



ALICE LANE BUILDING 2

11 Alice Lane, Sandton, Johannesburg, 2196



**Green Star SA –
Office As Built v1**

Achieved in February 2016

Alice Lane- Phase II is an office development located on Alice Lane in Sandton, Johannesburg. The development is the 2nd phase of the 3 phase development and 16023m² GFA and 13522m² UA. This is made up by 6 office levels and 7 parking levels.

The development allows easy access to the Gautrain station, malls, embassies, hotels and offices. This 2nd phase green development forms part of the Alice Lane R2-billion mixed-use development situated on the corner of Alice Lane and 5th street, which will comprise three buildings and a piazza.

The building boasts green features such as energy efficient lighting and air-conditioning systems, and is designed in such a way that a maximum amount of natural light is let into the building, which has the added benefit of affording good views to occupants.

Sustainable building features include:

- The building has achieved a carbon emission reduction of 65% compared to a building modelled according to SANS 204:208.
- A lighting power density of under 2W/m² per 100 Lux has been designed for in the usable area.
- Energy sub metering and smart metering is specified. Systems with a load over 100kVA are metered.
- The Building makes use of water efficient sanitary ware fittings leading to large water savings.
- Water meters are installed for all major water uses and connected to a Building Management System to support proper facility management of water consumption.
- Lighting is controlled through occupancy sensors by the switching of zones no greater than 100m²
- Over 60% of the usable area has a visual connection to the external environment.
- Outside air is provided at a rate of 10l/s/p which is a 100% improvement over the SANS 10400-0 requirement.
- Air distribution effectiveness has been modelled to ensure systems effectively deliver optimum air quality to all occupants.
- Thermal Comfort is performed using modelling software in accordance with ISO7730.
- Low VOC paints, sealants and adhesives and carpets have been specified

PROJECT TEAM:

OWNER
THE PIVOTAL FUND LIMITED

DEVELOPER
ABLAND PTY LTD

ARCHITECTS
PARAGON ARCHITECTS

ELECTRICAL ENGINEER
TAEMANE CONSULTING

FIRE ENGINEER
INTERNATIONAL FIRE ENGINEERING (SA)

MECHANICAL ENGINEER
C3 CONSULTING ENGINEERS

LANDSCAPE ARCHITECT
THE OCHRE OFFICE

QUANTITY SURVEYORS
QUANTICOST

STRUCTURAL ENGINEERS
L & S CONSULTING

SUSTAINABLE BUILDING CONSULTANT
SOLID GREEN CONSULTING

WET SERVICES
SUTHERLAND ENGINEERING

MAIN CONTRACTOR
WBHO

PROJECT MANAGER
ABLAND PTY LTD

TOTAL POINTS:

45

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

16 424m²

TOTAL COMMERCIAL OFFICE AREA:

16 023m²

TOTAL CAR PARKING AREA:

53 717m²