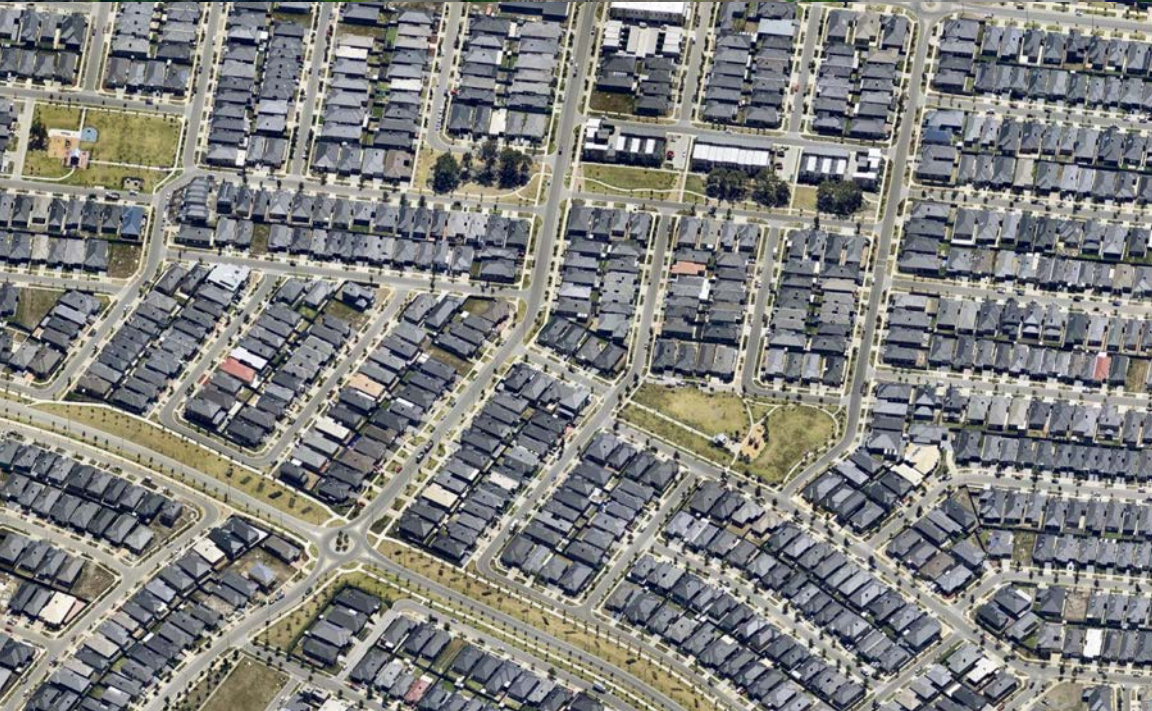


A National Case Study: Insights and the Nightingale model





CURRENT
HOUSING OPTIONS



“55 per cent of the city’s tallest apartment buildings over 15 storeys are of “poor” quality.... windowless bedrooms exist in almost a quarter of new residential developments”

- The Age, June 14, 2014

NIGHTINGALE HOUSING

Vision

To create a world in which housing in contemporary urban environments is built to support wellbeing, community and liveability

Mission

To support, promote and advocate for a new housing model that responds to home owner needs and provides high quality housing that is ecologically, socially, financially sustainable.

