




MERCHANT HOUSE

19 Dock Road, V&A Waterfront, Cape Town

5 Star Green Star – Existing Building Performance v1






AFRICA
South Africa

Existing Building Performance v1

★★★★★

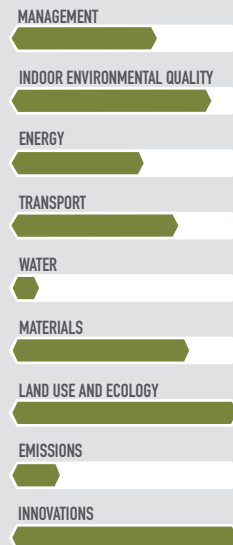
5 Star Rating
South African Excellence
CERTIFIED OCTOBER 2022



TOTAL POINTS:

63

CATEGORY SCORES:



Merchant House, situated in Dock Road, is the head office to the V&A Waterfront, as well as other tenants.

The building consists of three levels of office space allowing for occupancy of approximately 600 people, and two levels of basement parking containing 357 parking bays. There is also an urban food garden developed on the building site. The V&A Waterfront precinct has over 24 million visitors per annum and is Africa's most visited destination. Approximately 16000 people work within the precinct.

Sustainable building features include:

- High-performance building façade and skylights, including optimal positioning of glazing and shading devices, rooflights, double glazing, and light shelves.
- Sustainable building materials used (timber flooring from a certified plantation, carpets made from 100% recycled material).
- Energy efficient lighting design, with atrium roof lights and light shelves to reduce the need for artificial lighting.
- Lighting controls in the form of occupancy and daylight sensors.
- High-performance chilled water plant.
- Air handling units operate with an economy cycle.
- Water efficient fittings in kitchens and WCs.
- Indigenous planting and efficient drip-irrigation systems in place.
- An urban food garden located on the building site.
- Rooftop solar photo voltaic system.
- Intelligent BMS monitors and controls the heating/ cooling, ventilation and water usage for chillers.
- Precinct-wide green travel plan to promote sustainable transport within the precinct.
- Precinct-wide sustainable procurement and purchasing policies and procedures.
- Precinct-wide sustainable groundskeeping practices.
- Electric maintenance vehicles in use across the precinct.
- Numerous electric car charging stations are located around the V&A Waterfront precinct.
- There are excellent cyclist facilities, including safe cycle lanes and storage on the basement level of the building.
- Precinct-wide waste minimisation approach by a tenant waste tariff in place, whereby tenants are penalised financially for not separating waste at source.
- A waste recovery & recycling centre located within the precinct, which is equipped to recover dry recyclables, as well as organic waste.
- A precinct-wide landscape management program where all invasive alien vegetation is eradicated.

PROJECT TEAM:

OWNER
V&A Waterfront Holdings (Pty) Ltd

ACCREDITED PROFESSIONAL
Sow & Reap Consulting

SUSTAINABLE BUILDING CONSULTANT
Sow & Reap Consulting

PEST MANAGEMENT CONTRACTOR
Pest Free SA

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **12 457m²**

TOTAL COMMERCIAL OFFICE AREA: **10 415m²**

CAR PARKING AREA: **17 124m²**