



Indigo
CHINA GREEN



IT'S ABOUT YOU

Located in the heart of Subi Centro, Indigo China Green overlooks the park, lake and walkways of Subiaco Common. Closely connected to transport, shopping, entertainment, cafes and all that is Subiaco, Indigo is the perfect location for you.

The quality of Indigo honours the sites heritage as the former home of Australian Fine China, and brings the same levels of creativity and craftsmanship to the design, construction and finish of the apartments, offering a balance between stylish design and a commitment to community spirit and interaction.

The one and two bedroom apartments, as well as the three bedroom townhouses are open plan, vibrant and contemporary, with high-quality finishes and intelligent design that allows you to live the way you choose.

Outdoor spaces are inviting and connect to gardens, parks, bicycle paths and walkways to explore, relax and play. Sculptures and public artwork feature throughout the area and provide a sense of fun, colour and involvement in the surroundings.

Indigo, China Green is designed to make the best use of morning sun and cooling breezes to maximize the natural elements and create a comfortable and energy efficient home.

Indigo, China Green provides high quality boutique apartment living with real community spirit. With only a limited number of opportunities available, apartments at Indigo will be keenly sought after.

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IT'S ALL AT YOUR FINGERTIPS

Situated in the newest part of Subi Centro, Indigo China Green puts the best of Subiaco at your fingertips.

Located just off Hay St at the western end of Subiaco, Indigo China Green is minutes from the Subiaco city centre, train station and a myriad of services.

There are shady walks, parks and a lake on your doorstep. Schools, sports, markets, theatres, restaurants and shopping are just a short stroll away. Everything you need is in easy reach, including the Perth CBD and stunning beaches.

Located on the rise above Subiaco Common on the old Australian Fine China site, Indigo provides an outlook over the park and Subiaco. Escape for a walk among the trees, play in the park, picnic by the lake or access a range of great recreation facilities close by.

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ENVIRONMENTAL

From material selection and building location to orientation and construction methods, every opportunity has been taken to implement sustainability measures, providing an efficient development with minimal environmental impact.

The innovative design respects and responds to the environment, utilising the location and landform to help provide natural light, heating and cooling.

Energy efficient appliances and lighting are used throughout the apartments, along with water efficient fixtures and fittings - not only helping to reduce the environmental footprint, but also to ensure ongoing cost savings for residents.

Waste reduction, reuse and recycling processes are employed during construction, and native vegetation and waterwise landscape features applied.

A number of water saving measures will be adopted, including rain water capture, onsite grey water treatment for landscaping irrigation, as well as a centralised hot water system which not only frees up important internal living space, but is also more efficient.

Air conditioning at Indigo will also be linked to a geo-thermal exchange to provide energy efficient heating and cooling for apartments.

Sustainability features include:

- / Energy efficient lighting
- / Energy efficient appliances
- / Solar passive design
- / Water efficient fixtures and landscaping
- / Waste reduction measures
- / Grey water treatment
- / Rain water capture
- / Geo-thermal exchange
- / Centralised hot water

FORM AND FUNCTION

Indigo has been designed for you, offering you the highest standards of design, quality appliances and finishes, and above all, the options to suit your way of life.

Designed by acclaimed architects Hames Sharley, the boutique apartments and townhouses complement each other, yet provide diversity in appearance, views and options. Encompassing the historical kiln and other elements of the site, the design encourages social interaction, movement and community connection.

Functional design delivers spacious and elegant apartments that respond to the environment. Clever orientation of apartments generates views across

trees and open spaces, allowing the morning sun to filter into apartments while limiting exposure to the midday heat and maximising the cooling effects of the south west breeze.

Each apartment has ample built-in storage and, with a choice of one or two bedroom apartments as well as three bedroom townhouses, Indigo has a size and configuration to suit you.

A ground-floor air conditioned gym and a stylish rooftop terrace with BBQ, Teppanyaki bar and outdoor entertaining area completes the building and provides for your every lifestyle need.

Appreciation

Indigo, China Green is a key part of the MRA's acclaimed Subi Centro regeneration project and will lead a lasting and important change in the future of Subiaco living. Providing high quality affordable and stylish accommodation options with every facility and service at the doorstep, whether homeowner or investor, Indigo, China Green is a solid investment choice.

Subiaco consistently outperforms the Perth metro region

	1 YEAR	5 YEARS	10 YEARS
SUBI	9.8%	4%	9%
PERTH METRO	7.1%	4.3%	8.5%
CPI	2.6%	2.4%	3%

Source: REIWA



CELEBRATING THE PAST AND CREATING THE FUTURE

The site of Indigo is entrenched in history, on land that was once the bustling domain of the porcelain industry and the site of Australian Fine China.

From the early 1920s through to 2006, Australian Fine China produced a range of chinaware for sale around Australia.

Originally named The Calyx Porcelain and Paint Company, the facility utilised the Perth-Fremantle railway to bring in raw materials and deliver a finished range of domestic chinaware including cups, saucers and bowls and industrial items such as electricity insulators. By 1924 the site contained four kilns and produced more than 5,500 items per day.

In 1934 the company was reported as making the best porcelain articles in Australia and serviced Commonwealth and State Governments, the defence forces and leading hotels throughout Australia.

The company underwent a number of name changes over the years including Bristle, Wembley Ware and Bristle Fine China, finally culminating in Australian Fine China in 1991. At this time the company launched its Macquarie collection of crockery, utilising designs by a number of prominent Western Australian artists,

and was exporting 90 per cent of its production to the Eastern States, New Zealand, the South Pacific, the Middle East and Malaysia.

By 2004, with 120 workers producing four million items annually and a catalogue of 800 items, Australian Fine China relocated its operations from Subiaco to Welshpool, releasing the site for redevelopment for residential and recreational use.

The toil, industry and artistry that forms the heritage of the site is now celebrated, shaping the textures, feel, layout and use of China Green.

The Tunnel Kiln, Calyx Wall and factory machinery have been incorporated into the development and a heritage trail will ensure the new development retains valuable links to its industrial past. Artifacts will be found in gardens, lobbies, forecourts, private and public space, encouraging exploration and an appreciation of the area's history.

By celebrating elements of the past, a new future is created; encouraging community interaction, flexibility and growth whilst respecting historic foundations.

Indigo China Green is all about space, life and community. It's simply a nicer place to live.

