

WORKPLACE ASSET RENEWAL



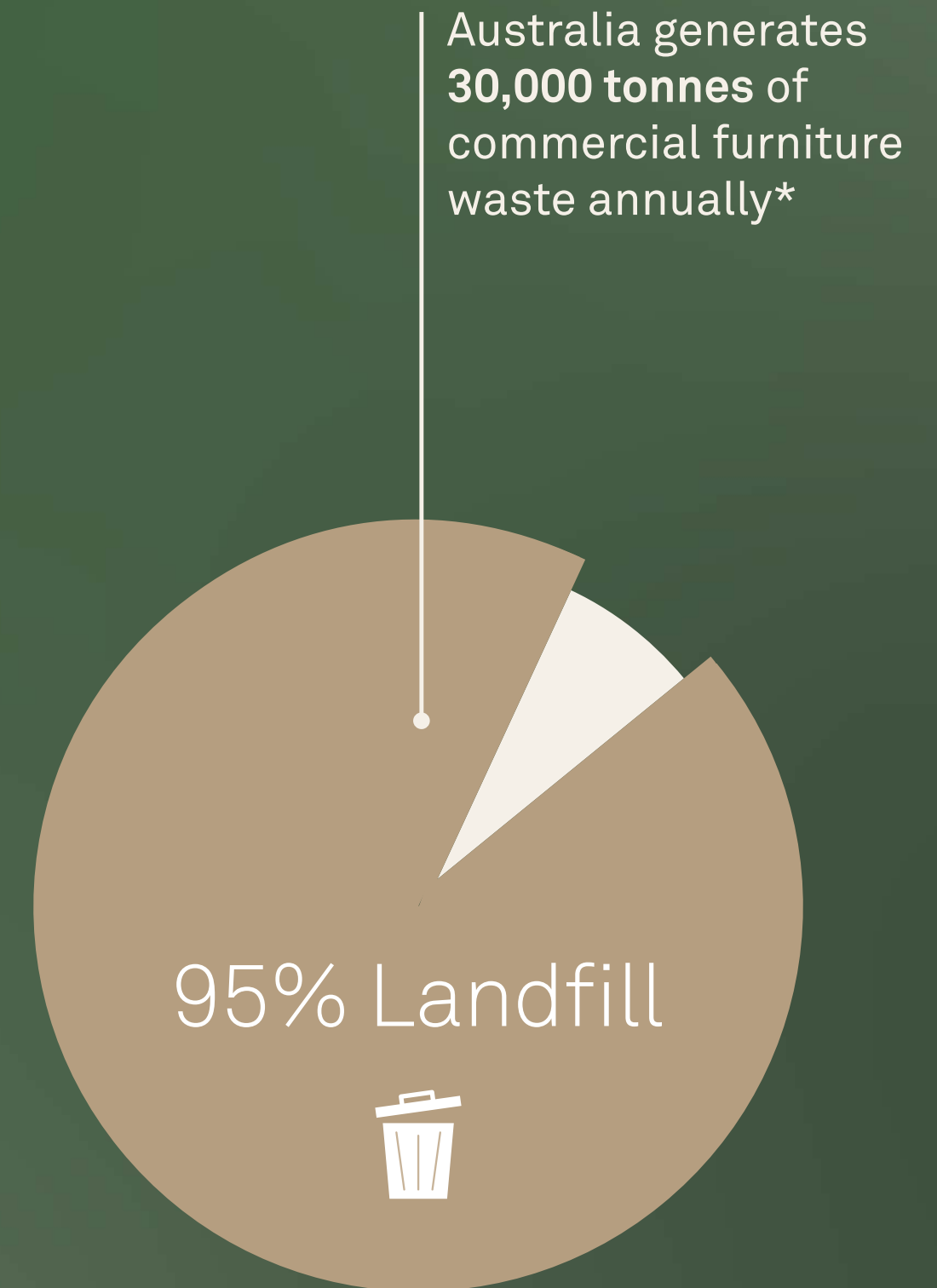
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Time to rethink the workplace

The Furniture sector is a high material usage sector and, unfortunately, a high material wastage sector as well. With 30,000 tonnes of commercial furniture waste generated in Australia annually, 95% of which ends up in landfill, there is a clear case to rethink the office furniture lifecycle.

