to the grid at a premium rate.

Investor Information

Apartments at Nishi represent an investment that is entirely out of the ordinary. Not only will you take advantage of Canberra's strong economy, low unemployment, attractive rental yields and a negligible vacancy rate, but you're also buying into the development of the future. Nishi—unlike other apartments with poor environmental qualities—will never become redundant. Nishi is truly the future proof investment, and should result in extra ordinary capital growth when compared to normal apartment stock in Canberra. This has been seen in many international examples including BedZED (Beddington Zero Energy Development) in the United Kingdom. This is on top of the usual benefits of buying a new apartment, including attractive depreciation benefits, and the up-front tax deductibility of stamp duty in the ACT.

Apartment price ranges

There are a number of apartments that have been designed as studios as well as 1, 2 and 3 bedroom arrangements.

Orin

1 bedroom apartments
55m² approx of living space
\$375,000 to \$460,000

Kami

1 bedroom apartments
75m² approx of living space
\$435,000 to \$585,000

Ambi

1 bedroom apartments
75m² approx of living space
\$467,000 to \$620,000

Lela

2 bedroom apartments
88m² approx of living space
\$650,000 to \$720,000

Lela/2

2 bedroom apartments
110 m² approx of living space
\$786,000 to \$900,000

Lumo

2 bedroom apartments
105m² approx of living space
\$770,000 to \$865,000

Fred

2 bedroom apartments
110m² approx of living space
\$906,000 to 926,000
(top floor lake views only)

Taiyo

2 bedroom apartments
143m² approx of living space
\$821,000 to 990,000

Pali

3 bedroom apartment
Price on application

Call Adele Douglas or Derek Whitcombe on 1300 234 380 from Colliers International

Visit newactonnishi.com.au All figures quoted in this document are the developer's best estimate having regard to all available information at the time of publication

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