



THE PLACE

1 Sandton Drive, Sandton, Gauteng, 2196



Green Star SA –
EXISTING BUILDING PERFORMANCE PILOT
 Achieved in April 2015

The Place is a commercial office development of 30 000 m² of rentable grade A office space, with a five level basement and on site security facilities.

The building has an internal and external foyer, including an array of aerial sky-lights on the ground floor to add ambience. Natural light enhances the building’s qualities through a double atrium system. Additionally, break-out slabs allow for vertical or horizontal office space linkage to accommodate any desired number of corporate tenants in future.

The building is located in the Sandton business node and has great access to public transport like the Sandton Gautrain and various taxi’s depo’s in the area.

A large embankment on the exterior of the building, which forms the ‘pedestal’ to the building, has various indigenous trees, tall grasses and groundcovers. The main courtyard is a vibrant open space with seating walls, wooden decks and lush planting. The Japanese themed roof garden has a variety of gravel patterns for low maintenance purposes and can be viewed from above. Large trees and natural boulders ‘salvaged’ from the original site are featured on the periphery of the building.

Sustainable building features include:

- Energy efficient lighting that includes LED lighting and fluorescents fitted with high frequency ballasts to reduce flickering.
- Flow restrictors on all taps & water efficient toilets with dual flush functions.
- Reduced glare from direct sunlight through the use of blinds.
- 60% of usable area has direct line of sight to the outdoors.
- Occupant, Thermal & Transport mode surveys were conducted during the performance period.
- Operational Waste & Materials Management Plan was developed that aims to increase the amount of waste currently being diverted from landfill.
- A storm water management plan was developed to limit to disruption of natural hydrology, minimize pollution & site deterioration.
- Exceeding the benchmarks with a promotional campaign for the thermal comfort and transport surveys

PROJECT TEAM:

OWNER
 Growthpoint Properties

SUSTAINABLE BUILDING CONSULTANT
 Aurecon

TOTAL POINTS:



POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS AREA (GLA): **34 023m²**