2014 AWARDS & RECOGNITION



2014 AIA NATIONAL ARCHITECTURE AWARDS:
FREDERICK ROMBERG AWARD

2014 AIA NATIONAL ARCHITECTURE AWARDS:
DAVID OPPENHEIM AWARD

2014 VICTORIAN AIA AWARDS:

ALLAN & BETH COLDICUTT AWARD

2014 VICTORIAN AIA AWARDS: BEST OVEREND AWARD

2014 PREMIERS DESIGN AWARDS: PREMIERS DESIGN AWARD

2014 PREMIERS DESIGN AWARDS WINNER BEST IN CATEGORY:
ARCHITECTURAL DESIGN

2014 BPN AWARDS: MULTI-DENSITY RESIDENTIAL

2014 BPN AWARDS: 'BEST OF THE BEST'

2014 INTERGRAIN TIMBER VISION AWARD:
COMMERCIAL EXTERIOR

2014 HOUSES AWARDS: SUSTAINABILITY AWARD

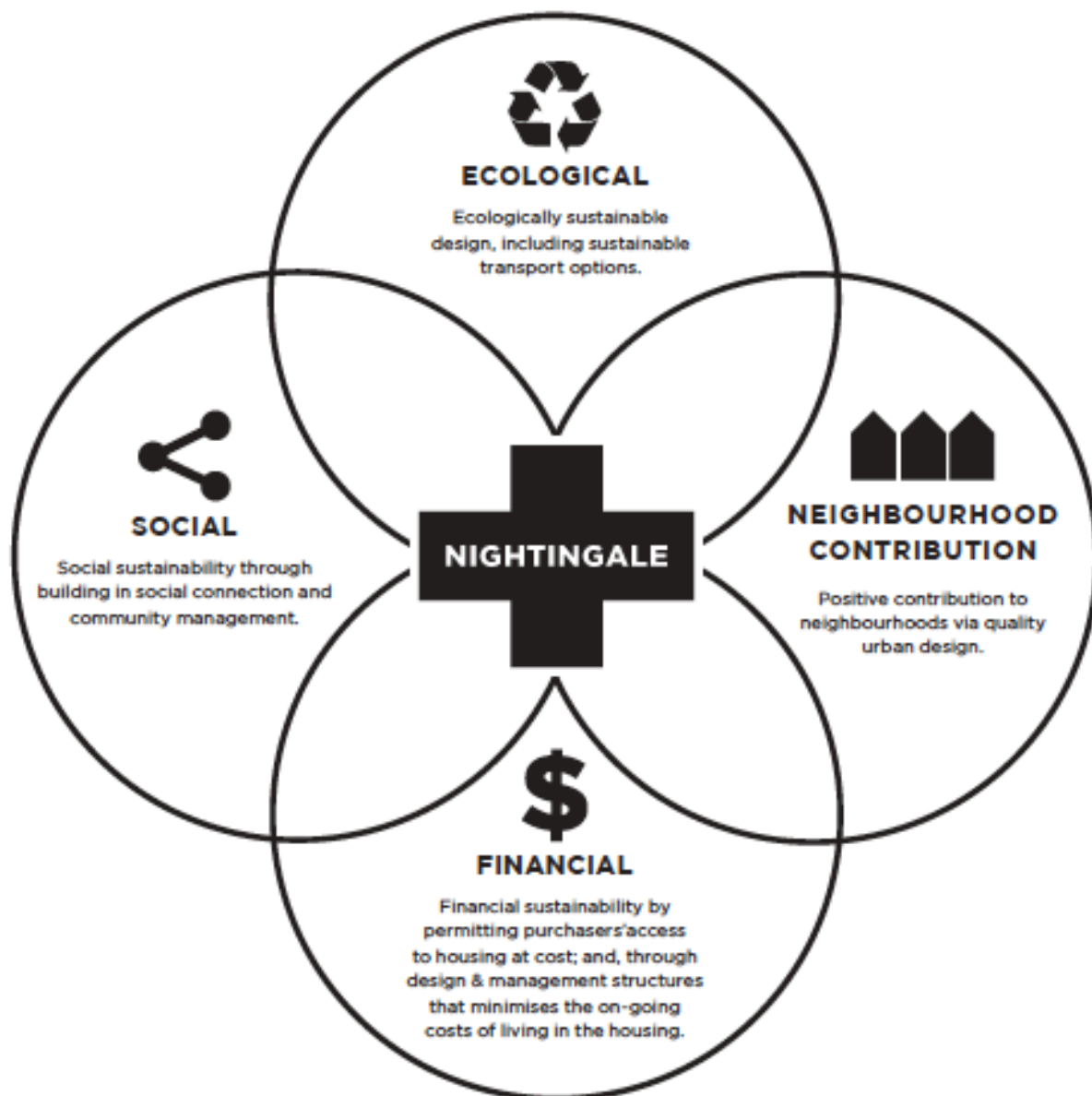
2014 TIMBER DESIGN AWARD: TIMBER CLADDING

