

5 star rating



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BORDO HEADQUARTERS

GREEN BUILDING COUNCIL AUSTRALIA OVERVIEW

The Green Building Council of Australia's mission is to define and develop a sustainable property industry in Australia and to drive the adoption of green building practices through market-based solutions.

The Council's objective is to promote sustainable development and the transition of the property industry to implementing green building programs, technologies, design practice and operations. To do this, it advances and promotes the creation of a green building rating tool, economic incentives, government initiatives and programs, new technologies and industry knowledge.

CONTACT US

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GENERAL PROJECT DESCRIPTION

This project is an example of how the design of a pre-cast concrete office located on an industrial park can achieve a 5 Star Green Star Office Design (v1) rating. Bordo International's new office headquarters, completed in December 2004, is predicted to achieve a 68% saving in energy consumption.

This is through reliable and simple measures such as careful building orientation, openable windows, super-insulated ceilings and external louvre shading. At the same time the new building delivers increased natural light and ventilation for a healthier working environment.

Bordo International has demonstrated that today's sustainable offices do not have to cost more and buildings can be future-proofed against tomorrow's higher energy costs.

HEADQUARTERS BORDO INTERNATIONAL

Address:

Lot 3 Kingston Park Court Scoresby 3179
Victoria

Owner:

Bordo International

Client:

Bordo International Pty Ltd (Contact person: Iain Brown)

Green Star Accredited Professional:

Peter James (Registration No. K52SYD54A2)

Project Manager:

Andrew Treveltham (Kingston Property
Constructions P/L)

Architect:

No architect on this project. Drawings
produced by James W Sadler

Structural/Civil Engineer:

Kloper and Dobos

Building Services Engineer:

Kloper and Dobos

Structural/Civil Engineer:

No building services engineer on this
project (advice provided by Boronia Central
Heating)

Quantity Surveyor:

No quantity surveyor on this project

Acoustic Consultant:

Heggies Australia (contact person: Jim
Antonopoulos)

Landscaping Consultant:

Point Five Landscape and Environmental
Design

Building Surveyor:

Graeme Buchan and Associates

Main Contractor:

Kingston Property Constructions

MANAGEMENT

- Green Star Accredited Professional engaged to provide sustainability advice throughout the design and delivery period.
- Comprehensive pre-commissioning, commissioning and quality monitoring carried out.
- Commitment to post commissioning/handover 12 month building tuning period.
- Independent and experienced commissioning agent appointed.
- Contractor implemented a comprehensive Environmental Management Plan.
- 60% of construction waste by weight reused or recycled.

INDOOR ENVIRONMENT QUALITY

- Effective natural ventilation demonstrated over 90% of NLA in accordance with AS1668.2-2002.
- Glare eliminated via the provision of external solar shading devices and internal blinds.
- High frequency digital fluorescent lighting provided to reduce flicker.
- Low-VOC paints and carpets used throughout the building.
- Narrow floor plate affords abundant natural light and views to the outside.
- Openable windows allowing the occupants to control the amount of fresh air and ventilation they receive.

ENERGY

- Predicted base building energy consumption of 194MJ/m2/annum, 68% better than a standard office building and equivalent to a 20% improvement on and ABGR 5 Star rating.
- Solar hot water system provided for domestic hot water usage, which also utilises thermosiphon circulation that does not require any heating pump energy.
- Electrical sub-metering of tenancy power and lighting provided.
- Energy efficient T5 lighting provided.

TRANSPORT

- Secure bicycle facilities and showers provided.
- The number of car park spaces reduced at least 50% from the maximum local planning allowances.

WATER

- 90% of the water requirement for landscape irrigation is sourced from on-site rainwater collection.
- Waterless urinals and 3/6 dual flush toilets specified.

MATERIALS

- 30% recycled content in concrete.
- Base building construction works fully integrated with the fitout works.
- Dedicated storage area provided for the separation, collection and recycling of office waste.

LAND USE AND ECOLOGY

- Topsoil and fill contained entirely within the site

EMISSIONS

- All refrigerants will have Ozone Depleting Potential (ODP) of zero and Global Warming Potential (GWP) of less than 10.
- Efficient water fittings reduce the water flow to the sewer.
- All thermal insulants contain substances with zero ODP.
- No upward light dispersment from outdoor lighting devices.
- Legionella risk reduced by avoiding the use of cooling towers.

OVERALL GREEN STAR BUILDING PERFORMANCE

