



# 102 RIVONIA

102 Rivonia Road, Sandton, Gauteng, South Africa



**Green Star SA –**  
Office As-built v1  
Achieved in March 2016

The 102 Rivonia precinct is located in the Sandton Central district. The site borders Rivonia Road on the North, Katherine Street on the South, 5th Street on the West and Alexander Forbes on the East. 102 Rivonia is within a stone's throw of the iconic Sandton Gautrain station and Sandton City, shopping centre, both situated just off Rivonia Road.

The 102 Rivonia development consists of 2 towers. The shorter of the 2 towers are the new head offices for Ernest & Young located on seven floors and a podium level. The taller tower located on the South Western border of the site, consists of thirteen floors and a podium level. The towers share the podium level and all basements levels, additionally the towers are connected via linkages on the 2nd, 3rd, 4th, 5th, 6th and 7th floors.

### Sustainable building features include:

- Comprehensive CIBSE commissioning was carried out; this included training of building management staff and the provision of a design intent report for all building systems.
- Comprehensive building tuning was implemented for a 12 month period following handover.
- 102 Rivonia achieves a 50% improvement on SANS 10400:1990 requirements for fresh air rates.
- 30% of the UA of building is designed to have a Daylight Illuminance of at least 250 Lux.
- 60% of the Office UA has access to views of the outdoors.
- Low Volatile Organic Compounds (VOC) paints, carpets and sealants have been installed.
- Smoking within the building is prohibited.
- Various energy conscious design and system strategies aim to reduce the overall greenhouse gas emissions.
- Energy meters are installed for all power uses over 100 kVa.
- The lighting power density delivers less than 2W/m<sup>2</sup> per 100 Lux.
- Occupancy sensors are installed in the UA at a density of no less than 1 per 100m<sup>2</sup>.

### PROJECT TEAM:

**OWNER**  
ERIS PROPERTY GROUP

**ARCHITECTS**  
BOOGERTMAN + PARTNERS

**ELECTRICAL ENGINEER**  
WSP GROUP AFRICA (PTY) LTD

**FIRE ENGINEER**  
SPECIALISED FIRE TECHNOLOGY

**LIFT SPECIALIST**  
PROJITECH CC

**MECHANICAL ENGINEER**  
SPOORMAKER & PARTNERS

**QUANTITY SURVEYORS**  
BWR

**STRUCTURAL ENGINEERS**  
AURECON

**SUSTAINABLE BUILDING CONSULTANT**  
WSP GROUP AFRICA (PTY) LTD

**WET SERVICES**  
IZAZI CONSULTING ENGINEERS (PTY) LTD

**MAIN CONTRACTOR**  
CONCOR (FORMALLY MURRAY & ROBERTS BUILDINGS)

**PROJECT MANAGER**  
SIP PROJECT MANAGERS (PTY) LTD

TOTAL POINTS:

52

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

41 225m<sup>2</sup>

TOTAL COMMERCIAL OFFICE AREA:

25 805m<sup>2</sup>

TOTAL CAR PARKING AREA:

64 537m<sup>2</sup>