



TOTAL POINTS:

**51**

POINTS ALLOCATION:



SUSTAINABLE BUILDING FEATURES INCLUDE:

- The 8 storey office building consists of 3 floors of car parking at the base, 4 floors of offices above and a clear story and roof access floor from the central core forming the 8th storey.
- The base of the building has been designed to be naturally ventilated and storm attenuation measures have been incorporated into the design to collect and manage the flow of surface water across the site.
- Grey water recycling scheme has also been incorporated into the design to supply WC flushing and landscaping irrigation.
- The site is well situated in relation to public transport accessibility with access to the Gautrain and bus services.

PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	<b>8 074 m<sup>2</sup></b>
TOTAL COMMERCIAL OFFICE AREA:	<b>5 922 m<sup>2</sup></b>
CAR PARKING AREA:	<b>7 218 m<sup>2</sup></b>

# 44 ON GRAND CENTRAL

44 Grand Central Boulevard, Midrand, South Africa



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

Achieved in March 2014

PROJECT TEAM:

**OWNER**  
Growthpoint Properties Ltd

**ARCHITECTS**  
TC Design Architects

**DISABILITY SPECIALIST**  
TC Design Architect

**ELECTRICAL ENGINEER**  
CG Siza Consulting Engineers

**FIRE ENGINEER**  
Specialised Fire Technology

**LIFT SPECIALIST**  
Solutions for Elevating

**MECHANICAL ENGINEER**  
Adaptive Resource Engineers

**QUANTITY SURVEYORS**  
AECOM

**STRUCTURAL ENGINEERS**  
Sutherland

**SUSTAINABLE DESIGN REVIEW CONSULTANTS**  
Aurecon

**SUSTAINABLE BUILDING CONSULTANT**  
Aurecon

**WET SERVICES**  
TC Design Architects

**MAIN CONTRACTOR**  
Lymcon Construction

**PROJECT MANAGER**  
CPD Project Management