2014 INTERIOR DESIGN EXCELLENCE AWARDS
RESIDENTIAL: MULTI





“A quiet revolution is happening in housing development in Australia. It started small, with a group of architects in Melbourne, but has the potential to transform the way urban housing is conceived, funded, and designed across the country” – The Conversation, 21 April, 2016





Affordability

- a** Capped project profits at a maximum of 15% profit-on-cost
- b** Designed to reduce operating & maintenance costs
- c** Removal of unnecessary inputs i.e marketing activities & display suites
- d** Covenant on resale to ensure affordability is passed on



Transparency

- e** Transparent project costs to investors and purchasers
- f** Transparent governance and decision making processes



Sustainability

- g** 100% fossil fuel free building operations i.e through an embedded energy network
- h** Minimum 7.5 star NatHERS thermal rating
- i** Water harvesting and productive gardens



Deliberative Design Process

- j** Meaningful and informed participation from future home owners across the project from design through to settlement
- k** Purchasers given real cost information during design process to support informed decisions



Urban Community Contribution

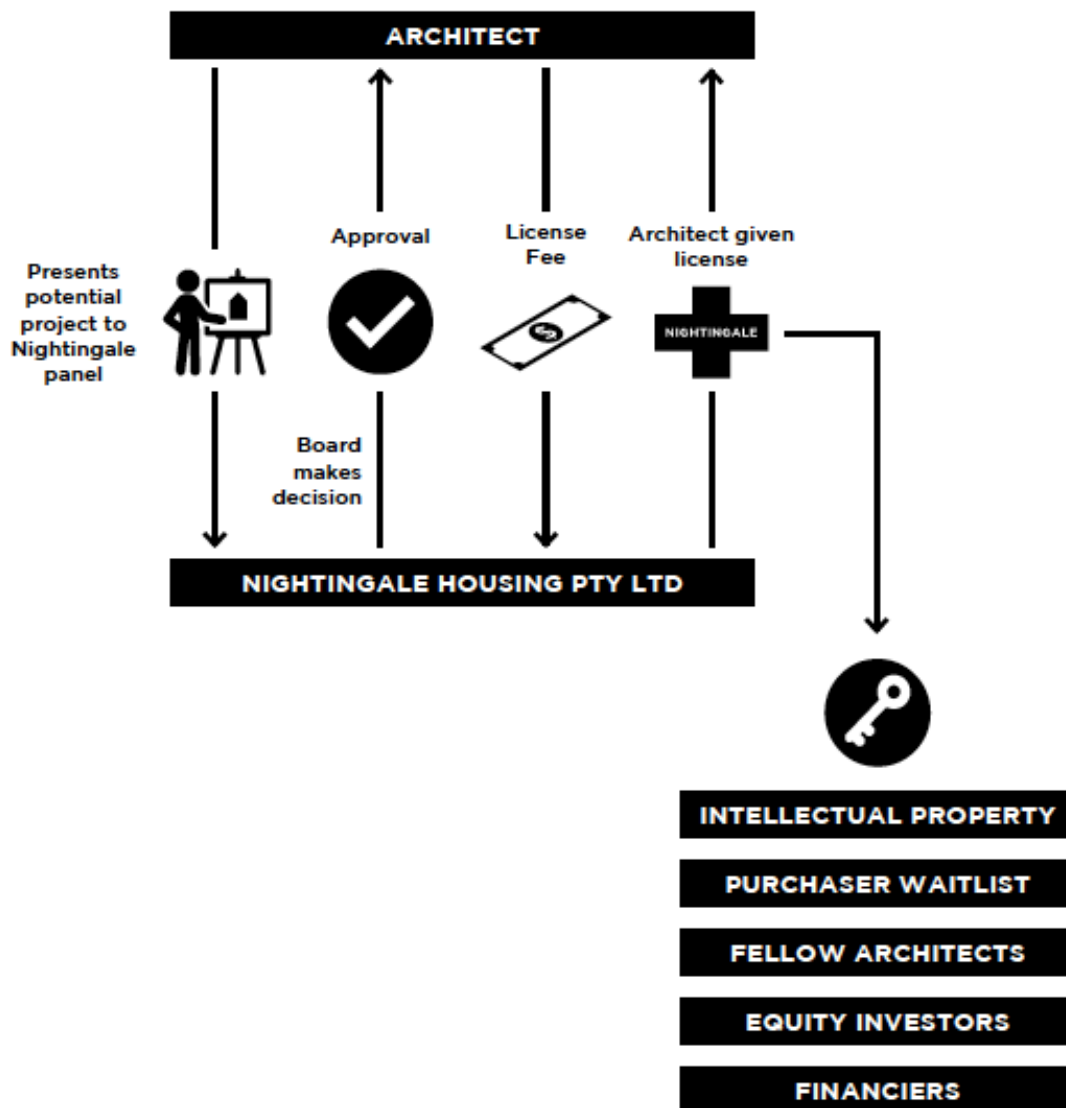
- l** Contribution back to the local urban community through the creation of connected communities, active street frontages, fine grain and tactile pedestrian experience for passersby and engaging with tenants who can provide 'third spaces'.

