1 Harries Road is a single building in Illovo, Sandton with two tenants occupying the space. The property is located in the Illovo Edge Office Park, which is easily accessible from all major roads, the highway and the Rosebank Gautrain bus route. The gross lettable area is 5200 m² with the building having 3 storeys and 1 basement parking.

Sustainable building features include:

- Sustainable plans, policies and programmes:
  - 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.

- 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.

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.
- 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.

PROJECT TEAM:

OWNER
New Line Investments 105 (Pty) Ltd

ACCREDITED PROFESSIONAL
Ecocentric (Pty) Ltd

SUSTAINABLE BUILDING CONSULTANT
Ecocentric (Pty) Ltd

PROJECT MANAGER
New Line Investments 105 (Pty) Ltd

TOTAL POINTS:
49

CATEGORY SCORES:

MANAGEMENT

INDOOR ENVIRONMENTAL QUALITY

ENERGY

TRANSPORT

WATER

MATERIALS

LAND USE AND ECOLOGY

EMISSIONS

INNOVATIONS

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA)
n/a

TOTAL GROSS LEASEABLE AREA (LSA):
5,200 m²

CAR PARKING AREA:
n/a