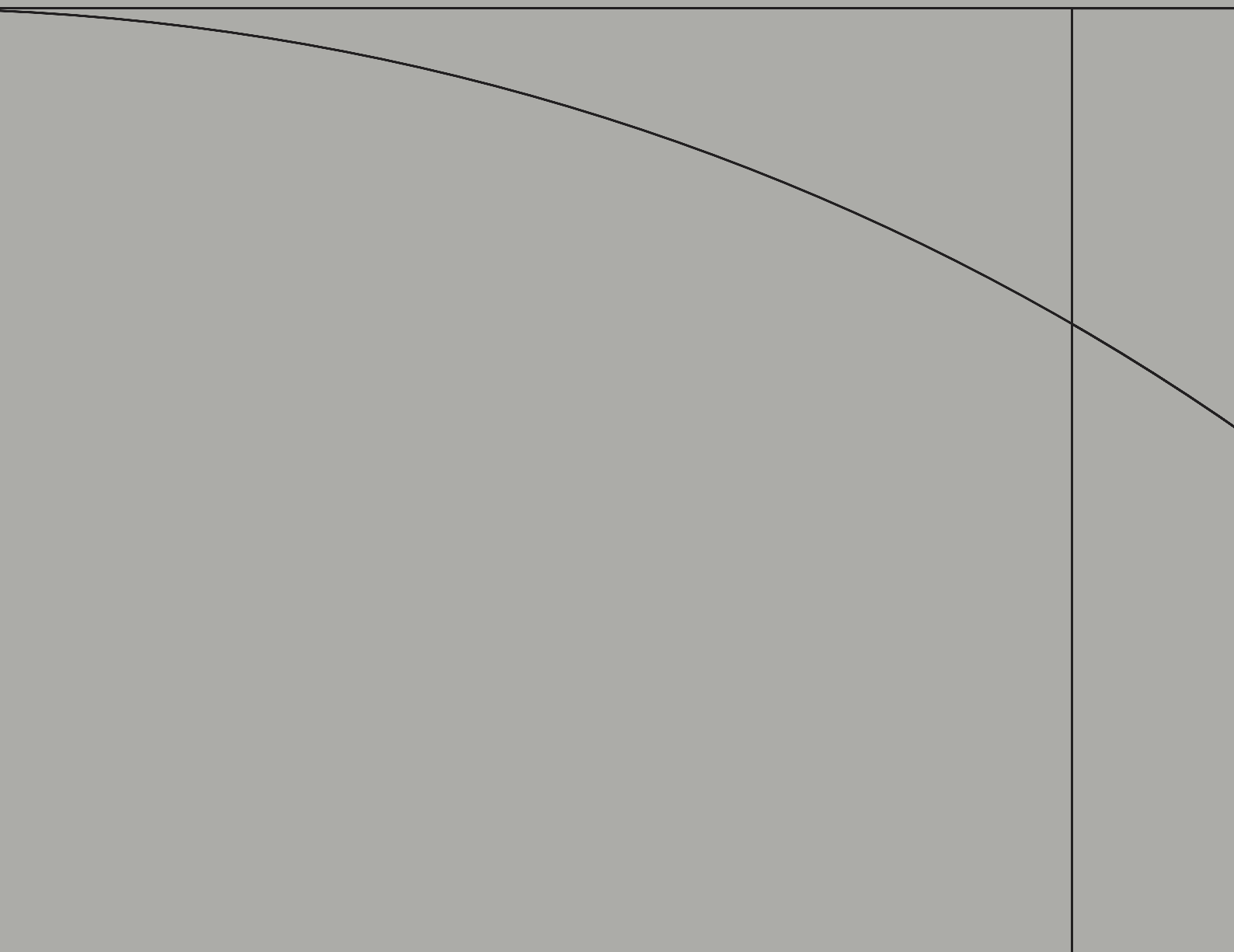


# sensa

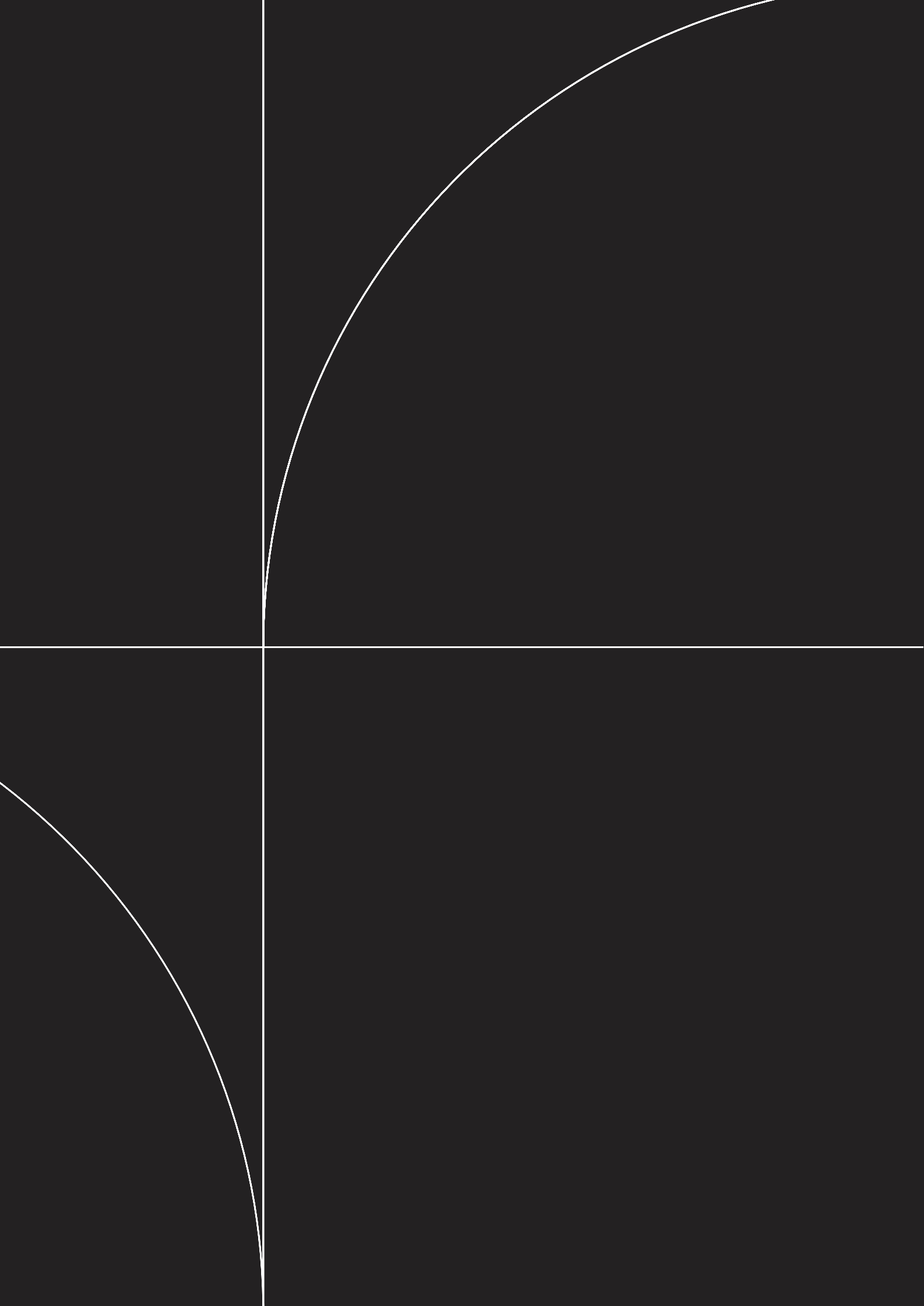


# Unlocking the art of intelligent interiors.

Smarter outcomes require strategic thinking, and that's what we provide: a considered response to commercial interiors through our proven approach to discovery, design and delivery.