NIGHTINGALE HOUSING

What do we provide?

Platforms, systems and support for relationships from which to develop independent multi residential projects.





NIGHTINGALE HOUSING

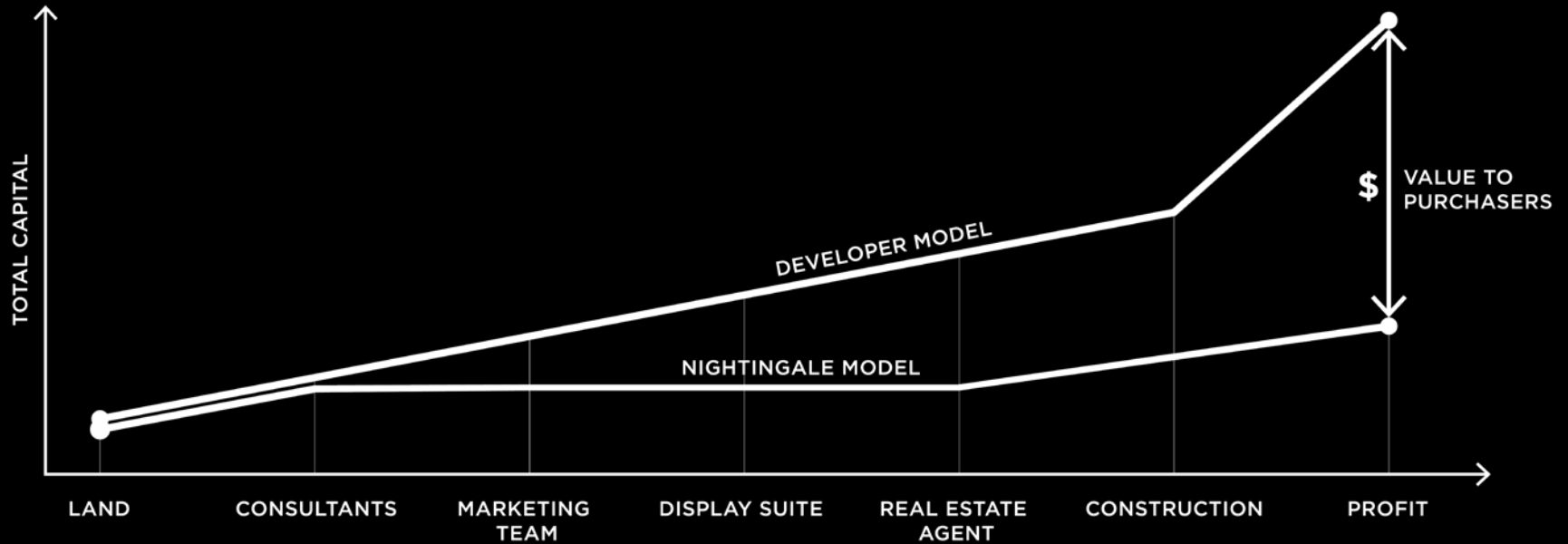
Who do we provide for?

