



**Szencorp Group of Companies**

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**Szencorp Group Companies**





# Accountability.

“Creating more value from using less resources, to secure the future for our children is one of the greatest global challenges we face.”

Peter Szental, Managing Director of the Szencorp Group of Companies.

Commercial buildings will account for 20% of Australia's greenhouse emissions by 2010. They are major users of energy and water.

Already, we face immediate environmental and financial pressure due to rising demand.

This unsustainable demand creates the need for costly investment in new base-load and peak energy infrastructure – resulting in even more greenhouse emissions.

Clearly, we need practical affordable solutions.



## The Challenge.

To achieve zero greenhouse emissions, zero waste, zero energy and water, reduce resource consumption, improve productivity and promote the commercialisation of more sustainable technologies. To be recognised as a genuine 5-Star (ABGR) and 6-Star greenstar building.

The early adoption of sustainable building systems has provided Szcencorp with an exciting business advantage by securing the rights to market the technology through its energy and water performance contracting business.

## The Szcencorp Building Re-cycled & ready for business.

The Szcencorp Building – situated at 40 Albert Rd South Melbourne – has been fully recycled from a dysfunctional mid-80's office block which had dark enclosed spaces and power draining airconditioning and services into a modern, stylish, fully sustainable showcase for a green, commercial future.

It has achieved the highest possible green rating in Australia including a 6-Star greenstar design rating and a 5-star ABGR rating.

This 'new frontier' project will be benchmarked against government and private rating tools and become a research and development test-bed for sustainability.

The Szcencorp Building is living, breathing proof that an innovative, long-term approach to the built environment is good for the world and great for business.

***Green is no compromise***



## Environmentally Inspired.

Every wall, every chair, every textured surface has been specified according to the highest environmental standards.

- Re-constituted veneers
- Wood-pulp panels
- Non-chromium treated leather
- Stone tiling
- Low emission particle board
- Phenolic resin desk-tops
- Recyclable carpet
- Recycled & plantation timber
- Recycled concrete
- Recycled aluminium...

***Recycled building.***

## Leadership In Sustainability.

Szencorp builds sustainability into core business.

- Greenhouse neutral – zero emissions.
- Utilising key resources (energy, water and materials) more efficiently.
- Increased amenity. A safer, healthier, happier place to work.



## Key Features of The Szencorp Building.

### **Building Envelope Efficiency Improvements**

- Insulation cladding on walls and roof
- Increased ceiling height allowing the use of the thermal mass of the building for improved energy efficiency
- Double glazed façade

### **Solar Energy**

- Two different solar panel arrays with a total output of 5.5KW.
- Solar hot water system.

### **Air Treatment**

An Australian first, innovative 'dry conditioning' technology offers a breakthrough in energy consumption associated with treating air. It also helps address Sick Building Syndrome problems associated with poor indoor air quality.

### **Gas Engine Air Conditioning**

Avoids the summer peak electrical demand. Each of the 21 zones can be controlled independently of each other.

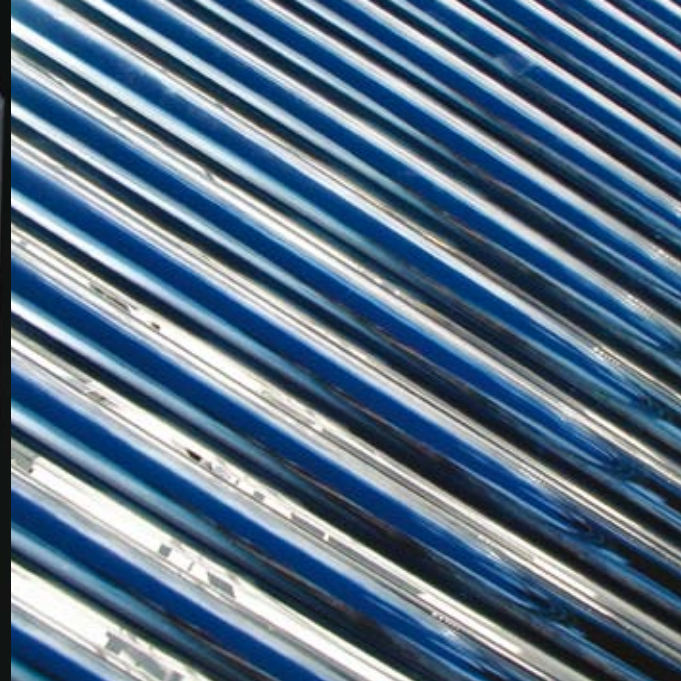
### **Integrated Occupancy Control**

When a space is unoccupied, air-conditioning and lighting is reduced accordingly. The same sensors switch to security mode after hours.

