

Work spaces that grow with your business

Offices have evolved to become creative, productive hubs.

The office work space has been transformed. Rigid, boring corporate interiors have been re-imagined to become dynamic, creative spaces in tower blocks, historic buildings and warehouses.

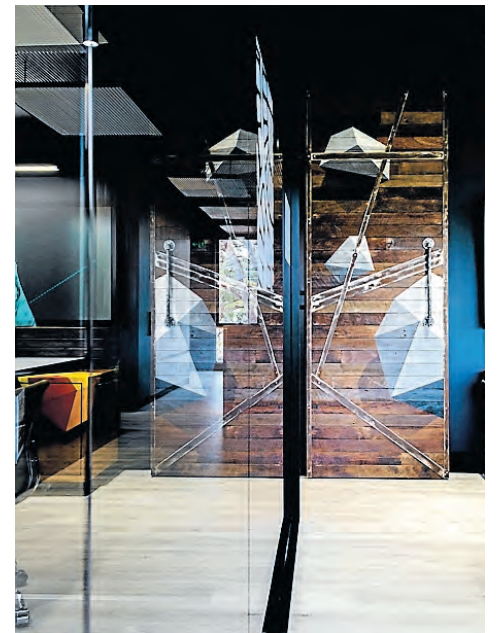
Attracting and retaining a new generation of employees is a key reason for the evolution. Workplace design takes creativity alongside productivity into account, encouraging more social interaction and collaboration.

Few people walking into a modern work space may appreciate the strategy and multiple layers of specialist disciplines behind its creation, but Project One's head of strategy, Pip de Rohan, would be on home ground.

"The best projects we deliver require a shared vision with our clients, collaborative relationships with design firms and partnerships with highly skilled sub-contractors to transform environments into powerful business platforms," he says.

"We can fitout or refurbish a tenancy or an entire building and, increasingly, we are becoming involved in 'hybrid' delivery models that require our expertise well in advance of a project's inception by tenants and project managers alike."

De Rohan says client and project teams work through myriad variables, often while the client is still viewing properties for lease. "This could include the lease term, the landlord incentive, current and future head



No cubicles: Project One designs and refurbishes offices to help promote staff productivity and creativity.

count, operational requirements, flexible work environments and integration of all services to assist with lease negotiations and to mitigate any project risk as early as possible," he says.

"Clients should develop a real estate strategy, detailed project brief, budget, time frame and engage the project team months in advance to ensure the best outcome for the project, for stakeholders and staff.

"The process of project briefing, design development, cost planning, procurement and value-engineering all impact on return on investment."

De Rohan worked for a leading

architectural firm in the United Kingdom before moving to Australia. "Since then I've worked on the construction side of the industry, delivering design solutions into a built form," he says.

"Together with the construction management expertise of my business partner and managing director, Andrew Herrett, we have a valuable understanding of the project life cycle."

Project One has worked with some of Australia's most successful companies, de Rohan says, designing and fitting out work spaces for the fintech sector in Brisbane, Sydney, Melbourne and Byron Bay.

"We have a wealth of experience working directly and indirectly for clients, landlords, project managers, architects and designers on fast-track projects – pushing the envelope of what is possible," he adds.

Workplace design has evolved to provide flexible, multi-function areas. "An excellent example of this relationship – real estate with the end-user – is the boom of the co-working business model. Landlords are also providing ancillary support spaces throughout a building, including bookable meeting rooms, sophisticated cafes that double as meeting spaces and end-of-trip-facilities that include showers, lockers and bike-service stations."

construction managers

fitout + refurbishment



projectone.com.au

sydney
02 9037 8757

melbourne
03 9001 8750

brisbane
07 3073 9248