Architects, who license our model.

Purchasers, who are given the chance to invest in affordable, sustainable housing.

Communities, who benefit from residential buildings that make a genuine contribution to their neighbourhoods.

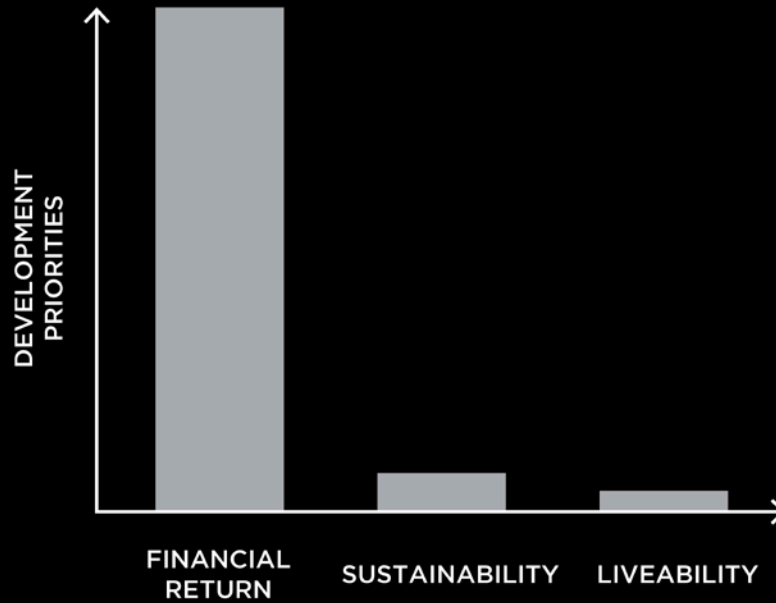
1. Affordability





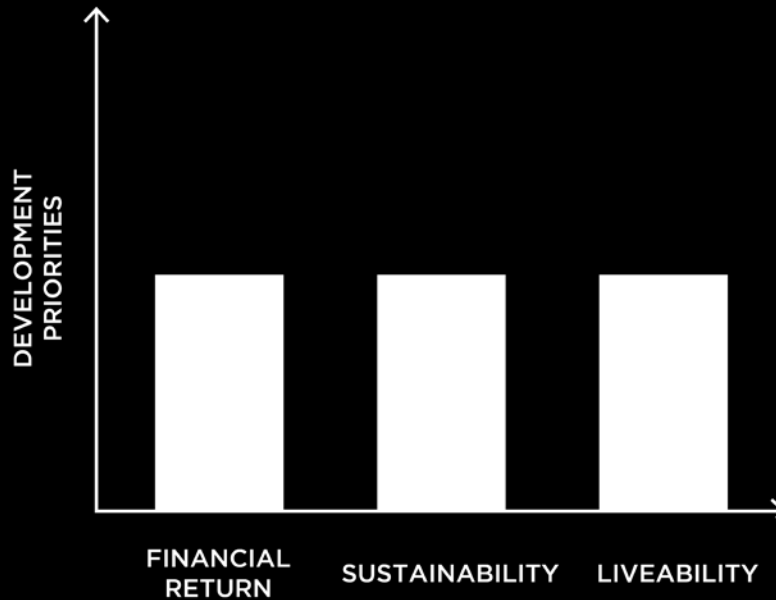
2. Sustainability

CURRENT DEVELOPMENT MODEL



2. Sustainability

Nightingale Model

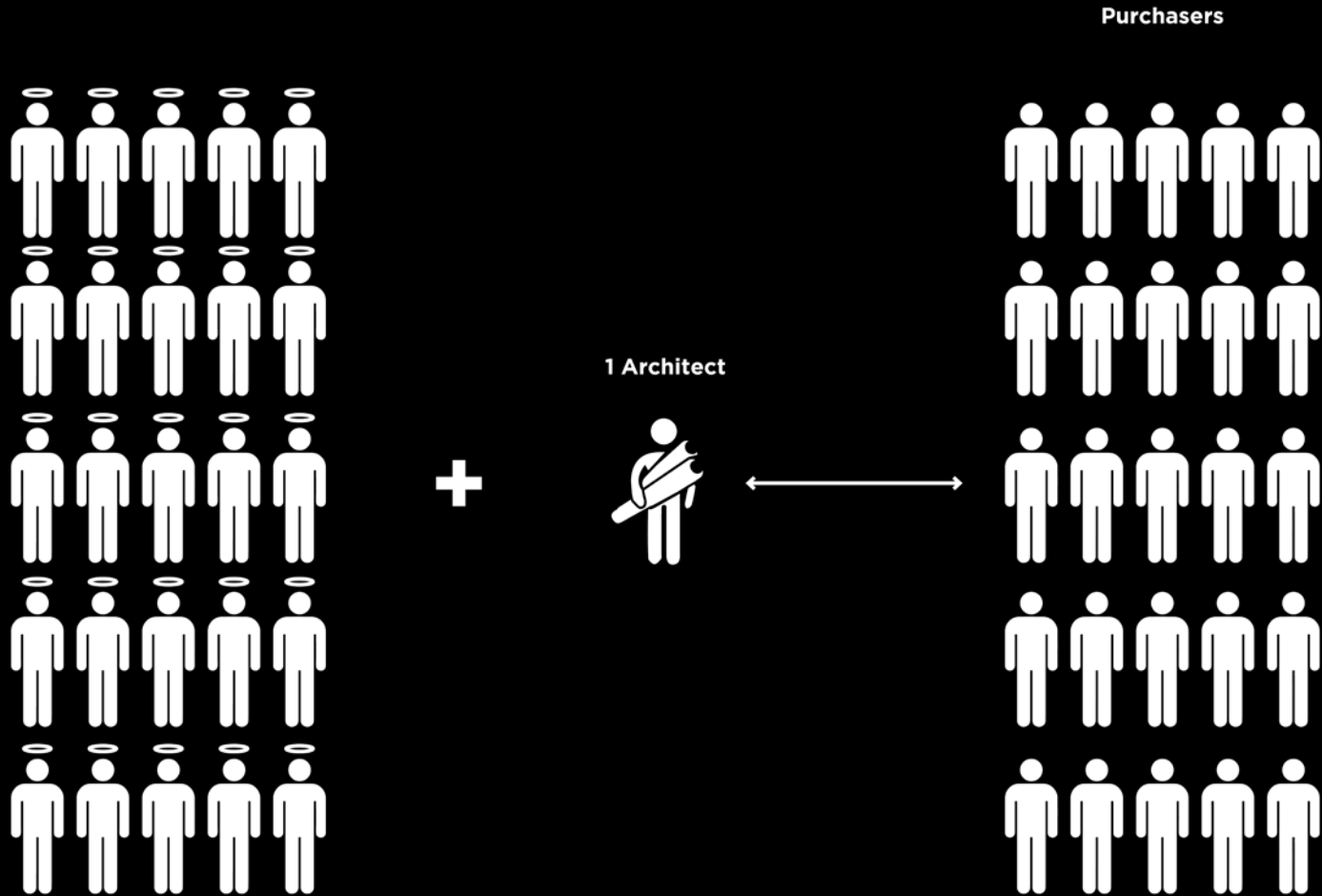




3. Transparency

PAGE 1/3			
Nightingale Night School Development Feasibility		DD/MM/YYYY	
SITE ADDRESS		OPTION NAME	
Apartments - 1 bed	16		
Apartments - 2 bed	8	TOTAL	
Apartments - 3 bed	0		24
Commercial	2		
	TOTAL m2	\$ / metre	
SITE INFORMATION	515	\$	4,854
DEVELOPMENT COSTS ex gst		14,06,16	
1. LAND / ACQUISITION			
Land Purchase	Unit	\$	