### **Water Management/Conservation**

The Szencorp Building reduces the use and waste of water in the building.

- Rainwater for toilet flushing
- Grey water recycling
- Waterless urinals
- Low flow taps
- Aerators and instant cut-off sensors on basin faucets
- Dual flush toilets



### Natural Ventilation

Natural air flow throughout.

- Automated opening windows
- Automated louvres
- Open air meeting spaces

### Ceramic Fuel Cell

- Converting natural gas into electricity
- Supplying 90% of hot water
- 85% efficient

### Weather Station

The weather station works in unison with the Building Management System (BMS) to control ventilation and provide data for heating and cooling systems.

The weather station monitors:

- Wind speed
- Wind direction
- Rainfall
- Barometric pressure
- Air Temperature

### Lighting

Lighting design and installation is world's best practice utilising new generation triphosphor and T5 lamps, dimmable DSI ballasts controlled via an intelligent occupancy based system achieving 1.4 watts per 100lux.

### Cool IT

A low energy IT solution which features LCD flat panel screens, reducing heat-load on the building.

### Car Park CO Sensing

Carbon monoxide sensors and lighting occupancy sensors in the car park reduce energy consumption by the exhaust fan and lighting.

### Lift Upgrade

The lift controls and lift car were completely modernised for smoother, safer operation and reduced energy consumption.

Lighting in the lift switches off automatically one minute after use.

### Central Vacuum Cleaning System

- Energy saving
- Improves indoor environment quality

# Szencorp

sustainable development

## Setting The Standard.

The Szencorp Building is living proof that energy-hungry office blocks can become productive, healthy places to work and great places to lay a foundation for sound, sustainable business well into the future.

The theory has been put into practice:

- 70% reduction in energy use has been achieved, compared to conventional office blocks.
- 82% reduction in piped water use.
- 72% reduction in sewer discharge.
- 87% of the building structure recycled.
- 30% of energy already self-generated.

These add up to overall cost savings, increased rental returns, an enhanced work environment, increased productivity and OH&S improvements. Global responsibility and a strong 'bottom line' can finally become one and the same.

Already, this stylish, prestigious business address is 'greenhouse neutral' and will soon be a net exporter of energy back to the grid.

But, this is just the beginning. The Szencorp building is an open case study, the exciting advances developed and verified at 40 Albert Road provide the opportunity to assess current rating schemes.

The Szencorp group of companies can offer you the most efficient systems, and a more amenable environment to help you stay in business in a world which continues to demand accountability.

6 star rating



This rating represents World Leadership



LARGE SCALE SUSTAINABLE  
DESIGN WINNER



## Project and Development Partners

### Architect

SJB Architects

### Builder

Construction Engineering

### Services & Structural Engineer

Connell Mott MacDonald

### Project Manager

Lascorp Development Group

### ESD Consultant

Energy Conservation Systems

### Interior Design

SJB Interiors

### Quantity Surveyor

Rider Hunt

### Acoustic Engineer

Heggies Australia

### Town Planner

SJB Planning

### Financing

St George  
Sustainability Victoria-  
COBEII Funding

## Technology Partners

### Lighting Controls

Energy Conservation Systems  
Ex-Or

### Lighting

Energy Conservation Systems  
Moonlighting

### Building Management System

Alerton Australia

### HVAC

Mitsubishi Heavy Industries Pty Ltd

### Metering System

Intermoco

### Ceramic Fuel Cell

Ceramic Fuel Cell Limited

### Lifts

Forte Lifts

### Solar Energy

Origin Energy  
Going Solar  
Apricus Australia Pty Ltd

### Waste Management

K&S Enviromental

### Air Treatment

Energy Conservation Systems

### Water Solutions

Energy Conservation Systems

### Emission Offsets

Climate Friendly