



MELROSE ARCH, 40 ON OAK

Corner Whiteley Road, Oak Lane & Crescent Drive, Melrose Arch, Johannesburg, SA



4 Star Green Star SA - Multi Unit Residential PILOT

Achieved in October 2011

40-On-Oak in Melrose Arch has received the first Green Star SA Multi-Unit Residential certification in South Africa. It is located within the Melrose Arch precinct in Johannesburg, was one of six projects that were registered for the Multi-Unit Residential (MUR) PILOT programme run. The project entails the construction of a five storey building with 59 units ranging from one bedroom to four bedrooms, and five penthouses on the top floor. Green features of the building include natural ventilation, double glazing, centralised hot water by means of gas, LED lighting, low VOC finishes. All occupants can access their real time energy, gas and water consumption online. Also beneficial for the certification, is that the development is located in a mixed use, pedestrian-friendly neighbourhood, with good access to public transport.

Sustainable building features include:

- Contractor tracks all waste streams and completes quarterly reports on waste generation, recycling and reuse; minimum 75% of all waste to be recycled or reused
- 95% of all dwellings have a private outdoor space, in the form of a balcony or a (roof) garden.
- Maximum points have been achieved for energy performance as the building is mostly naturally ventilated
- Building predominantly framed in reinforced concrete with a 95% recycled content for all reinforcing steel

PROJECT TEAM:

OWNER
AMDEC Property Developers

ARCHITECTS
Osmond Lange Architects

ELECTRICAL ENGINEER
WSP Consulting Engineers

FIRE ENGINEER
SFT

MECHANICAL ENGINEER
WSP Consulting Engineers

MAIN CONTRACTOR
Murray & Robberts

PROJECT MANAGER
ORION Project Managers

QUANTITY SURVEYORS
NWS Quantity Surveyors

STRUCTURAL ENGINEERS
PURE Consulting

SUSTAINABLE BUILDING CONSULTANT
Solid Green Consulting

WET SERVICES
GK Pareira Consulting

LANDSCAPE ARCHITECTS
Uys & White

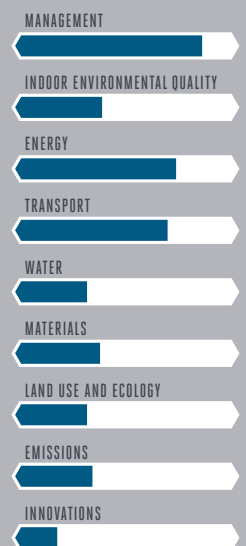
ACOUSTIC CONSULTANT
MMPA

BUILDING MANAGEMENT SYSTEM
SADV

TOTAL POINTS:

47

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **11 505 m²**
 TOTAL COMMERCIAL OFFICE AREA: **9 131 m²**
 CAR PARKING AREA: **4 660 m²**