For more than 40 years, we've been trusted by future-focused businesses for our combined knowledge, experience and drive to create the workspaces people need to achieve brilliant results.





07	Story
10	Services
14	SensaARC
18	Sustainability
22	Projects
30	People
33	Contact

40+ years  
4,000+ clients



An intelligent approach.

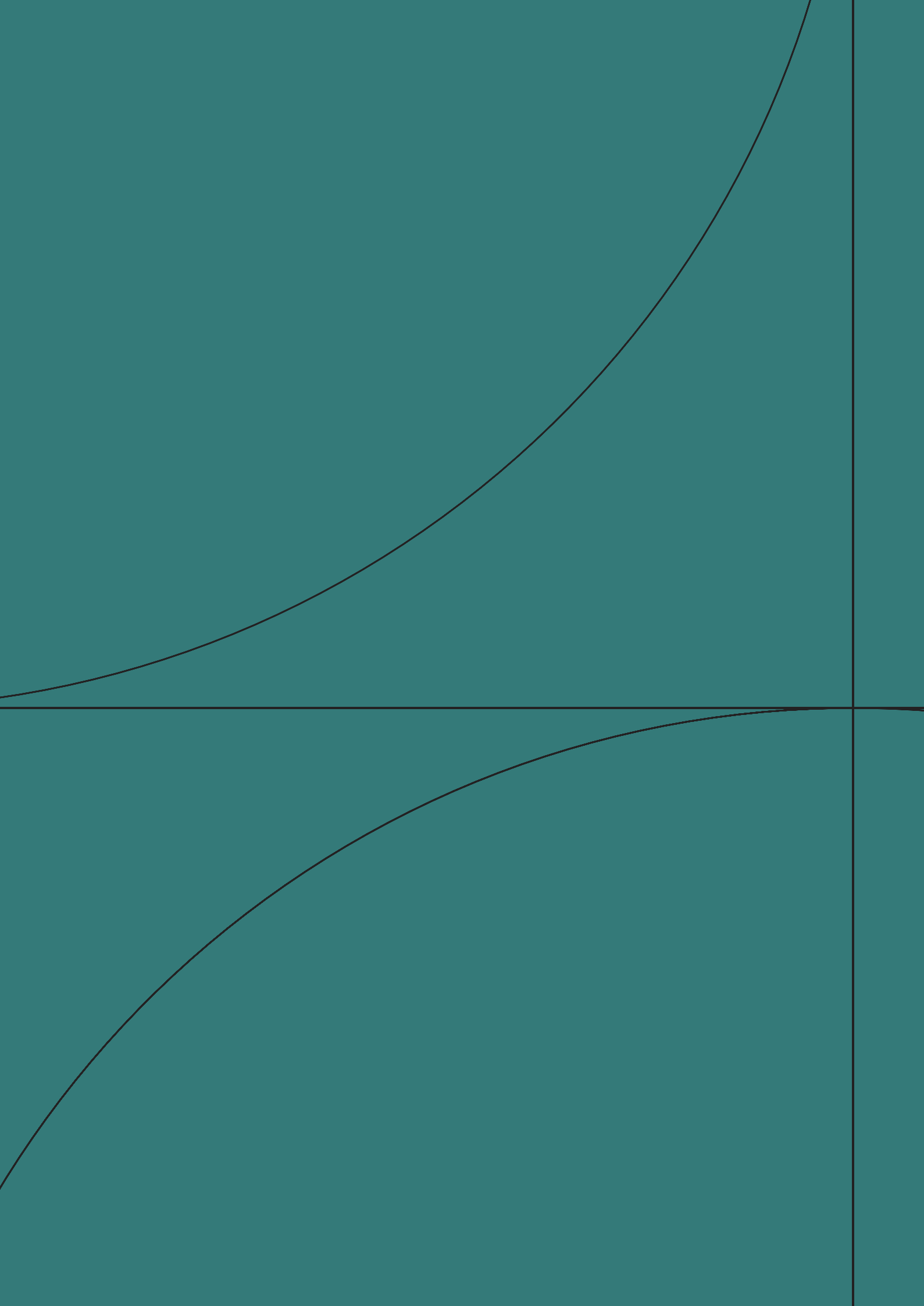
At Sensa, we create workspaces that enhance performance, improve productivity, foster teamwork and, ultimately, deliver a positive return on investment.

