



Aurecon's office building achieves SA's first 5 Star Green Star SA Rating

Aurecon's office building in Century City, Cape Town, which is nearing completion, is the first building in South Africa to be awarded a 5 Star Green Star SA – Office Design v1 rating by the Green Building Council of South Africa (GBCSA).

Developed by the Rabie Property Group at a cost of around R130million, the 7000 square metre office block is also the first building in Cape Town and only the fifth country-wide to achieve Green Star accreditation from the GBCSA. The four other buildings all achieved a 4 Star rating.

The new building will serve as the new regional offices for global engineering, management and specialist technical services group Aurecon who were responsible for the design of all the engineering services on the project and also the Green Star Rating application, with documentation assistance from PJCarew Consulting.

Rabie director Colin Anderson, who was responsible for the development, says they were ecstatic with the achievement which was "doubly amazing given that we had to complete the building within a normal commercial budget".

"Our success is due to the commitment, hard work and effort put into this project by the entire team and we thank them all for their valued contributions," he said.

Albert Geldenhuys, Aurecon's General Manager: South Africa, said that: "Increasingly, it has become important to demonstrate that our own buildings and facilities have been built in a sustainable manner. The group is committed to ensuring that we design and execute sustainable and environmentally responsible infrastructure projects and we have ensured that our teams include suitably trained and registered professionals, including environmentalists and Green Star SA Accredited Professionals."

Announcing the 5 Star Green Star SA – Office Design v1 rating today, Bruce Kerswill, Executive Chairman of the GBCSA, said: "The GBCSA is thrilled that South Africa has its first 5 star certified building and that Cape Town is on the Green Star SA map. We wish to congratulate Aurecon and Rabie on their commitment in achieving this and we will be presenting the award at our annual Convention in October this year".

Anderson said the 5 Star Rating had been achieved for the design of the building.

"However, as the building has been built to design there is no reason stopping us from also applying for an As Built Green Rating from the GBCSA. Only one other building in the country has so far achieved a Green Star rating in two categories and this was the Nedbank building in Johannesburg which achieved a 4 Star Green Star SA – Office Design v1 and a 4 Star Green Star SA – As Built v 1," he said. Aurecon fulfilled the role of mechanical engineer and carried out specialist modeling for the green star submission for this project.

Anderson said in their quest for a Green-Star rating the professional team and building owners took into account the Green-Star SA criteria, namely Management, Indoor Environmental Quality, Energy, Water, Transport, Materials, Emissions, Land Use and Ecology and Innovation.

Finance for the development was provided by Nedbank Corporate Property Finance who has a long-standing relationship with the Rabie Group.

“We are immensely proud to finance this important achievement” says Frank Berkeley, managing executive of Nedbank Corporate Property Finance.

“For Nedbank, sustainability ultimately presents a means of achieving the delicate but essential balance between economic objectives, social development activities and environmental responsibility.”

The four storey building, which has been constructed on a podium covering a naturally-ventilated semi-basement of covered parking, was designed by MaC Architects and its orientation ensures maximum indirect sunlight and reduced east and west direct sunlight.

Other green measures undertaken include:

- A state-of-the-art air-conditioning system with a full economy cycle to provide free cooling when outside conditions are favorable
- A state-of-the-art Building Management System which monitors and controls and energy consumption
- Treated effluent irrigation and the harvesting of rain water for the flushing of toilets
- High-performance glazing on the windows to reduce glare and radiant heat
- Innovative measures include the implementation of a “Green Lease”, believed to be the first in the country, in terms of which both the landlord and the tenant have undertaken to run the building as it was designed in terms of Green building principles

The building is due for completion at the end of this month, with occupation set for August.

The professional team on the project include Rabie Property Group (project managers), MaC Architects, Aurecon (Fire Design,Civil, Electrical, Mechanical and Structural Engineering and Environmental), Aurecon & PJCarew Consulting (Green Consultants); Murray & Roberts (main Contractor); Richard Abrahamse (Land Surveyor), Planning Partners (Landscape Architect) and Davis Langdon (Quantity Surveying).

Issued jointly by Rabie Property Group, Aurecon and the Green Building Council of South Africa.

About Rabie Property Group

Established in 1978, the Rabie Property Group, is one of South Africa’s leading property developers, having set trends and led the way with their award-winning residential and commercial projects and ground-breaking public private partnerships and joint venture initiatives.

The company’s primary focus is the Western Cape, where a number of its large mixed use projects such as Century City, West Lake, Big Bay and Royal Ascot, have literally shaped the urban landscape of Cape Town, creating landmark developments in which many thousands of people live, work, play and shop.

Contact details:

Maggie Rowley
Communications Manager

+27 (0)21 550 7000 ☐ +27 (0)21 550 7001 ☐ maggie@rabie.co.za
+27 (0)82 453 8884 ☐ www.rabie.co.za
Suite G18, Colosseum, Century Way, Century City
P.O. Box 0002, Century City, 7446 ☐ www.centurycity.co.za

About Aurecon

Aurecon provides engineering, management and specialist technical services for government and private sector clients globally. The group has been involved in projects in more than 70 countries across Africa, Asia Pacific and the Middle East.

Aurecon employs over 6,000 professionals who offer in-depth local market knowledge combined with international expertise across eleven key market sectors:

Property
Resources
Water
Transport
Energy
Government
Manufacturing
Construction
Data & Telecommunications
Defence
International Development Assistance

Aurecon is a silver founding member of the Green Building Council of SA (GBCSA). The GBCSA's mission is to promote, encourage and facilitate green building in the South African property and construction industries. Our sponsorship of the council's efforts confirms our support of this transformation in industry and affirms our commitment to playing a leading role in promoting environmentally sustainable development.

Contact details
Jody Boshoff
Communication Editor
T +27 12 427 2066 | F +27 86 606 0671 | M +27 83 275 2526
E Jody.Boshoff@af.aurecongroup.com

Please visit www.aurecongroup.com for further information.

About the Green Building Council of South Africa (GBCSA)

The Green Building Council of South Africa (GBCSA) is an independent, non-profit organisation, established in September 2007 to promote green building in South Africa's commercial property industry. A green building is a building which is energy efficient, resource efficient and environmentally responsible- which incorporates design, construction and operational practices that significantly reduce or eliminate its negative impact on the environment and its occupants. Building green is an opportunity to use resources efficiently and address climate change while creating healthier and more productive environments for people to live and work in.

The GBCSA is the South African representative of the World GBC (www.worldgbc.org).

Our aim is to lead the transformation of the South African property industry to ensure that all buildings are designed, built and operated in an environmentally sustainable way to allow South Africans to work and live in healthy, efficient and productive environments.

For more information on the GBCSA, Green Star SA and the annual convention please visit www.gbcsa.org.za

Contact details
Lauren Hatting
Head of Marketing
E info@gbcsa.org.za