

HERTFORD OFFICE – BUILDING H

Building H, 90 Bekker Rd, Vorna Valley, Midrand, Gauteng

Office Design v1.1

greenstar AFRICA South Africa

Office Design v1.1
★★★★★☆
5 Star Rating
South African Excellence
CERTIFIED: September 2026

GBC SA

Hertford Building H is a P-grade office building at 90 Bekker Road, Vorna Valley, Midrand, forming part of the expanding Waterfall City precinct. The project initially targeted a 4-Star Green Star – Office v1.1 Design Certification, but through the commitment of the professional team and Green Star AP, achieved a 5-Star Level certification.

Sustainability was embedded from the outset and extended into the project's innovation initiatives. The Green Building Premium was less than 4.3%, providing transparent evidence of the additional investment required to achieve the project's sustainability outcomes.

The project also invested in industry capacity, with five professionals and four additional team members completing GBCSA training. The architectural design incorporates a highly visible staircase as a primary circulation strategy, encouraging occupants to choose stairs over lifts, supporting daily physical activity while reducing energy consumption.

Together, these initiatives demonstrate a practical approach to sustainability that considers cost, people and everyday building use.

Sustainable building features include:

- Low-VOC (Volatile Organic Compound) materials and finishes have been used extensively throughout the interior, minimising the release of harmful chemical emissions and significantly improving indoor air quality, fostering a healthier, more comfortable environment that supports occupant wellbeing and productivity.
- Smoking is prohibited throughout the building to eliminate exposure to second-hand smoke, improve indoor air quality and provide a healthier, safer and more comfortable workplace for all occupants.
- More than 85% of the usable office space has access to natural daylight and external views, creating brighter and more pleasant working environments while enhancing occupant wellbeing and reducing reliance on artificial lighting.
- The building incorporates water-efficient taps, toilets, urinals and showers that significantly reduce potable water consumption while maintaining user comfort and performance, helping conserve South Africa's limited water resources.
- A rooftop photovoltaic (PV) system generates clean electricity to reduce reliance on the national grid, lowering greenhouse gas emissions and operational costs while supporting a more sustainable workplace.
- Energy-efficient LED lighting combined with occupancy sensors ensures that lighting is only used when spaces are occupied, providing comfortable illumination for occupants while reducing unnecessary energy consumption and operating costs.

PROJECT TEAM:

OWNER/DEVELOPER
Abcon Developments

ACCREDITED PROFFESSIONAL
Marc Sherratt
Sustainability Architects

ARCHITECT
MWLF Architects

ELECTRICAL ENGINEER
RWP Consulting

FIRE ENGINEER
International Fire Engineers (IFESA)

LIFT SPECIALIST
Schindler Elevators

MECHANICAL ENGINEER
Midrand Air Services (MAS)

QUANTITY SURVEYORS
Quanticost Quantity Surveyors

STRUCTURAL ENGINEERS
L&S Consulting

SUSTAINABLE DESIGN REVIEW
Marc Sherratt
Sustainability Architects

SUSTAINABLE BUILDING CONSULTANT
Marc Sherratt
Sustainability Architects

WET SERVICES
MWLF Architects

MAIN CONTRACTOR
Tri Star Construction

PROJECT MANAGER
Abcon Developments

ENVIRONMENTAL CONSULTANT
EP3 Environmental Pty Ltd

ECOLOGIST
Ecology International

LANDSCAPE MANAGEMENT COMPANY
Connie Pretorius
Landscape Design

TOTAL POINTS:

63

CATEGORY SCORES:



FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	7 161m²
TOTAL COMMERCIAL OFFICE AREA:	6 016m²
CAR PARKING AREA:	9 592m²