





103 CENTRAL STREET
 103 Central Street, Houghton, Johannesburg, 2198
 4 Star Green Star – Existing Building Performance v1

Existing Building Performance v1

★★★★

4 Star Rating
Best Practice
CERTIFIED DECEMBER 2017

103 Central Street is a grade-A double story commercial office development with basement parking, surface parking and landscaped areas within the building site. This office building with rentable office space accommodates 84 occupants and is operational on average 49 hours per week. It has a good connection to transportation nodes. In-house facilities managers of the owner manage the building.

TOTAL POINTS:



CATEGORY SCORES:



Sustainable building features include:

- Accredited professionals from the owner and consultants were involved from before the performance period.
- The Indoor Environment measured confirmed good levels of fresh-air being maintained and lighting comfort is provided by retrofitted electronic ballast energy efficient luminaires.
- Energy consumption data measured during the performance period has shown an EWP score of 7/10 above the average office building. In terms of peak demand, a calculated improvement of 46% above the peak demand baseline was achieved.
- The reduction of potable water consumption achieved is 59% and has been achieved through the use of efficient water fittings mixers.
- 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.
- The heating ventilation and air conditioning system is mixed-mode ventilation.
- A total of 70% of all building waste generated on site has been recycled or reused.

PROJECT TEAM:

- | | |
|--|---|
| OWNER
Growthpoint Properties | CLEANING CONTRACTOR
Skymark |
| ACCREDITED PROFESSIONAL
Royal HaskoningDHV | LANDSCAPE MANAGEMENT COMPANY
Terra Flora Landscaping and Irrigation |
| SUSTAINABLE BUILDING CONSULTANT
Royal HaskoningDHV | |
| WASTE CONTRACTOR
Apple Green Environmental | |

FLOOR AREAS:

- | | |
|-------------------------------|------------------------|
| TOTAL GROSS FLOOR AREA (GFA): | n/a |
| TOTAL COMMERCIAL OFFICE AREA: | 2,337.9 m ² |
| CAR PARKING AREA: | n/a |