Greater insight. Greater outcome.

Modern workplaces have evolved, and at Sensa, we bring the latest thinking to benefit your business. Flexible spaces. State-of-the-art technology. Responsibly sourced products. Design that reflects your brand, culture, vision and values. And a finished space that lifts not only performance but also wellbeing. In short, the kind where people love coming to work.

Because we want to help our clients meet the challenges of tomorrow, we take a strategic approach to every project. Our team of consultants brings a wealth of knowledge and a proven methodology – SensaARC – to ensure your needs are met now and long into the future. We also look at everything we do through a sustainable lens, challenging our impact and the long-term value we can deliver.

Let's get to work.



“ We are extremely satisfied with Sensa. We appreciated the well-structured process implemented from day one. Sensa provided clear communication and transparency.”

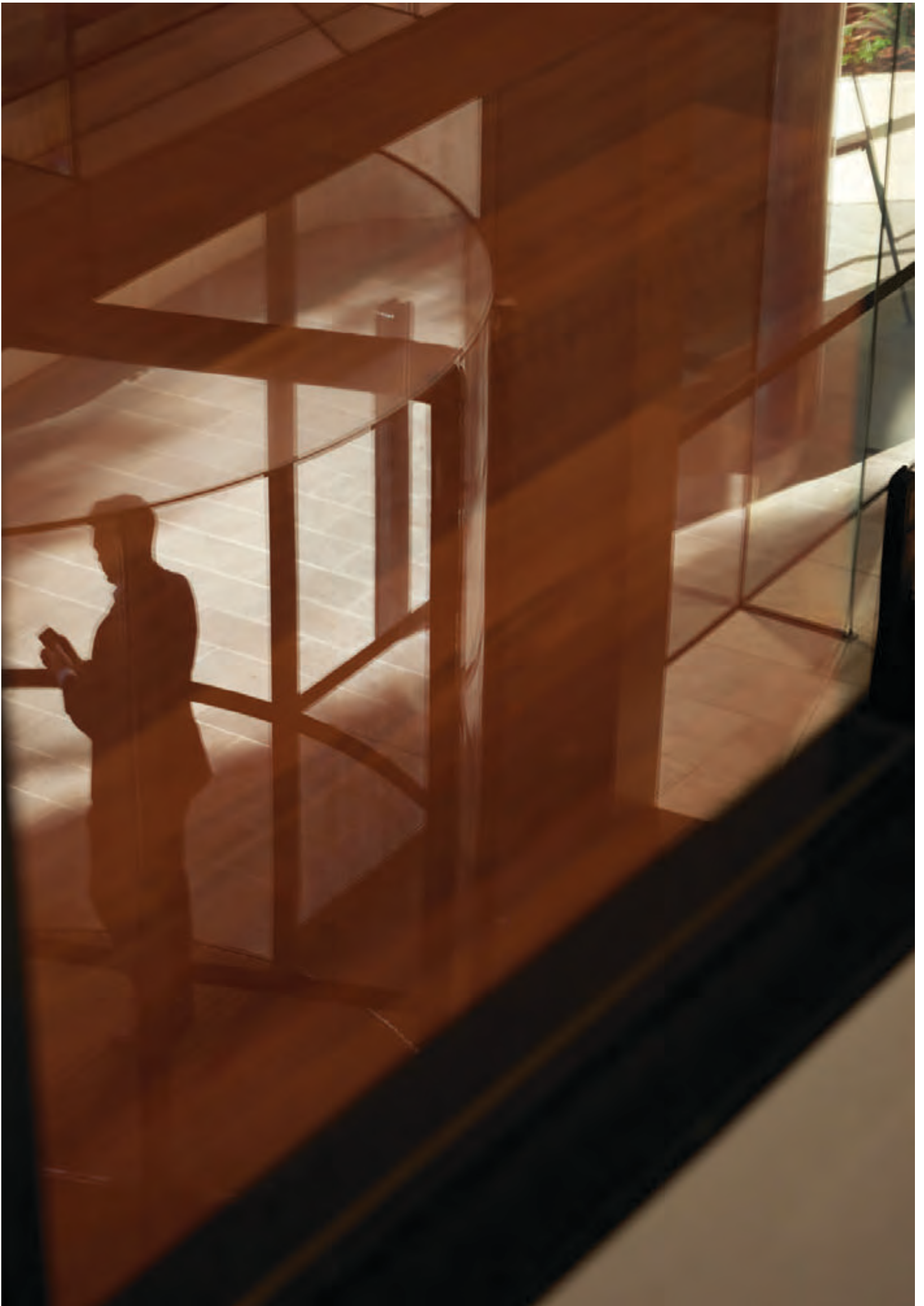
– Facilities & Asset Manager  
WCIG

Multiple services.  
Single touchpoint.

**Sensa is a single source for design and construction services. Our methodology – SensaARC – has been refined over many years to deliver the most value for our partners with one point of contact through the entire project cycle.**

#### Integrated Services

Space analysis and planning  
Design management  
Furniture specification  
Sustainability measures  
Ergonomics  
Regulatory building certification  
End-to-end project management





Working well.  
The Sensa difference.

**Successful workplace design isn't about picking the right desks and chairs. It's about delivering on the elements you can't see. That's how Sensa stands apart.**

#### Wellbeing

Healthier workplaces with natural light, air and tones improve wellbeing.

#### Efficiency

More efficient workflows create improved business performance.

#### Satisfaction

Happier people at work means higher staff retention and reduced rehiring costs.

#### Engagement

Staff productivity and business profitability go up when people are engaged.

#### Collaboration

More can be achieved in spaces that bring teams together, including social areas.

#### Flexibility

A modular approach with multi-use furniture allows for spaces to flex.

# Discover

We begin by taking a strategic workplace consultancy approach to understand your business. Prioritising strategic planning from the outset allows you to navigate the complexities of office design with clarity and purpose.

## How We Discover

Stakeholder consultation  
Complete site survey  
Workspace strategy analysis  
Top-line cost analysis  
Project timeline planning

## What We Deliver

Initial workplace layout  
Budget framework  
Pathway to completion

SensaARC.

Our Methodology.

Workspaces that make sense  
– that's why we're here.

