

URBAN SQUARE AT CENTURY CITY

Century City, Cape Town, South Africa
(Pilot project for Green Building Mixed-used Rating Tool)

PROJECT TYPE: Mixed use green building precinct

CLIENT:
Rabie Property Group and Growthpoint Properties

PROJECT DURATION:
16 months

PROJECT DESCRIPTION:

Construct conference centre, 125 room hotel, offices and apartments around an open square piloting the Green Building Council's new mixed use rating tool.

CONTROLS:

Close management of the construction phase using Green Star v1 As-built Rating with client consultants.

Credits targeted included transport, health, energy, water and waste etc.:

- Construct a district-wide cooling system serving 4 buildings,
- Centralised heat recovery for hot water production feeding all residential units and hotel,
- Treated effluent water supplied from local municipal plant but further polished on-site and distributed for irrigation, cooling tower consumption as well as toilet and urinal flushing,
- Installed extensive metering for water, electrical and thermal consumption for building efficiency monitoring,
- Independent commissioning agent appointed and 1 year of building tuning undertaken,
- Efficient lighting & occupancy sensors and
- All major deliveries were managed during the night in order to alleviate any congestion within the Century City precinct.

The various structures was awarded a 4-Star Green Star – Custom Mixed Use Design rating by the Green Building Council of South Africa.

