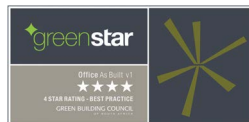


15 ALICE LANE

15 Alice Lane, Sandton, Johannesburg, 2196



**4 Star Green Star SA-
Office As Built v1**

Achieved in September 2017



The project is a single, freestanding building situated on a shared site precinct with 2 other buildings (Alice Lane Towers, and ABSA Capitol). There are a shared services that are utilised by all 3 buildings. Separate CIRs have been submitted to address the impact on relevant credits.

The new 15 Alice Lane building is located in central Sandton, in close proximity to the Sandton City shopping/commercial complex. It is a new office building being developed by Zenprop Property Holdings (developer and owner for Green Star purposes) and Growthpoint Property. The building consists of Ground + 4 floors of offices above 4 levels of parking (3 basement parking levels, 1 above ground parking level). There is no phasing of the project, however there are shared basement and parking levels, which are classified as a shared services and Apportioned methodologies addressed according to approved CIR's (from Design submission)

Sustainable building features include:

- Lighting that uses a combination of daylight sensor controlled dimmers and efficient fittings.
- Landscaping with local indigenous reduced irrigation requirements.
- Fire sprinkler system collects the test water and recycles this into separate storage tanks, which is located within a neighboring building, but is for exclusive use of the registered project only (ie. not shared).
- Water efficient for taps, urinals and toilets.
- Parking and office lighting operate on motion sensors.
- Paints, adhesives sealants and carpets have low VOC emissions.
- The building is designed to take advantage of natural daylight.
- A total of 83% of all building waste generated on site has been recycled or reused.
- The HVAC (air conditioning) system is run by efficient air-cooled chillers serving fan coil units within the spaces. Fresh air is pre-cooled or pre-heated separately and serves all of the spaces.
- 95% of the buildings reinforcing steel is recycled.
- Integrated BMS system records and logs the all energy and water usage within the building and can be displayed in real time.

PROJECT TEAM:

OWNER

Zenprop Property Holdings

ACCREDITED PROFESSIONAL

PJcarew Consulting

ARCHITECT

Paragon Architects

ELECTRICAL ENGINEER

Quad Africa Consulting

FIRE ENGINEER

TWCE Consulting Engineers

MECHANICAL ENGINEER

Adaptive Resources Engineers

QUANTITY SURVEYORS

Schoombie Haartman Quantity Surveyors Capex Projects

STRUCTURAL ENGINEERS

Sotilaris Consulting Engineers

WET SERVICES

GK Pereira Consulting

MAIN CONTRACTOR

Tiber Construction

PROJECT MANAGER

Capex Projects

TOTAL POINTS:

45

POINTS ALLOCATION:

MANAGEMENT

INDOOR ENVIRONMENTAL QUALITY

ENERGY

TRANSPORT

WATER

MATERIALS

LAND USE AND ECOLOGY

EMISSIONS

INNOVATIONS

PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA):

20545 m²

TOTAL COMMERCIAL OFFICE AREA:

19251 m²

CAR PARKING AREA:

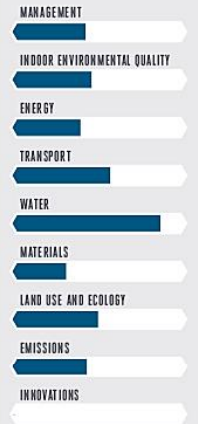
30325 m²



TOTAL POINTS:

49

POINTS ALLOCATION:



SUSTAINABLE BUILDING FEATURES INCLUDE:

- Rainwater is harvested from the roof and stored within the basement parking levels, where it is recycled for flushing toilets and irrigation uses. This strategy, together with other efficient systems, such as the use of air-cooled chillers, thus reduces the building's potable water consumption by 90%.
- The fire protection system has been designed to not expel any water during testing. Water is redirected back into storage tanks.
- Motion occupancy sensors detect when spaces are not occupied and switch off fittings accordingly.
- At least 57% of the office area has natural daylight levels sufficient to allow the electric lights to be turned off during the day.

PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	22 459 m²
TOTAL COMMERCIAL OFFICE AREA:	16 776 m²
CAR PARKING AREA:	26 310 m²

15 ALICE LANE

15 Alice Lane, Sandton, Johannesburg, South Africa



4 Star Green Star SA – Office v1 Design Rating

Achieved in August 2014

PROJECT TEAM:

OWNER (JOINT VENTURE)
Zenprop Property Holdings (Pty) Ltd.
Growthpoint Properties Ltd.

ARCHITECTS
Paragon Architects

PROJECT MANAGER
Capex Projects

ELECTRICAL ENGINEER
Qued Africa Consulting

FIRE ENGINEER
Twice Consulting Engineers

MECHANICAL ENGINEER
Adaptive Resource Engineers

QUANTITY SURVEYORS
Schoombie Haartman Quantity Surveyors

STRUCTURAL ENGINEERS
Sotiralis Consulting Engineers

SUSTAINABLE BUILDING CONSULTANT
PJ Carew Consulting

WET SERVICES
GK Pereira Consulting

MAIN CONTRACTOR
Tiber Bonvec Construction

LANDSCAPE ARCHITECTS
Insite Landscape Architects