




1 HARRIES ROAD

1 Harries Road, Illovo, Johannesburg

4 Star Green Star – Existing Building Performance v1






AFRICA
South Africa

Existing Building Performance v1

★★★★★

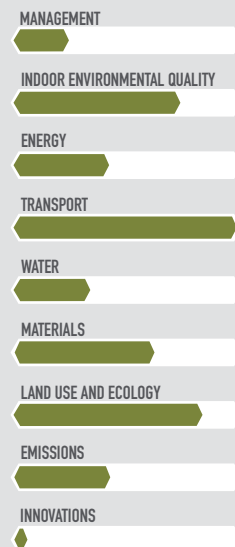
4 Star Rating
Best Practice
CERTIFIED NOVEMBER 2018



TOTAL POINTS:



CATEGORY SCORES:



Sustainable building features include:

Sustainable plans, policies and programmes:

- Development of Building Operations Manual and Building Users' Guide.
- Implementation of a Green Procurement and Purchasing Policy to encourage the selection of sustainable products.
- Implementation of a Green Cleaning Policy to reduce exposure to hazardous chemicals.
- A Green Travel Plan was compiled and implemented to encourage the use of public transport as the project site is located within 400m walking distance from 2 modes of public transport.

● Implementation of a Solid Waste and Materials Management Policy to encourage sustainable waste management with the overall goal of 70% diversion from landfill.

The building undergoes regular performance audits which includes the assessment of:

- Indoor air quality in order to maintain a healthy indoor environment.
- Legionella in water storage areas ensuring there is no threat of Legionnaires disease.
- Daylight and artificial lighting levels to prevent fatigue and reduce eye strain for building users.

Other sustainable building features include:

- Energy –33% more efficient than industry average;
- Fluorescent lights and high efficiency LEDs provide the lighting in the building;
- More than 80% of occupied zones maintain CO2 levels below 800ppm.
- 100% of occupied spaces maintain PMV between -1 and +1.
- Smart energy metering allows for efficient energy management.

PROJECT TEAM:

OWNER
New Line Investments
105 (Pty) Ltd

PROJECT MANAGER
New Line Investments
105 (Pty) Ltd

ACCREDITED PROFESSIONAL
Ecocentric (Pty) Ltd

SUSTAINABLE BUILDING CONSULTANT
Ecocentric (Pty) Ltd

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

n/a

TOTAL GROSS LETTABLE AREA (GLA):

5,200 m²

CAR PARKING AREA:

n/a