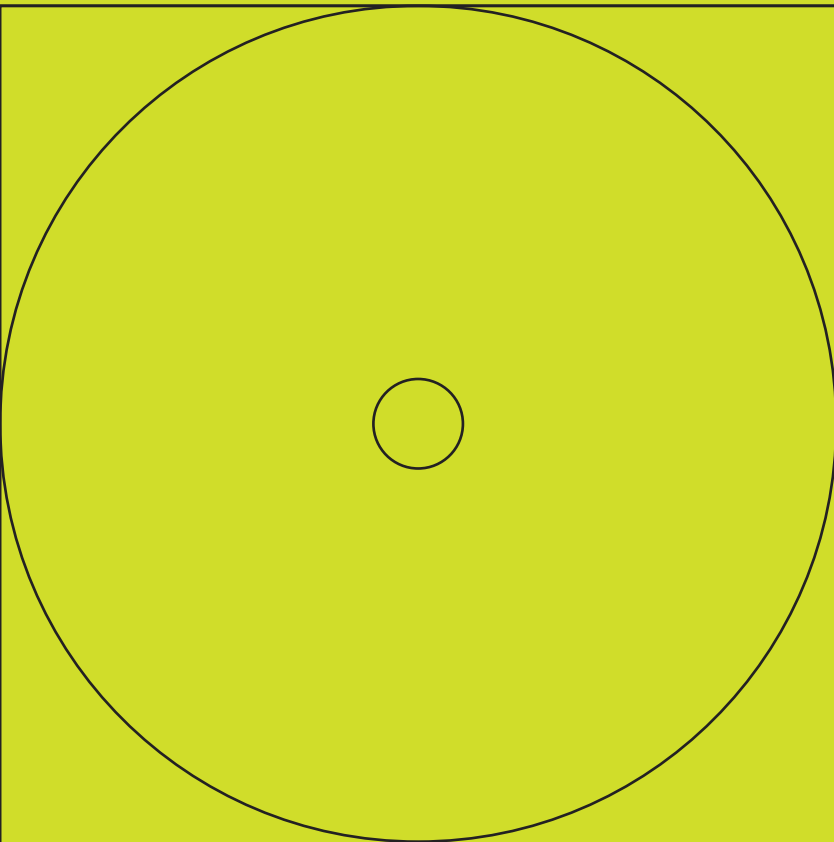
Making sense defines how  
we do things. A clear process,  
with everything considered,  
refined over many years to  
deliver project outcomes with  
minimal defects. We call this  
methodology SensaARC.

# Design

A strategic approach ensures that every design decision resonates with your business's values as well as its goals and cultural intention, with flexibility considered to accommodate changing needs.

## How We Design

Optimising space  
Supporting hybrid working  
Fostering collaboration  
Enhancing employee wellbeing  
Elevating brand representation  
Increasing sustainability



## What We Deliver: Concept Design

Concept design  
Look and feel presentation  
Detailed cost plan

## What We Deliver: Design Development

Detailed design documentation  
Finishes and furniture schedules  
Furniture supplier selection  
Physical mood board  
Final contracts

# Deliver

Once the design is signed off, our construction team transforms your vision into reality. We deliver fast and accurate design execution. We also significantly reduce your risk, as we take entire responsibility for defect-free construction.

## How We Deliver

End-to-end project management  
Design management throughout  
Project risk management  
Comprehensive WHS systems  
Zero-defect management



## What We Deliver

Defect free fitouts  
Seamless project experience  
Complete peace of mind  
Project completion on time,  
on budget and on brief  
Sensa Aftercare program

We care about the difference we can make not only for our clients, but also for our communities and the world we share.



# ESG at Sensa.

## Better environments for all.

### Environmental Impact

Our approach reduces environmental impact and enhances wellbeing. We incorporate eco-friendly materials, energy-efficient systems, biophilic design and sustainable furniture into our workspaces.

SensaARC projects are complemented by our tree plantation program as part of our commitment to bolster native biodiversity in Australia and rejuvenate wildlife habitats ravaged by bushfires.

### Social Contribution

We prioritise the wellbeing of our employees, communities, and stakeholders. This involves fostering diversity and inclusion within our workforce, ensuring fair labour practices throughout our supply chain, and supporting community initiatives that promote education, health, and social equity, including our Cadet Program in partnership with local schools.

### Good Governance

We uphold high standards of corporate governance, transparency, and ethics. This includes maintaining accountability to shareholders, promoting board diversity and independence, and adhering to legal and regulatory requirements. We also commit to honest and ethical business practices in all our dealings.

