



## OMEGA APARTMENTS REDUCE ENERGY COSTS

Published on February 26, 2020 | in Apartments

Omega Apartments at Bowen Hills boasts reduced energy costs and a reduced carbon footprint achieving an 8-star NatHERS rating.

The developers of \$77 million Omega Apartments have designed and built a smart building to lower residents' energy costs and reduce the greenhouse gas impacts of their residential building to achieve an 8-star rating under the [Nationwide House Energy Rating Scheme](#). The Australian Government's Nationwide House Energy Rating Scheme (NatHERS) provides residences with a star rating out of 10 based on an estimate of its potential energy use.

The scheme is considered a 'measuring tape' that encourages smarter design choices to ensure homes are more comfortable for residents and help them save on energy bills. Recently completed Omega Apartments is a residential building with 130 one and two-bedroom apartments located at 61 Brookes Street in Bowen Hills, just 1km from Brisbane's CBD and in the heart of the trendy [RNA showgrounds](#) urban renewal precinct. [HG Developments](#) directors Simon Gundelach and Alistair Harvey said it was their vision to design and build Omega Apartments sustainably to achieve the highest possible NatHERS rating.

“Buildings with good insulation and solar passive design can reduce the reliance on artificial heating and cooling, so we consulted with architects and designers to make sure Omega Apartments was built with this in mind,” Mr Gundelach said. Omega Apartments was designed to include a rooftop solar and battery system to feed the hot water system and power the pool heating and lights, effectively delivering an energy-neutral rooftop sky garden. The building also has an environmentally-friendly self-ventilated four-level podium car park to avoid a costly mechanical exhaust ventilation system used in underground car parking.

“This significantly reduces the building’s energy consumption operating costs per year which means Omega Apartments body corporate, maintenance and operating costs are considerably less,” Mr Gundelach said. “We’ve also included external vertical greening of building facades and roof walls to reduce heat loading by the building and to reduce noise levels inside the building.” A high level of natural cooling initiatives has also been incorporated into the design of Omega Apartments, with deep balconies, sun-shading, overhangs and high-performance insulation all protecting apartments from solar heat gain.

The remaining apartments range in price from \$401,000 to \$694,000. For sales information or to book an inspection of the three display apartments, phone TOTAL Property Group on 1300 393 855 or go to [www.omegabrisbane.com.au](http://www.omegabrisbane.com.au).

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