

Electrolux



Property Services

Project
Industrial

Location
3 Niall Burgess Road
Mt Wellington

Client
Property for Industry

Value
\$3.8M

Period
10 months

Consultants
Architect /
TPlus Architects

Engineer /
MSC Consultants

On the surface, this refurbishment of an industrial building and office fitout was business as usual for Haydn & Rollett. But look a little closer, particularly at that impressive solar array on the new roof, and it's apparent there was a new motivation in play. While not a Green Star project, owners PFI were keen to see its asset brought up to a more sustainable level of performance.

As well as the 240 solar panels and a stringent 70% waste diversion target during construction, the building has been fitted with rain harvesting, with grey water diverted for the toilet facilities and for use in the workshop when testing washing machines.

In the same spirit, a proportion of fly ash was used instead of cement for the new 2000m² concrete yard slab. Challenges included the need to work around a live operation (all noisy work was scheduled for early in the morning so as not to disrupt the tenant's call centre), and to incorporate series of tenant-driven changes after construction had begun.