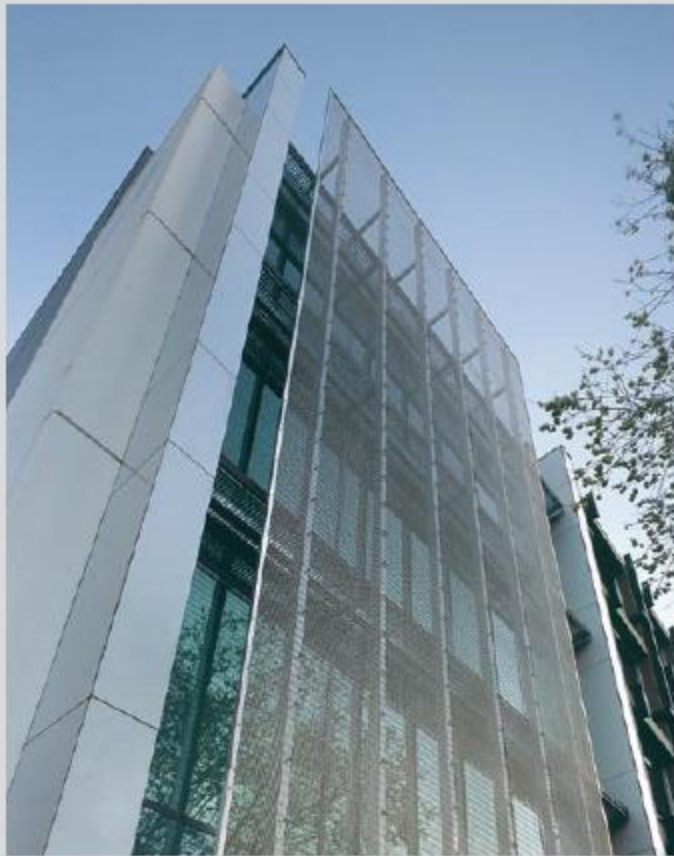


green from go



40 Albert Road, South Melbourne,
courtesy Szencorp. Photo: Tony Miller

Designing a green workplace begins with effective management, taking a whole-of-building approach that accounts for the interaction between structure, systems and external environment. Simple measures, when integrated in a comprehensive plan, can contribute to significant energy savings. A sensor system to control lighting, for instance, also reduces heat generation and the need for airconditioning. The potential of this holistic approach is shown in Australia's first six-star-accredited office building refurbishment, 40 Albert Road in South Melbourne. Along with comprehensive greenhouse and waste management plans are systems that automatically control lighting, temperature and ventilation based on the number of occupants.