

HARBOUR LIFESTYLE WITH A HEALTHY SLICE OF GREEN

COMMERCIAL PROPERTY

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VICTORIA Harbour's wellness strata development, Lifestyle Working Collins Street, is complete and ready to take in final tenants.

Identified as Australia's first 5-Star Green Star office complex, Lifestyle targets small and medium-sized businesses that care not only about healthy working spaces, but also about the environment.

Developed by Lend Lease and the Stable Group, it appeals to owners and tenants who want a say in the materials used in fit-outs in order to

avoid harmful chemicals usually present in conventional new carpets, paints and furnishings.

Lend Lease project director Claire Johnston says the office suites in the five-storey building are pitched at smaller businesses that normally would be forced to put up with furnishings that did not take account

of sick-building syndrome.

The block with the distinguishing honeycomb motif on the facade makes extensive use of timber, glass and stone to keep busy bees within connected with natural textures in the office.

Fewer than 30 of the 137 suites in the five-storey building remain and about a quarter of them have been snapped up by owner-occupiers.

While Lifestyle provides the

option of spending an extra \$10,000 on a solar lot in the mini renewable energy farm

on the building's roof, the developers maintain that the operating costs of owning a sustainable office are not out-of-reach.

"The project demonstrates that the benefits of operating from a Green Star building — from lower running costs to higher staff productivity — are not exclusively available to big companies with big budgets, but can be captured by small businesses with modest budgets," says Green Building Council of Australia chief executive Romilly Madew.



The building's roof includes a mini renewable energy farm.