



## 37 MELROSE BOULEVARD

Erf 181 Portion 4, Melrose Boulevard, Melrose Arch, Johannesburg, SA



**4 Star Green Star SA - Office v1 Design Rating**

Achieved in December 2013



The Worley Parsons TWP Office Development is situated on 37 Melrose Boulevard at the Melrose Arch Precinct in Johannesburg. The building has a GFA of 21,356m<sup>2</sup> and UA of 17,153m<sup>2</sup>. It is a six-storey building with 3 basement levels and 2 intermediate levels. It is built for around 1'200 employees to be housed in the building. The building is situated adjacent to the M1 highway on the East Façade. The public entrance is on Melrose Arch Boulevard which provides access to the retail outlets of Melrose Arch.

### Sustainable building features include:

- The building is served by the district cooling system of Melrose Arch which is located below and adjacent to the building.
- The building is located next (within 100m) to a water channel that runs along the highway which is to capture the stormwater runoff. This project had to apply for a Eligibility Ruling Request before it could submit. Please refer to ECO-00 for more information.
- The building has a rainwater harvesting system in the building, it will reuse the water for toilet flushing and some for irrigation.
- It's waste recycling storage system is connected to a precinct wide waste management system. Melrose Arch has an Eco-Centre where all waste is collected, separated and recycled.

### PROJECT TEAM:

**OWNER**  
Amdec Properties

**GREEN STAR SA ACCREDITED PROFESSIONAL**  
Solid Green

**PROJECT MANAGER**  
Orion Projec Manager

**ARCHITECT**  
LYT architects

**STRUCTURAL/CIVIL ENGINEER**  
Sutherland Engineers

**MECHANICAL ENGINEER**  
WSP Consulting

**ELECTRICAL ENGINEER**  
WSP Consulting

**WET SERVICES ENGINEER**  
WSP Consulting

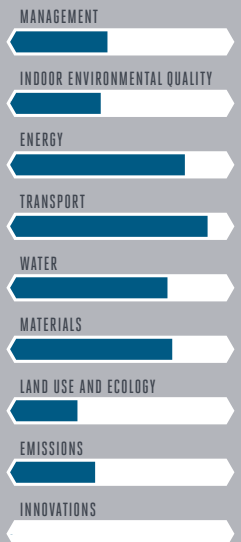
**FIRE SYSTEMS ENGINEER**  
SFT

**QUANTITY SURVEYOR**  
D'Arcy

TOTAL POINTS:

**50**

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

**20 470 m<sup>2</sup>**

TOTAL COMMERCIAL OFFICE AREA:

**20 470 m<sup>2</sup>**

CAR PARKING AREA:

**13 399 m<sup>2</sup>**