

The EcoView

Convesso, 8 Waterside Pl
Victoria Harbour, Melbourne 3008



This EcoView provides an overview of the level of environmental sustainability of this apartment building as at 31st August, 2010.

Convesso is a luxury apartment building that is designed to meet the functionality and aesthetic expectations of residents while minimising its impact on the environment. This development has achieved a 4* GREEN STAR rating representing Australian best practice. It considers everything from energy consumption to facilities management.

A large contemporary development with a little footprint.



Structure, Heating and Cooling

Approximately 35-40% of energy bills are attributable to heating and cooling. The more efficient the property, the more money saved.

Building Orientation
Building Structure

Passive Heating
Active Heating
Passive Cooling
Active Cooling

- Primarily North/South, apartments facing all directions
- Convesso has achieved an 8* NatHERS rating
- Recycled steel has been used in the structure of the building
- Walls and ceilings insulated to high levels
- Low E double glazed windows
- Operable windows for fresh air circulation
- AAAC rated acoustic treatment to assist with privacy (5* and 6* rated depending on apartment)
- High performance double glazing throughout to minimise heat loss and improve acoustic privacy
- Low VOC materials for paints, carpets and adhesives used throughout
- Use of composite wood with low emission formaldehyde
- Kitchen range hoods all externally ducted
- North facing apartments boast solar gain, passive heating
- Ducted reverse cycle heating
- Cross ventilation and fresh air through opening windows
- Ducted reverse cycle air conditioning

The EcoView (continued)



Energy Review

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. If you can, choose Green Power from your supplier, it sends a message to governments and business that renewable energy is important.

Renewable energy
Hot Water
Lighting

Appliances
Clothes drying
Energy Saving

Other

- Option to purchase green power from providers
- Centralised gas fired hot water
- Energy efficient lighting in all common areas, fitted with motion and daylight sensors
- Excellent natural light to all living spaces
- Low voltage halogen lighting in apartments
- Energy efficient appliances
- Internalised balconies can be used for clothes drying
- All apartments fitted with Master Switch at main entry to enable shutdown on all non-essential services while out
- Smart meter provided in each apartment to monitor energy and water usage on a real time basis.
- Emergency warning and intercommunication system within apartment speaker



Water Review

Australia is the driest continent in the world (excluding Antarctica) but we use more water per capita than any other country. The items below can help to minimise our impact.

Showers
Taps
Toilets
Water appliances
Water tanks
Appliances
Pool and Spa

- Efficient 4* showers
- Efficient 4* tap ware
- Dual flush toilets throughout
- Water efficient dishwasher and washing machine (4* rated)
- Rain water tank for garden watering and topping up of pool.
- Water efficient dishwashers and washing machines
- Onsite, topped up by rain water

The EcoView (continued)



Other

Having edible plants in the garden saves you money and gives you fresh food. Recycling organic waste saves money, gives you fertilizer and reduces landfill.

General

- Separate recycle bins provided in the kitchen of each apartment to encourage easy recycling
- Recycling bin and waste chute on each floor
- 200sqm fully equipped gym overlooking pool area
- Secure storage cage for bicycle storage
- Secure visitor bicycle spaces near building entry

Gardens

- North facing landscaped deck, BBQ facilities and garden overlooking Victoria Harbour

Organic waste Building Tuning

- Composting facility provided in the communal garden
- Fine tuning of all building systems will verify equipment is operating at maximum efficiency both at construction completion and after one year.



General Overview

Where you can walk or cycle to local amenities. You'll save money on transport, minimise pollution and feel better.

What's in walking or cycling distance?

- Supermarket, shopping village and post office within easy walking distance
- Cafes and restaurants border the parks and waters edge - all within easy walking distance
- Medical facilities - local
- Numerous bike and walking paths on the doorstep
- Public transport within 5 mins (Southern Cross Train Station or Collins Street trams)
- Car Share service operates 50m from the building

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Disclaimer: This report states what's been advised as built at this Development on the above date and does not take into account any changes that may have occurred after this time.