



144 OXFORD

144 Oxford Rd, Melrose, Johannesburg, 2196

5 Star Green Star – Office Design v1.1



AFRICA
South Africa

Office Design v1.1

★★★★★

5 Star Rating
South African Excellence
CERTIFIED SEPTEMBER 2019



144 Oxford is a premium grade office development in the heart of Rosebank. The iconic u-shaped development consists of nine occupiable floors, six basements levels for parking and it features two extended office towers that are connected by a central atrium.

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.
- CO2 based demand control of ventilation in occupied areas for better energy efficiency.
- Full economy cycle on all central air handling units.
- Optimized lighting zoning and occupancy sensing to ensure lights are switched off in unoccupied spaces.
- Electrical generation from renewable energy – Photo voltaic plant on the roof.
- Highly efficient sanitary fittings with low flow rate for toilets, taps and showers.
- Water efficient irrigation system using drip irrigation, soil moisture sensors and automatic controller to reduce potable water use.
- Water from routine fire protection tests is captured, stored and recirculated to facilitate the reuse of potable water.
- Low VOC (Volatile Organic Compounds) materials.
- Reinforcing steel used in the project has a recycled content of more than 90%.

PROJECT TEAM:

OWNER Growthpoint Properties	MECHANICAL ENGINEER Aurecon	SUSTAINABLE BUILDING CONSULTANT Aurecon	PROJECT MANAGER Origin
ARCHITECTS Paragon	QUANTITY SURVEYORS RLD Pentad	WET SERVICES MG Building Services	
ELECTRICAL ENGINEER Concious	STRUCTURAL ENGINEERS Sutherland	MAIN CONTRACTOR WBHO & Tiber	
FIRE ENGINEER SFT Safety			

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	42,345 m ²
TOTAL COMMERCIAL OFFICE AREA:	42,345 m ²
CAR PARKING AREA:	3,791 m ²