Legal on Land Purchase		\$	2,500,000
Stamp Duty	5.0%	\$	80,000
		\$	125,000
Subtotal		\$	2,675,000
2. CONSULTANTS			
	Unit	\$	
Architect		\$	280,000
Development Manager / Sales	2.50%	\$	137,493
Project Manager	1.50%	\$	-
Building Surveyor		\$	15,000
Quantity Surveyor (Cost Plan)		\$	20,000
Quantity Surveyor (Bank Valuation)		\$	18,000
Structural / Civil Engineer		\$	90,000
Services (Mech, Elec, Hydr, Fire, Lift)		\$	90,000
ESD		\$	20,000
Legals		\$	70,000
Fire Engineer		\$	18,000
Landscape Architect		\$	10,000
Environmental Auditor + Consultant		\$	90,000
Land Surveyor (subdivision/stata)		\$	20,000
Planning Consultant		\$	20,000
Traffic Consultant		\$	10,000
Geotechnical Engineer		\$	5,000
Waste Consultant		\$	2,500
Acoustic Consultant		\$	10,000
Asbestos Audit		\$	1,500
Access Consultant		\$	7,500
Accounting (incl entity setup and tax advice)		\$	35,000
VCAT		\$	85,000
Subtotal	15.11%	\$	951,993
3. PERMITS / AUTHORITY / STATUTORY			
	Rate	Unit	\$
Metropolitan Planning Levy	0.13%	\$	8,599
Council / Statutory Fees		\$	10,000
Council Open Space Contribution	8.30%	\$	157,500
Dev't & Community Infrastructure Levies (comm rate)	\$ 801	\$	1,342
Dev't & Community Infrastructure Levies (dwelling rate)	\$ 539	\$	12,936
Building Permit		\$	8,064
MFB (fee)		\$	5,000
Connections to Grid (per apartment)		\$	50,000
Services & Connections (headworks)		\$	130,000

4. Deliberative Design





5. Neighbourhood Contribution



COMMONS

NO 9
THE COMMONS
APARTMENTS
100-1000 STREET
BUNNICK

STEAM JUNKIES

STEAM JUNKIES

SPRINKLER
BOOST

FIRE
PUMP
ROOM

SINCH
SINCH







THE COMMONS.

