



MONTE CIRCLE OFFICE PARK - BUILDING D

64 Montecasino Boulevard, Fourways, Johannesburg
4 Star Green Star – Office Design v1.1



AFRICA
South Africa

Office Design v1.1
★★★★★
4 Star Rating
Best Practice
CERTIFIED MAY 2019



TOTAL POINTS:

48

CATEGORY SCORES:



Monte Circle is an exciting commercial office park development situated in Fourways, Johannesburg. The project forms part of the larger Montecasino precinct, and will extend along Montecasino Boulevard between William Nicol and Witkoppen Road. Building D is the fourth of 11 planned office buildings which will create an internal 'high street' feel accessed along a central spine road. The architecture is a reinterpretation of the classical architecture of Montecasino, this reinterpretation introduces several contemporary design elements thereby creating a unique character which forms a dialogue with Montecasino across the road. The architecture also contributes to the precinct's sense of place. Practical completion Building D is June 2019.

Sustainable building features include:

- External shading is provided to the Eastern, Western and Northern facades, using adjustable sliding shutters to window openings. This leads to improved thermal comfort while still allowing for good levels of daylight and external views.
- A majority of lights have been fitted with motion sensors.
- No hot water has been provided for in the building.
- The lighting power density for 95% of the UA is less than 1.5W/m² per 100 Lux at 720 mm AFL with a default maintenance factor of 0.8.
- Water closets, urinals and faucet fixtures all reduce water consumption. WC's and urinals all fitted with actuators to reduce and control water consumption.
- Paints, adhesives sealants and carpets have low VOC emissions.
- Basements are naturally ventilated.
- Energy and water sub metering have been employed. This will enable the building to be effectively managed and the outcomes of the implemented sustainable initiatives realised.

PROJECT TEAM:

DEVELOPER
Abland (Pty) Ltd

ACCREDITED PROFESSIONAL
Solid Green Consulting

ARCHITECT
Nsika Architecture and Design

ELECTRICAL ENGINEER
Taemane Consulting (Pty) Ltd Consulting Engineers

FIRE ENGINEER
IFESA

MECHANICAL ENGINEER
C3 Engineering

QUANTITY SURVEYORS
Quanticost

STRUCTURAL ENGINEERS
L&S Consulting (Pty) Ltd

SUSTAINABLE BUILDING CONSULTANT
Solid Green Consulting

WET SERVICES
CKR

MAIN CONTRACTOR
Gothic

PROJECT MANAGER
Abland (Pty) Ltd

LANDSCAPE MANAGEMENT COMPANY
Landmark Studios

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **5,574 m²**

TOTAL COMMERCIAL OFFICE AREA: **5,574 m²**

CAR PARKING AREA: **6,465 m²**