



NO.1 MUTUAL PLACE
 107 Rivonia Road, Sandown
 5 Star Green Star – Office As Built v1.1





AFRICA
South Africa

Office As Built v1.1

★★★★★

5 Star Rating
South African Excellence
CERTIFIED MARCH 2019



TOTAL POINTS:



CATEGORY SCORES:



No.1 Mutual Place is located on the corner of Rivonia Road and West Street in Sandton. It is the first of five buildings developed on the site over a single super basements. The building consists of two wings, a lower six storey banana shaped wing, and a twelve storey tower.

The site selected was previously fully developed and is extremely well located immediately opposite the Gautrain station. This makes the building very accessible to the commuting public.

- Sustainable building features include:**
- The building has a double glazed high performance façade.
 - Automated blinds are installed on all floors to assist with the thermal performance of the façade.
 - Space heating and cooling are delivered to the AHUs via a four pipe system, improving the efficiency of the HVAC system.
 - All lighting is LED achieving high levels of lighting power density efficiency.
 - Stormwater from the entire site is attenuated and a portion harvested in a centralised storm water facility. The rainwater is treated and reused in the building for toilet and urinal flushing and for the building and precinct's irrigation requirements.
 - The parking has been future proofed by installing the provision to allow for electric car parking on all levels of the basement.

PROJECT TEAM:

OWNER Old Mutual Properties	MECHANICAL ENGINEER Spookmaker	SUSTAINABLE BUILDING CONSULTANT WSP Parsons Brinckerhoff
ARCHITECT LYT Architecture	QUANTITY SURVEYORS AECOM & OPR	MAIN CONTRACTOR Aveng Grinaker-LTA & Trencon
ELECTRICAL ENGINEER CKR & Nala Consulting	STRUCTURAL ENGINEERS WSP Parsons Brinckerhoff	PROJECT MANAGER Profica & Coffey Projects
FIRE ENGINEER Aurecon	ACOUSTIC ENGINEER Linspace Acoustics	

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	34,487 m²
TOTAL COMMERCIAL OFFICE AREA:	22,884 m²
CAR PARKING AREA:	104,425 m²