BUILD LESS **GIVE MORE**

BIKE STORAGE

**SPRINKLER CONTROL
VALVES INSIDE**



CAR PARKING



BIKE PARKING
GREEN TRANSPORT PLAN

BUILD LESS **GIVE MORE**



CAR PARKING

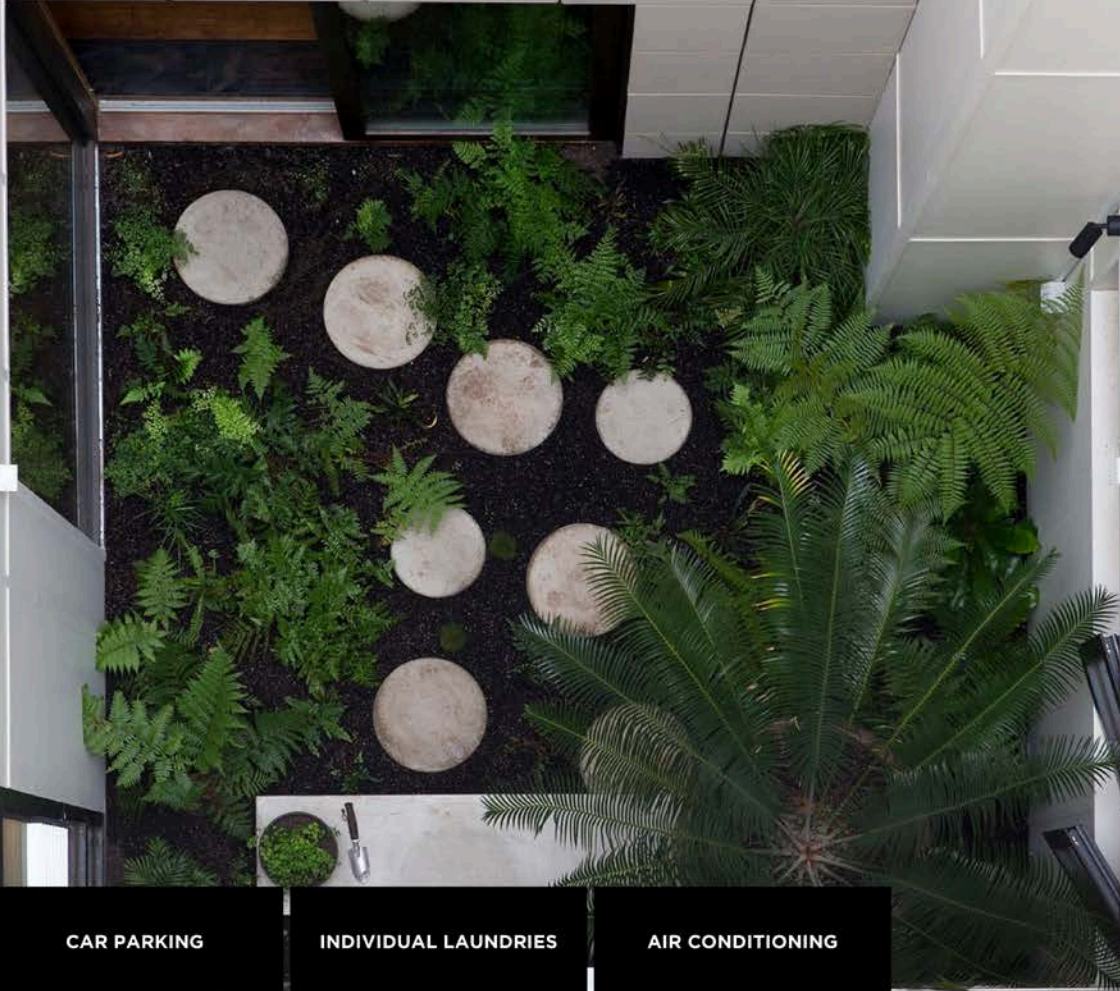
INDIVIDUAL LAUNDRIES



BIKE PARKING &
GREEN TRANSPORT PLAN

SHARED ROOFTOP
LAUNDRY

BUILD LESS **GIVE MORE**



—

CAR PARKING

INDIVIDUAL LAUNDRIES

AIR CONDITIONING

+

BIKE PARKING &
GREEN TRANSPORT PLAN

SHARED ROOFTOP
LAUNDRY

NATURAL VENTILATION

BUILD LESS **GIVE MORE**



The image shows a modern, industrial-style interior. A grey tufted sofa is in the foreground with two patterned pillows. Behind it is a dark wood bar area with shelves of bottles and a large plant. To the right is a kitchen with dark cabinets and hanging pots. On the left wall is a large colorful artwork. The ceiling has exposed pipes and a fan. A table with green plants is in front of the sofa.

—	CAR PARKING	INDIVIDUAL LAUNDRIES	AIR CONDITIONING	CEILINGS
+	BIKE PARKING & GREEN TRANSPORT PLAN	SHARED ROOFTOP LAUNDRY	NATURAL VENTILATION	HIGHER CEILINGS EXPOSED SERVICES

PARTNERS

Fisher & Paykel



Richmond Lighting

NIGHTINGALE







