



1 SIXTY JAN SMUTS

160 Jan Smuts Avenue, Rosebank, Johannesburg, 2196

4 Star Green Star – Existing Building Performance v1



AFRICA
South Africa

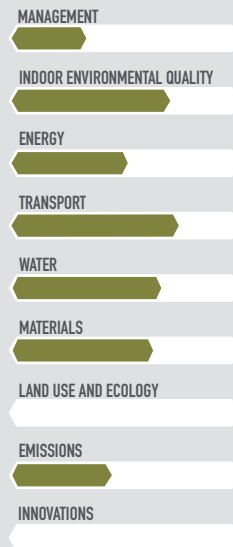
Existing Building Performance v1
★★★★★
4 Star Rating
Best Practice
CERTIFIED DECEMBER 2017



TOTAL POINTS:

49

CATEGORY SCORES:



1 Sixty Jan Smuts is a five-storey high commercial office development with four levels of basement parking and hard surface scape areas within the building site. This office building with rentable office space accommodates 1100 occupants and is operational on average 57 hours per week. It has a good connection to transportation nodes as the building is on the main road where all modes of public transport pass and is located 1,1km from the Rosebank Gautrain Station. In-house facilities managers of the owner manage the building.

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 42% above the peak demand baseline was achieved.
- The reduction of potable water consumption achieved is 53% and has been achieved through the use of efficient water fittings mixers, dual flush toilet cisterns, and most urinals are fitted with flush controls.
- A Green Travel Plan, Procurement and Purchasing Policy, Landscape, Hardscape, as well as an Integrated Pest Management Plan was developed for occupants, managers and service providers.
- A total of 44% of all building waste generated on site has been recycled or reused.

PROJECT TEAM:

OWNER
Growthpoint Properties

ACCREDITED PROFESSIONAL
Royal HaskoningDHV

SUSTAINABLE BUILDING CONSULTANT
Royal HaskoningDHV

WASTE CONTRACTOR
Apple Green Environmental

CLEANING CONTRACTOR
TMT Cleaning

LANDSCAPE MANAGEMENT COMPANY
Terra Flora Landscaping and Irrigation

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

n/a

TOTAL COMMERCIAL OFFICE AREA:

16,544.35 m²

CAR PARKING AREA:

n/a