




1 & 1A PROTEA PLACE

1 & 1A Protea Place, Sandton, Johannesburg

4-Star Green Star – Existing Building Performance v1






AFRICA
South Africa

Existing Building Performance v1

★★★★

4-Star Rating
Best Practice
CERTIFIED JANUARY 2021



TOTAL POINTS:



CATEGORY SCORES:



The 1 & 1A Protea Place buildings are located in the Sandton CBD. Both buildings are A-grade commercial office buildings, and are conveniently situated near public transport and several amenities.

Sustainable building features include:

- **Plans, policies and programmes:**
 - Green Cleaning Policy stipulating environmental performance measurements, metrics and goals relating to green cleaning products and operating procedures for areas under landlord control.
 - Advanced Monitoring and Metering Strategy to monitor consumption and demand.
 - Procurement and Purchasing Policy for the selection of environmentally preferable products.
- Landscape, Hardscape and Integrated Pest Management Plans to encourage environmentally sensitive maintenance and landscaping management practices.
- Green Travel Plan encouraging the use of alternative transport.
- Legionella Risk Management Plan.
- **Other sustainable building features:**
 - Energy and water sub-metering.
 - 58.6% of operational waste and materials is diverted from landfill.
 - 98% of refrigerant consists of zero ODP refrigerants.
- Glare control in the form of blinds.
- Together the two office buildings are 17% more energy efficient than the GBCSA baseline.

PROJECT TEAM:

<p>OWNER Investec Property Fund</p> <p>ACCREDITED PROFESSIONAL Ecocentric</p> <p>SUSTAINABLE BUILDING CONSULTANT Ecocentric</p>	<p>FACILITIES MANAGEMENT COMPANY Broll Property Group</p>
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FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	n/a
TOTAL GROSS LETTABLE AREA (GLA):	20,066 m ²
CAR PARKING AREA:	n/a