



GLACIER PLACE

Glacier Place, 1 Sportica Crescent, Tyger Valley, 7530, Cape Town



**Green Star SA -
Office As Built Rating v1**
Achieved in August 2015

The new Glacier Place building forms part of the Santam HQ complex of buildings located in Belville, Cape Town in close proximity to the Tyger Valley shopping/commercial complex. It is a new multi-tenanted office building being developed by Ingenuity Property Investments Ltd (developer and owner for Green Star purposes).

The building consists of 9 floors of offices, where the 1st-4th level consist of parking and office areas, while the 5th-9th floor are solely for office use.

Sustainable building features include:

- Management practices are in place to minimise the amount of construction waste going to disposal sites by more than 75%
- Significant fresh air is supplied to all occupied spaces within the building at rates above 12.5l/s/person
- Minimum of 60% of the building usable spaces has a high quality of daylight, and more than 75% of all usable spaces have access to external views
- Energy efficiency of the building has been improved by 46% through the use of three pipe heat recovery VRF inverter split units providing both heating and cooling, with fresh air via a separate ducted supply, energy efficient light fittings, and occupancy sensors throughout the building (office and parking levels) and daylight sensors where deemed appropriate
- Development provides priority parking for fuel-efficient vehicles and motorcycles for occupants. Bicycle facilities (lockable storage, changing facilities, and lockers) are provided for building occupants and visitors
- Building is located in close proximity to public transport facilities and routes, as well as additional public amenities (eg. ATM, Chemist, Gym, etc.)
- Potable water consumption has been reduced to less than 0.30l/day/m²
- Building contains water meters for all significant building uses and tenancies
- More than 90% of all steel sourced for the development is either recycled/reused steel, more than 60% of the timber used within the construction was reused timber, and the building has reduced the use of PVC by more than 30%

PROJECT TEAM:

OWNER
INGENUITY PROPERTY INVESTMENTS LTD

ARCHITECTS
BAM ARCHITECTS

ELECTRICAL ENGINEER
JD REITZ CONSULTING ENGINEERS CC

FIRE ENGINEER
NEIL MOIR AND ASSOCIATES CC

MECHANICAL ENGINEER
JD REITZ CONSULTING ENGINEERS CC

MAIN CONTRACTOR
WBHO

LANDSCAPING CONSULTANT
ASPECT LANDSCAPE ARCHITECTURE

WET SERVICES
PENINSULA PLUMBING AND ENGINEERING WORKS (PPEW)

QUANTITY SURVEYORS
LDM QUANTITY SURVEYORS INC

STRUCTURAL ENGINEERS
BIGEN AFRICA

SUSTAINABLE BUILDING CONSULTANT
PJC CONSULTING

TOTAL POINTS:

48

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **12 663m²**
TOTAL COMMERCIAL OFFICE AREA: **10 471m²**
CAR PARKING AREA: **13 537m²**