



WEST QUAY OFFICES

35 Port 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:

70

CATEGORY SCORES:



West Quay offices are situated within the V&A Waterfront precinct in Cape Town. Just over 7000 m² of office space is provided within two office blocks sharing a connected basement. Being in the V&A Waterfront precinct, the building is located within close walking distance to numerous amenities, as well as major public transport facilities servicing Cape Town.

Sustainable building features include:

- **Excellent Daylight & Views** - West Quay has excellent daylight levels throughout most of the tenanted spaces. This gives occupants a connection to the outdoors and reduces the need for artificial lighting. West Quay offices also border a canal which serves as a beautiful view for tenants.
- **Installation of solar energy** - A solar system of 128 kWp has been installed on the roof of the building, providing an abundance of solar energy for consumption in the building.
- **Energy efficient lighting** - Efficient fluorescent lighting is installed in many places inside the building. For the installation of new lighting, tenants are to refer to the V&A's Tenant Installation Manual which sets out the required efficiency of any new installations. Because of the high daylight levels, less artificial lighting is also required in the building.
- **Water** - Water-efficient fittings and fixtures are installed in the building. The irrigation demand is reduced by choosing appropriate planting and using drip irrigation. In addition, pressure-reducing valves are installed in the Waterfront precinct to reduce water leaks and increase water savings.
- **Greener Transport** - West Quay has excellent access to public transport, with close proximity to the MyCiti '104' route. There are also prominent cyclist and motorcycle parking areas around the building, and safe pedestrian paths to adjacent amenities, communities, and Cape Town CBD. All of this results in fewer cars on the road and saves on associated emissions. As a testament to the success of these initiatives, recent surveys in the building have shown that 66% of building occupants make use of alternative transportation.

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):

n/a

TOTAL COMMERCIAL OFFICE AREA:

7 193m²

CAR PARKING AREA:

n/a