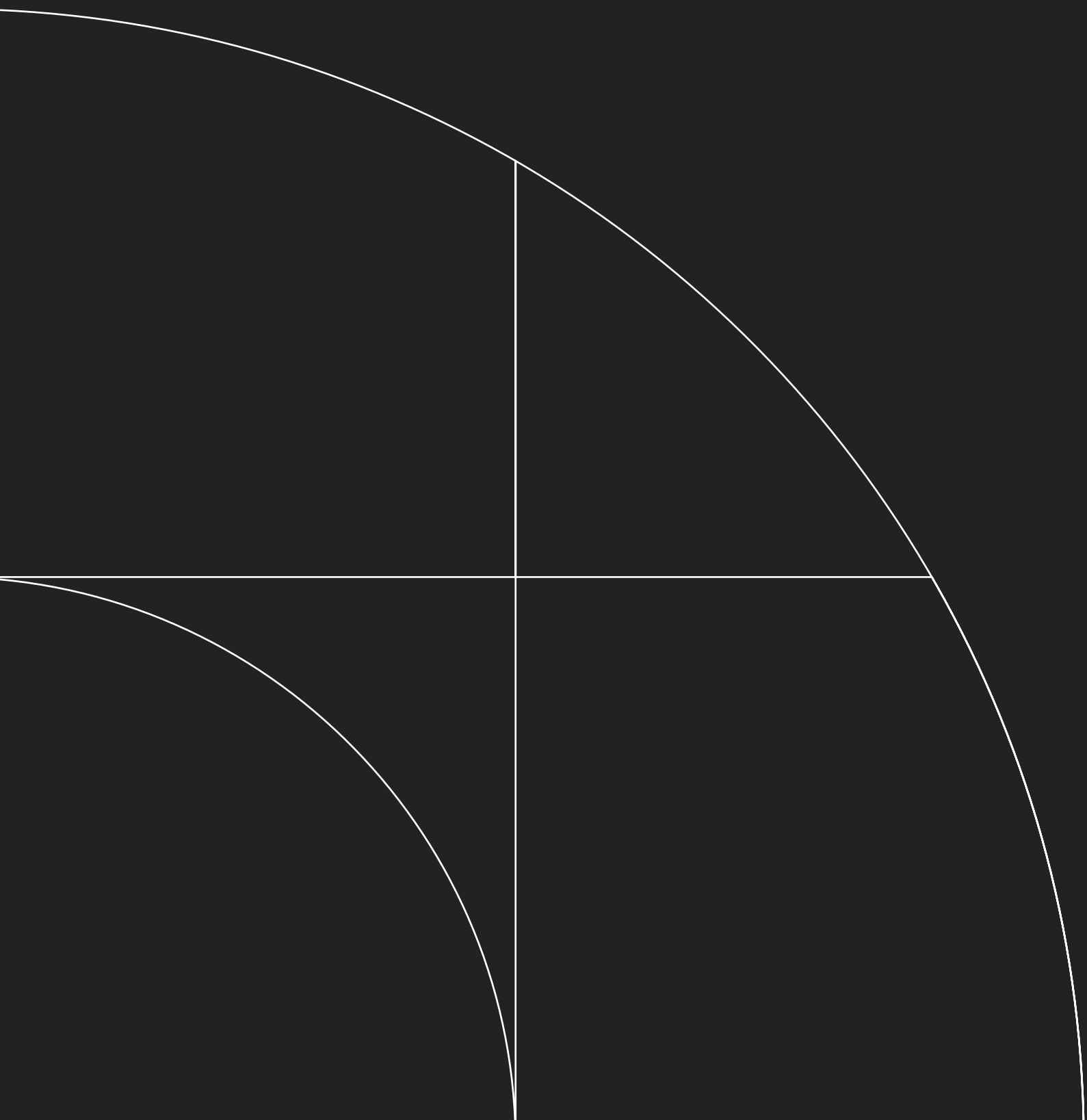
“On a scale of one to ten, the impact of our office is a ten. Our staff love it. We love it. Working with Sensa has also undoubtedly been a ten.”

– Supply Chain Manager  
CHR Hansen





# Our Projects



We're passionate about the difference more intelligent interiors can make. For more than 40 years, it's been our privilege to partner with clients across Australia to shape the way they work every day.

