



144 OXFORD

144 Oxford Rd, Melrose, Johannesburg, 2196

5 Star Green Star – Office Design v1.1



AFRICA
South Africa

Office Design v1.1



TOTAL POINTS:

62

CATEGORY SCORES:



Sustainable building features include:

- High performance glazed façade – allowing optimal light to penetrate the space without excess solar heat gain.
- Highly efficient sanitary fittings with low flow rate for toilets, taps and showers.
- Reinforcing steel used in the project has a recycled content of more than 90%.
- CO2 based demand control of ventilation in occupied areas for better energy efficiency.
- Water efficient irrigation system using drip irrigation, soil moisture sensors and automatic controller to reduce potable water use.
- Full economy cycle on all central air handling units.
- Water from routine fire protection tests is captured, stored and recirculated to facilitate the reuse of potable water.
- Optimized lighting zoning and occupancy sensing to ensure lights are switched off in unoccupied spaces.
- Low VOC (Volatile Organic Compounds) materials.
- Electrical generation from renewable energy – Photo voltaic plant on the roof.

PROJECT TEAM:

OWNER
Growthpoint Properties

ARCHITECTS
Paragon

ELECTRICAL ENGINEER
Concious

FIRE ENGINEER
SFT Safety

MECHANICAL ENGINEER
Aurecon

QUANTITY SURVEYORS
RLD Pentad

STRUCTURAL ENGINEERS
Sutherland

SUSTAINABLE BUILDING CONSULTANT
Aurecon

WET SERVICES
MG Building Services

MAIN CONTRACTOR
WBHO & Tiber

PROJECT MANAGER
Origin

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **42,345 m²**

TOTAL COMMERCIAL OFFICE AREA: **42,345 m²**

CAR PARKING AREA: **3,791 m²**