



EASTGATE 20

148 Katherine street, Sandton, Johannesburg, South Africa



**Green Star SA –
Office As Built v1**

Achieved in August 2015

The Eastgate 20 building is an office development based in Sandton, Johannesburg and is an extension to an existing building on the site. The building's most prominent facades are North West and South East Facing with the main building entrance on Katherine Street. The building is square in form with large glass facades shaded by fixed external aluminium louvers. There are four levels of parking included in the building from the Ground Floor with three additional parking basements. Ventilation is supplied by a separate fresh air fan system. The lighting has been zoned to make the most of the daylight availability in the building. There is a central core with two lifts that service the building and where the toilets are placed on each floor. Water and Energy are metered to ensure ongoing energy efficiency improvements within the building. Domestic hot water is provided for the hand wash basins by solar hot water geysers placed on the building's roof while hot water for the showers is supplied by normal geysers.

Sustainable building features include:

- Rainwater is harvested from the roof and stored within the basement parking levels, where it is recycled for flushing toilets and irrigation uses. This strategy, together with other efficient systems, such as the use of air-cooled chillers, thus reduces the building's potable water consumption by 90%.
- Motion occupancy sensors detect when spaces are not occupied and switch off fittings accordingly.
- At least 57% of the office area has natural daylight levels sufficient to allow the electric lights to be turned off during the day
- The fire protection system has been designed to not expel any water during testing. Water is redirected back into storage tanks.

PROJECT TEAM:

OWNER
GROWTHPOINT PROPERTIES LTD

ARCHITECTS
PARAGON ARCHITECTS

PROJECT MANAGER
TIBER PROPERTIES (PTY) LTD

ELECTRICAL ENGINEER
CKR ELECTRICAL

FIRE ENGINEER
TWICE CONSULTING ENGINEERS

MECHANICAL ENGINEER
ADAPTIVE RESOURCE ENGINEERS

MAIN CONTRACTOR
TIBER BONVEC CONSTRUCTION

STRUCTURAL ENGINEERS
SOTIRALIS CONSULTING ENGINEERS

SUSTAINABLE BUILDING CONSULTANT
PJ CAREW CONSULTING

WET SERVICES
RAMSDEN CONSULTING

QUANTITY SURVEYOR
SCHOOMBIE HAARTMAN
QUANTITY SURVEYORS

TOTAL POINTS:

48

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **15 943m²**
TOTAL COMMERCIAL OFFICE AREA: **15 490m²**
CAR PARKING AREA: **19 020m²**