



NEDBANK LAKEVIEW PHASE II

16 Constantia Blvd., Constantia Kloof, Roodepoort, 1709

5-Star Green Star – Office As Built v1.1



AFRICA
South Africa

Office As Built v1.1

★★★★★

5-Star Rating
South African Excellence
CERTIFIED SEPTEMBER 2020



Lakeview Phase II Office Development achieved a 5 Star- Green Star SA Office v1.1 AS Built Rating. This is a commendable sustainable achievement and is recognised as 'Excellence'. The building comprises of three basement levels; Lower, Middle and Upper Basement, and four office levels; Ground Floor to Third Floor. The office building forms part of Phase II of the Office Park development. For the project to obtain the rating individual sustainable initiatives were required to be met. Some of the sustainable features are highlighted below:

Sustainable building features include:

- Sub-metering of major energy consuming systems is in place. Gathering information is key to understanding and managing building systems and to assess opportunities for energy savings.
- Minimisation of Greenhouse Gas Emissions associated with operational energy consumption is reduced. An energy model of the building was generated and in the design stages of the building compared to a notional building model. The building design showed an improvement over a SANS 10400 notional building.
- Provision is made to ensure all individual spaces or enclosed spaces are individually switched with occupancy sensors. This will offer greater flexibility for light switching, making it easy to light only occupied areas.
- The project saves energy by providing office lighting that is not over designed. This is achieved as the office lighting design achieves an average maintained illuminance level of no more than 400 Lux.
- The office lighting design ensures the use of artificial lighting with minimal energy consumption as the energy use of 2 W/m² per 100 Lux was set for the office lighting power densities.
- A high level of thermal comfort is ensured by addressing the internal operative temperatures through modelling and ensuring they are within the ASHRAE Standard 55-2004 Acceptability Limits for at least 98% of occupied hours.
- Tobacco smoke is prohibited inside the building to ensure air quality benefits to the building occupants.
- All selected gaseous and fire suppression systems and thermal insulants used for the development have an Ozone Depleting Potential (ODP) of zero, to eliminate any contributions to long-term damage to the earth's stratospheric ozone layer.
- A project specific Environmental Management Plan was developed and implemented throughout the duration of construction to establish guidelines to follow to minimise the environmental impact associated with construction activities.
- A project specific Waste Management Plan was developed and implemented to minimise the contribution of waste going to landfill. And reduce the environmental impact of the project.
- Evaporative cooling towers or other evaporative cooling systems that creates the risk of legionella disease are eliminated from the design of the building.
- The building achieves a savings through the use of water efficient fittings that limit the occupant water usage to 0.4L/day/m²
- Sub-metering of major water consuming systems is in place. Gathering information is key to understanding and managing building systems and to assess opportunities for water savings.
- The building is designed to reduce the consumption of potable water for the building's fire protection and essential water storage systems.

TOTAL POINTS:

60

CATEGORY SCORES:



PROJECT TEAM:

OWNER Nedbank	FIRE ENGINEER IFE SA International Fire Engineering	STRUCTURAL / CIVIL ENGINEERS WSP	MAIN CONTRACTOR Tiber
DEVELOPER Abland	LIFT SPECIALIST Quality in Motion	SUSTAINABLE DESIGN REVIEW Solid Green Consulting	PROJECT MANAGER Abland
ACCREDITED PROFESSIONAL Solid Green Consulting	MECHANICAL ENGINEER Spoormakers and Partners	SUSTAINABLE BUILDING CONSULTANT Solid Green Consulting	LANDSCAPE ARCHITECT Connie Pretorius Landscaping
ARCHITECT MWLF Architects	QUANTITY SURVEYORS Quanticast	WET SERVICES MWLF Architects	IRRIGATION CONSULTANT Controlled Irrigation cc
ELECTRICAL ENGINEER Claassen Auret			CLIENT Nedbank

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	13,244 m ²
TOTAL COMMERCIAL OFFICE AREA:	12,599 m ²
CAR PARKING AREA:	12,898 m ²