At Schiavello, we believe in applying the principles of the circular economy in the workplace. Shifting away from the linear take > make > waste model, towards a more sustainable regenerative loop that designs out waste and keeps resources in use.

It is an approach that goes beyond the traditional commercial view and incorporates environmental and social considerations into the process.



*Source: Australian Government, Designing out waste for commercial furniture and furnishings

Plan at the start to avoid waste at the end

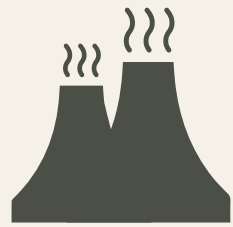


At Schiavello, circularity starts with product design. Our furniture is designed with longevity and re-usability in mind – they are ‘made to be made again’. Being built to last far beyond their warranties means inherently avoiding further production and the additional outputs that come along with that.

Our furniture is a product of Australia, with materials sourced locally and products that are designed, manufactured, and assembled locally. As a result, our furniture fundamentally has less embodied carbon, avoiding international transportation which is a significant contributor to greenhouse gas emissions.

Our design principles of multi-purpose and malleable furniture advocates for the extension of a product’s usable life, enabling its re-purposing and re-use.

Sustainability is at the core of everything we do



Emissions Reduction

A design philosophy focused on quality and longevity.



Fair Trade

Supply chain tier mapping and globally recognised agreements.



Social Impact

From Product Stewardships to community affiliations.



Waste Minimisation

Industry leading systems and circular economic principles.

Underpinned by a collection of awards, innovations and certifications, sustainability is one of Schiavello's founding principles and remains at the core of everything we do.

Waste Minimisation

Schiavello established a bespoke Environmental Management System certified to ISO 14001:2015 and became a Waste Wise Business in 2001.

Today, our product lifecycle approach works towards the circular economic principles based on a re-use, repurpose, refurbish and recycle hierarchy.

Emissions Reduction

Our commitment to local materials, suppliers and production reduces our carbon footprint and other pollutants simply by never emitting them, in comparison to efforts made to counteract.

Certified to both Greenguard Environmental Institute and the Living Future Institute's Red List Free, we are committed to improving indoor air quality and limiting exposure to chemicals and other pollutants that pose a risk to human health.

95% of our raw materials are locally sourced from iconic Australian brands, including Blue

Scope Steel, Capral (Aluminium), Laminex Industries and Dulux, as well as a variety of SME suppliers.

This means that:

- a) emissions are minimised due to the reduced need for international transport, and
- b) supply chains are more direct and easier to map, in line with the Modern Slavery Act.

Fair Trade

We have high visibility of everyone at every stage of the production process and ensures fair and ethical treatment to all.

To certify this, we have published our commitment in our Modern Slavery Act and are proud signatories to the ten principles of the UN global Compact.

Social Impact

We work to identify opportunities where products can be donated to communities in need.



Recycling as the last resort

The most sustainable furniture is the one that you don't throw away. Whilst recycling is a better alternative to landfill, to us it is the last resort for office furniture.

At Schiavello, we prioritise the re-use of assets wherever possible. Ultimately what this results in for our partners is:

- Reduced waste
- Maximised value, lifespan, and impact of your assets
- Alignment with stringent sustainability regulations
- Enhanced corporate social image and brand

When workplace assets are re-used, there are significant environmental savings (**7-21 times the carbon emissions avoided over even recycling***)

*Source: Green Standards 'State of The Circular Workplace 2023' report (pg.4)



Our workplace asset renewal methodology

We follow a four-step approach to incorporating circular economy practices in the workplace. These four stages of our service can be delivered separately or in tandem, depending on your specific needs and where you are on your workplace asset renewal journey. Schiavello's workplace asset renewal service applies to FF&E across all manufacturers.

