



ROSEBANK LINK

173 Oxford Road, Rosebank, 2196

4 Star Green Star – Office Design v1.1



AFRICA
South Africa

Office Design v1.1
★★★★★
4 Star Rating
Best Practice
CERTIFIED MARCH 2018



TOTAL POINTS:

58

CATEGORY SCORES:



Rosebank Link is a redevelopment of the site previously occupied by the Rosebank Mews. Ground floor pedestrian walkway links the west side of Rosebank to Oxford Road and the Gautrain. The Ground floor will contain retail shops. The office levels start 6 levels above ground level. This podium level contains the reception to the office space and opens up to a roof top garden.

Sustainable building features include:

- Rosebank Link is optimally located in the Rosebank precinct close to public transport and local amenities. This has allowed the parking ratio to be kept to no more than 4 bays per 100m². Other building amenities include cyclist facilities.
- The building has a highly efficient air-cooled chiller system.
- The Podium office level opens up onto a rooftop garden, as do Levels 6 and 8.
- Rainwater is harvested from all the hard roof surfaces and drains the water down to basement -2, where water is treated before being reused for toilet / urinal flushing and irrigation. Low flow fittings are installed throughout the building minimising water consumption.

PROJECT TEAM:

OWNER
Redefine Properties

ARCHITECTS
Paragon Architects

ELECTRICAL ENGINEER
CKR

FIRE ENGINEER
SFT Safety

LIFT SPECIALIST
S4Elevating

MECHANICAL ENGINEER
Adaptre

QUANTITY SURVEYORS
MLC Quantity Surveyors

WET SERVICES
CKR

STRUCTURAL ENGINEERS
Sutherland Consulting Engineers

SUSTAINABLE BUILDING CONSULTANT
WSP

MAIN CONTRACTOR
WBHO

PROJECT MANAGER
Betts Townsend

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **18,558 m²**

TOTAL COMMERCIAL OFFICE AREA: **16,314 m²**

CAR PARKING AREA: **20,045 m²**