#### Case Studies

Clinuvel Pharmaceuticals

Drillcut Fasteners

Daimler Truck and Bus

# Case study

## Clinuvel Pharmaceuticals

Location  
Melbourne CBD

Industry  
Pharmaceuticals

Scale  
220 sqm

Clinuvel Pharmaceuticals is a global pharmaceutical pioneer in photomedicine and photocosmetics. When the lease on their current office space in the heart of Melbourne's CBD was due to expire, they engaged us to create a new office on a higher floor within the same building.

### Discover

Understanding the importance of moving their team to a more elevated workspace, the Clinuvel management team went through a discovery process. The brief was clear: more space for collaboration, more light, and more natural elements.

As the team was looking at two CBD spaces, we advised on design options for each, ultimately helping them select the ideal one for their new premises.

### Design

The team requested an open-plan layout with more workstations, a large meeting room and a refreshing breakout space where employees could relax and recharge.

We removed one of the existing offices and created space for an efficient and open workspace with 50% more workstations.

### Deliver

We used the space's existing kitchen joinery, adding new floor coverings, breakout furniture, banquette seating, and a green wall. We also extended the existing meeting room to create a larger space with a custom boardroom table and AV equipment.

The result is not only a more modern office but one with more natural light and greenery. Clinuvel now enjoys an open and inviting space that encourages collaboration.



# Case study

# Drillcut Fasteners

Location  
Broadmeadows, Victoria

Industry  
Construction

Scale  
620 sqm



Drillcut Fasteners is a leading product supplier for Australia's construction industry. Having outgrown its Melbourne headquarters, Sensa was engaged to create a new workplace that would support its continual growth.

#### Discover

A business analysis discovery session with Drillcut stakeholders was conducted to gather firsthand insights, understand urgent needs and plan for any challenges.

After gaining critical information on styling needs, current and future employee numbers, space requirements, team collaboration areas, activity-based working preferences and company growth plans, we developed a common sense yet comprehensive workplace strategy.

#### Design

Based on this strategy, our designers constructed the new space's architectural concepts and 3D renders, enabling the Drillcut team to visualise the layout, significantly reducing the need for major concept or layout changes.

#### Deliver

We maintained a tight schedule during the construction phase, allowing us to complete the project well before Drillcut's relocation plan.

Drillcut's new workspace is a testament to the power of thorough business analysis and exceptional project management. The result is a workspace that meets functional requirements and inspires its team every day.



# Case study

## Daimler Truck and Bus

Location  
Mulgrave, Victoria

Industry  
Automotive

Scale  
2,800 sqm

Daimler Truck and Bus is one of the largest commercial vehicle manufacturers in the world, and it has a rich history in Australia dating back to the 1970s. For its new regional headquarters in Mulgrave covering two floors with a total floor area of 2,800 sqm, Daimler turned to us to design and construct an entirely new office fitout.

### Discover

We took the Daimler team through the SensaARC methodology. This allowed us to unpack the needs of the team and design a workplace that would be not only functional but also representative of their company values and culture.

### Design

The design covered several spaces with custom features, from the curved feature wall making a strong first impression in the reception area to the quiet areas dedicated to deep thinking.

The new fitout balances collaboration spaces of different capacities with multiple executive offices. The new boardroom, complete with rich timber finishes, an executive drinks bar, and a sophisticated lounge area, is a showpiece space for clients and staff.

### Deliver

With up-front and in-depth analysis and planning, we then seamlessly moved into design and construction with end-to-end project management. The fitout was delivered to the highest standard, delivering an inspiring workplace where Daimler's people can do their best work now and well into the future.





Family business.  
Family values.

Sensa is a three-generation family business. In 1982, we began selling cool room shelving solutions from our garage in Bowen Road, Lilydale. Over four decades later, our original company values of integrity and excellence continue to guide us.

We may have a long history, but we're more interested in the future. That's why we stay ahead of current trends, new technology and exciting innovation. Today, the Sensa team includes interior designers, project managers and a range of expert consultants.



We are always thinking ahead,  
since that's exactly what our clients  
are doing when they engage us.  
Let's talk about the difference  
Sensa can make for you.

Let's talk

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