



CENTRAL BUILDING, BLACK RIVER PARK

Fir Street, Observatory, Cape Town



Green Star SA -
Existing Building Performance Pilot
Achieved in April 2015

Central building was built during 2007 for occupation at the beginning of 2008. The building was a departure from the traditional red brick of Black River Park and took on a more modern lightweight steel and glass facade. The building incorporated balconies / overhangs together with performance glass throughout to reduce the significant heat loading. All the available space on the building's roof has been covered in PV panels and a co-financing project between the landlord and tenants has resulted in more than 50% of lights in tenant spaces being upgraded to LED's.

Sustainable building features include:

- Energy: the building is operating 31% more efficiently than the market average
- Water: the building is operating 52% more efficiently than the market average
- First renewable energy project to feed back into the grid
- 1.2 Megawatt photovoltaic solar plant
- On-site waste sorting and recycling
- All garden waste recycled - 100 ton mulch patch
- On-going storm water quality inspections and management
- Sustainable procurement and green cleaning procedures
- Indoor environmental quality testing including CO & CO2
- Thermal comfort tests and natural/artificial lighting tests
- Thermal comfort tests and natural/artificial lighting tests
- Tenant workshops to raise sustainability awareness
- Live on-screen energy usage reports for tenant awareness
- Gym, cycling and shower facilities

PROJECT TEAM:

OWNER
REDEFINE PROPERTIES (PTY) LTD

GREEN STAR SA ACCREDITED PROFESSIONAL:
SALLY MISPLON - MISPLON GREEN BUILDING CONSULTING WWW.MISPLON.CO.ZA

TOTAL POINTS:

66

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **10 120.86m²**
TOTAL COMMERCIAL OFFICE AREA: **10 120.86m²**