



THE EDGE

3 Howick Close, Tyger Falls, Tyger Waterfront, Bellville



**5 Star Green Star SA-
Office Design v1**

Achieved in July 2017

AAA grade offices located in Bellville's sort after waterfront precinct. Adjacent to the artificial lake/quarry, this building offers exceptional office space with sustainability at the core of its design and construction.

Central to major transport routes and public transport infrastructure, and in close proximity to major retail centres, this office space provides a unique experience for its users and encourages good environmental practice during day to day office life.

Sustainable building features include:

- Energy efficiency within the HVAC system is vastly improved through the use of the adjacent water body for both heating (winter) and cooling (summer) reducing peak energy demand and e energy consumption by as much as 75%.
- Above average fresh air ventilation rates coupled with good air change effectiveness and thermal comfort, provide an indoor spaces that is both healthy and productive. Low VOC and zero formaldehyde finishes are used internally throughout the base building, further complimenting the quality of indoor office spaces.
- Local connectivity to the surround retail precinct, provision of fuel efficient transport bays, and cyclist facilities, encourage building occupants to change the way the travel to and from work, as well as minimise the need to pop out to the local store in a car during lunch. Safe and well-lit pedestrian walkways link this building to surrounding restaurants, retail facilities, gyms, and much more.
- Occupant water consumptions is drastically reduced through the capture of rainwater on site and use of water efficient sanitaryware. Only non-potable water is used for the irrigation of landscaping, and the attenuation of storm water both on site, and in the adjacent quarry is beneficial to the surrounding waterways, and aesthetically pleasing to the building users.
- The high recycled content in all steel used within construction, reduction of cement in all concrete, as well as the use of FSC and recycled timber formed the basis of environmentally responsible material selection, and together with careful management during the design and construction, a truly green building was created.

PROJECT TEAM:

OWNER
Cubimanzi Investments

ARCHITECTS
Bam Architects

ELECTRICAL ENGINEER
IX Engineers

FIRE ENGINEER
Neil Moir & Associates

LIFT SPECIALIST
IX Engineers

MECHANICAL ENGINEER
IX Engineers

QUANTITY SURVEYORS
Multi QS

STRUCTURAL ENGINEERS
IX Engineers

**SUSTAINABLE BUILDING
CONSULTANT**
Bornman & Associates

WET SERVICES
IX Engineers

MAIN CONTRACTOR
WBHO

TOTAL POINTS:

60

POINTS
ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR
AREA (GLA): **9793 m²**

TOTAL COMMERCIAL OFFICE
AREA: **9590 m²**

TRANSPORT FACILITY PARKING
AREA: **8625 m²**