



1 MUTUAL PLACE

107 RIVONIA ROAD, SANDOWN



Green Star SA Office v1.1 Design - 5 Star

Achieved in September 2016

1 Mutual Place is located on the corner of Rivonia Road and West Street in Sandton. It is the first of five buildings developed on the site over a single super basements. The building has two wings, a lower 5 storey banana shaped wing, and an eleven storey tower.

The site selected was previously fully developed and is extremely well located immediately opposite the Gautrain station. This makes the building very accessible to the commuting public.

Sustainable building features include:

- The building has a double glazed high performance façade.
- Blinds will be installed on all floors to assist with the thermal performance of the façade.
- Space heating and cooling will be delivered to AHU via a four pipe system, improving the efficiency of the HVAC system.
- All lighting will be LED achieving high levels of lighting power density efficiency.
- Stormwater from the entire site will be attenuated and a portion harvested in a centralised storm water facility. The rainwater will be treated and reused in the building for toilet and urinal flushing and for the building and precinct's irrigation requirements.
- The parking has been future proofed by installing the provision to allow for electric car parking.

PROJECT TEAM:

OWNER
Old Mutual Properties

ARCHITECTS
LYT Architecture

ELECTRICAL ENGINEER
CKR & Nala Consulting

FIRE ENGINEER
Aurecon

MECHANICAL ENGINEER
Spookmaker

ACOUSTIC ENGINEER
Linspace Acoustics

STRUCTURAL ENGINEERS
WSP | Parsons Brinckerhoff

SUSTAINABLE BUILDING CONSULTANT
WSP | Parsons Brinckerhoff

MAIN CONTRACTOR
Aveng Grinaker-LTA & Trencon

PROJECT MANAGER
Profica & Coffey Projects

QUANTITY SURVEYORS
AECOM & OPR

TOTAL POINTS:

64

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA): **34956 m²**

TOTAL COMMERCIAL OFFICE AREA: **22964 m²**

TRANSPORT FACILITY PARKING AREA: **104 825 m²**