

Offices for Western Cape

A R50-million (about US\$6-million), three-storey office block under construction in the Western Cape, South Africa, will feature advanced technological innovation and a design aimed at achieving a four-star international Green Star rating which will make it the first "green building" in Paarl.

Lazercor Developments planned this 4 900 m² A-grade office space, owned by BKB, so that it would retain part ownership. However, BKB bought the entire office complex.

'Green' offices for Midrand

A "green" office building is being developed in Midrand, Gauteng, South Africa. Gautrain will be the major tenant with 2 500 m² of offices in this 7 000 m² development directly opposite the Gautrain Midrand Station which will ultimately form part of the Grand Central office park with a neighbouring building occupied by Sanofi.

Growthpoint Properties has held the rights to develop on this land for several years. Rudolf Pienaar, Growthpoint Properties offices divisional director, says: "We waited for the right time and the right tenant to allow us to develop a quality property asset, and further our 'green building' drive."

Business centre for Century City

A new 4 000 m² office block is set to be developed in Century City, Western Cape, South Africa, at a cost of R85-million (about US\$10-million).

The first of The Business Centre developments in the province, it will provide furnished, serviced offices to businesses of various sizes as it does in Gauteng and KwaZulu-Natal.

The four-storey modern building, designed by Vivid Architects, is being developed as a joint venture between The Business Centre and the Rabie Property Group. Construction is expected to be completed in June 2013.

Andrew Utterson, chief executive officer of The Business Centre, says the Western Cape offices will provide a combined gross lettable area of 22 500 m² and 740 individual offices. The Business Centre not only provides furnished office suites but a broad range of services which include cutting-edge, reliable technology, modern meeting rooms and presentation facilities, a café service in each centre, document centres, generator back-up power, closed-circuit television and secure parking.

GAUTENG, SOUTH AFRICA

'Green building' for Illovo



Intaprop

"Green building" design principles are being applied in the establishment of offices in Illovo, Gauteng, South Africa.

The 2 400 m² first phase of this Intaprop development, which is striving for a four-star Green Star rating, designed by Stauch Vorster Architects, is due for completion in December 2012. The double-storey, energy-efficient offices at 8 Melville Road in Illovo have capacity for a further 800 m².

The building features a variable refrigerant-volume system which the company hails as an efficient,

reliable, energy-saving way to heat and cool buildings with minimal installation time or disruption.

The volume or flow rate of refrigerant is matched to the required heating or cooling loads; saving energy and providing more accurate control. With the introduction of a series of heat-recovery boxes on each floor, redundancy can be optimised and additional take-off points can be introduced. The system at 8 Melville does not have to be closed down for any length of time should additional areas require air-conditioning. The heat-recovery box system also

ensures that, in the event of a number of areas on the floor plate requiring different temperatures, heating or cooling can be diverted within the same box.

Fresh air taken in at ground-floor level rises through the central ventilation core and the building will be purged passively in the early evenings. "The benefits of fresh, clean air in green buildings is well documented," says Intaprop director Hugo Stroud. "Improved employee health, fewer sick days and increased productivity all result from a healthier environment."

WESTERN CAPE, SOUTH AFRICA

More offices for Cape Town

A R300-million (about US\$36-million) office development in the Western Cape, South Africa, is on track to be completed by the end of this year.

Willowbridge Place, at the corner of Old Oak Road and Carl Cronjé Drive in Tyger Valley, is being built by Murray & Roberts Western Cape for the Eris Property Group on behalf of FirstRand and Growthpoint Properties. FirstRand will use the development as a regional office complex for First National Bank and Rand Merchant Bank while Growthpoint will office leasing space for corporate tenants.

"More businesses are being set up there and it is becoming a node for companies wanting to move away from the central business district or seeking a second presence in the Western Cape," says Eris chief executive Warren Schultze.

It has also become important to demonstrate that the company's



Murray & Roberts

buildings and facilities have been built in a sustainable manner, and that it is dedicated to ensuring the establishment of infrastructure which is sustainable and environmentally responsible.

The Willowbridge office park, designed by Stauch Vorster Architects, will comprise two separate office blocks for FirstRand and Growthpoint Properties of 8 500 m² and 6 600 m² respectively with additional retail showroom space.

Murray & Roberts Western Cape, an operating division of Murray &

Roberts Construction, was awarded the R193-million contract in October 2011 and began construction in November 2011.

The Willowbridge contract involves the construction of five levels of parking decks, incorporating a podium, with two office towers of five floors each above, external driveways, paving and soft landscaping. Construction will follow a typical post-tensioned concrete structure methodology with a combination of plastered brick and flush glazed aluminium façades.