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Step 1. Project Discovery

A deep dive into your workplace asset strategy, Project Discovery will help us understand your business outcomes.

Identifying what it is that you are seeking to achieve throughout this program, this initial phase will form the building blocks as to how we create your considered methodology and define your critical success factors.

By confirming your needs and scope, together we will create a tailored framework to perform a physical audit of your workplace assets.

Step 2. Audit

With knowledge gained from our Project Discovery phase, we undertake a comprehensive registry of your workplace assets as defined within the scope.

Inspecting and documenting the physical condition of all workplace assets, this is where we begin the early assessment of the next best value of each of your assets.

We will collate information on multiple, critical data points to help you gain an in-depth understanding of what you have, so you can make informed decision on what to do.

Asset tagging and inventory management with Nura Space

The more data organisations have on their assets, the more value they can extract. Unfortunately, when furniture ends up in landfill, so does its data. Nura Space asset tagging allows organisations to collect detailed information to support strategic workplace decision making and ESG reporting.

The platform also allows organisations to track the assets throughout their lifecycle, with real-time data that follows the asset at every stage.

- Access accurate, complete data for every item listed in your digital library, including the quantity, condition, location, warranty, photos and more
- Have readily accessible data to instil confidence in your investment recovery initiatives
- Have control over who sees the assets, who can access them and where they end up
- Ditch spreadsheets
- Automatic environmental reporting
- Manage a mix of different manufacturers
- Track items to their end-destination
- Take control over your inventory



Step 3. Feasibility Study

We extrapolate all information gathered during the audit and compare the potential costs, risks, and required contingencies associated with asset re-use/repurpose/recycle versus supplying new.

We also provide recommendations in relation to project delivery, including preliminary environmental, social, and financial impact analysis.

These data-driven insights will enable you to create a considered approach towards the project implementation. Whether it be related to ESG, cost or time, the feasibility study allows your business to make the highly informed decisions needed to achieve your project goals.

Step 4. Project Implementation

With your business direction and criteria confirmed, it is now time to implement your tailored workplace asset renewal strategy.

Delivering a considered approach, built on learnings and insights identified in your previous phases, Schiavello will provide a singular point of accountability to manage and oversee all project expectations. You will receive continuous project updates and a summarised weekly report.

Schiavello will manage the project end-to-end, with services including but not limited to:

- Dismantling and removal of FF&E from site
- Transport and logistics
- Re-installation
- Asset refresh including cleaning, re-upholstery, painting, packaging
- Breaking down of furniture into recyclable components
- Asset donation and/or on-sell
- Analytics and impact reporting
- Donation management
- Asset upgrades



What Schiavello's workplace asset renewal program means for your business

- Measurable evidence to support your ESG reporting and environmental certification initiatives
- Optimising the value of your workplace assets
- Reducing the environmental footprint
- Reduce costs of office fit-outs
- Reach your sustainability goals
- Public recognition for demonstrating social and environmental leadership
- Enhancement of corporate social image and brand
- Attract clients and investors that have increased ESG performance focus
- Create a workplace that reflects your sustainability values and helps attract and retain employees
- Minimise engaging multiple contractors, reducing expenditure and logistics issues
- Assurance that your requirements are understood and followed through with consistent experience across various sites
- Holistic approach towards all aspects of your furniture
- Ensure the best workplace asset ROI
- Furnish or decommission entire floors and buildings on time, and on budget
- Enhance workplace OHS outcomes

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A modern office lounge with a dark ceiling featuring horizontal slats and recessed linear lighting. The room has large windows overlooking a cityscape. A vertical garden wall with hanging green plants is a focal point. In the foreground, there are three green armchairs and a white table with a glass of water. The floor is dark wood or tile.

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