



ALICE LANE BUILDING 3

11 Alice Lane, Sandton



Green Star SA – Office v1

Achieved in December 2015

Alice Lane- Phase 3 is an office development located on Alice Lane in Sandton, Johannesburg. The development is the 3rd phase of the 3 phase development with 30323m² of usable area. This building has 18 office levels and 7 parking levels.

The development allows easy access to the Gautrain station, malls, embassies, hotels and offices. This 3rd 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 55% 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.
- The building's form provides good levels of daylight for building users. This has been modelled to show that over 30% of the usable area has a daylight illuminance of at least 250Lux
- Over 80% of the usable area has a visual connection to the external environment.
- Water and energy meters are installed for all major water uses and connected to a Building Management System to support proper facility management of water and energy consumption

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
MG Building Services

MAIN CONTRACTOR
WBHO

PROJECT MANAGER
Abland Pty Ltd

TOTAL POINTS:

48

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **35 000m²**

TOTAL COMMERCIAL FLOOR AREA: **34 755m²**

TOTAL PARKING AREA: **40 822m²**