



## WESTEND OFFICE PARK BUILDING C

250 Hall St, Centurion, Pretoria, 0046

4 Star Green Star – Office Design v1.1



**AFRICA**  
South Africa

Office Design v1.1

★★★★  
4 Star Rating  
Best Practice  
CERTIFIED MARCH 2020



TOTAL POINTS:

**46**

CATEGORY SCORES:



Westend Office Park is an A-Grade Office Park located in Centurion. The secure office park is home to Westend Building C, which is the precinct's first green rated building with a 4 Star Office v1.1 Green Star SA certification. The site is within walking distance of the Gautrain station and in close proximity to Centurion Mall. It is also easily accessible from highways and major routes. Building C has 5 levels of office space and 3 levels parking.

### Sustainable building features include:

- The heating ventilation and air conditioning system is an air cooled DX Split units. Fresh air rate is supplied at 19.5l/s/person for 100% of the usable area. An 160% improvement over the SANS 10400-O: 2011 which has a required rate of 7.5l/s/person.
- Lights have been fitted with motion sensors. The lighting power density for 95% of the UA is less than 1.5W/m<sup>2</sup> per 100 Lux at 720 mm Above Floor Level with a default maintenance factor of 0.8.
- Toilets, urinals, shower roses and wash hand basin mixers all reduce water consumption.
- Paints, adhesives sealants and carpets have low VOC emissions.
- An excess of 70% of all building waste generated on site has been recycled or reused.
- Energy and water usages are sub-metered and linked to an effective monitoring system.
- The building has secure bicycle storage for employees and visitors and shower and changing room for freshening up.
- The office park will also develop a running track for employees to encourage physical fitness.

### PROJECT TEAM:

**OWNER**

Abland

**ACCREDITED PROFESSIONAL**

Solid Green Consulting

**ARCHITECT**

MWLF Architects

**ELECTRICAL ENGINEER**

DJJC Consulting Engineers

**FIRE ENGINEER**

Chiemera Fire Protection Consultants

**MECHANICAL ENGINEER**

MIDAC

**QUANTITY SURVEYORS**

Aecom

**STRUCTURAL & CIVIL ENGINEERS**

Civil Concepts

**SUSTAINABLE BUILDING CONSULTANT**

Solid Green Consulting

**MAIN CONTRACTOR**

Mike Buykes Construction (PTY) LTD

**FACILITIES MANAGEMENT COMPANY**

Abland

**LANDSCAPE DESIGNER**

Connie Pretorius  
Landscape Design

### FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

**7,821 m<sup>2</sup>**

TOTAL COMMERCIAL OFFICE AREA:

**6,263 m<sup>2</sup>**

CAR PARKING AREA:

**4,074 m<sup>2</sup>**