



10 Riviera Road

10 Riviera Road, Houghton, Johannesburg, Gauteng



**Green Star SA –
Existing Building Performance v1**

Achieved in September 2016

10 Riviera Road is a double storey with a double-volume foyer, commercial multi-tenanted office building with semi-basement parking, surface parking and landscaping areas. The building accommodates 45 occupants and is operational 45 hours per week. The building has good connection to transportation nodes. It is managed by an in-house facilities manager of the owner.

Sustainable building features include:

- Accredited professionals from the owner and consultant's commenced involvement with this project before the performance period.
- A building user's guide for occupants/tenants was developed and a useful building operations manual was provided to the facilities manager.
- The Indoor Environment, measured confirmed good levels of fresh-air being maintained and lighting comfort is provided by retrofitted electronic ballast energy efficient luminaires.
- The building shape and space planning also provides good daylight and views.
- Energy consumption data measured during the performance period has shown a EWP score of 6/10 above the average office building.
- In terms of peak demand a calculated improvement of 29% above the peak demand baseline was achieved.
- A Green Travel Plan, Procurement and Purchasing Policy, Landscape-, as well as an Integrated Pest Management Plan was developed for occupants, managers and service providers.

PROJECT TEAM:

OWNER

Growthpoint Properties

GREEN STAR EXISTING BUILDING PERFORMANCE CONSULTANT

Royal HaskoningDHV (PTY) Ltd

TOTAL POINTS:

46

POINTS ALLOCATION:

MANAGEMENT

INDOOR ENVIRONMENTAL QUALITY

ENERGY

TRANSPORT

WATER

MATERIALS

LAND USE AND ECOLOGY

EMISSIONS

INNOVATIONS

PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR
AREA (GFA):

1939.16 m²

TOTAL COMMERCIAL OFFICE
AREA:

1257.92 m²

TRANSPORT FACILITY PARKING
AREA:

555.45 m²