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# Building bricks bound with beauty



Fifty-six entries made it to the final stages judging. The 2016 winners of SAPOA's Innovative Excellence in Property Development Awards prove that innovation, beauty, attention to detail and the environment win out

Each year the quality of the entries improves and the constant striving for excellence is more and more apparent. These awards go some way to recognising that dedication.

Although the aesthetic appeal is a major consideration, the awards programme takes a holistic approach to evaluating the various design, innovation and efficiency elements that work together to marry corporate social investment, management and environmental policies, as well as the interior and exterior spaces. The panel looks for a "happy" marriage of skills to ensure that the built environment works for all who are involved with each building.

The judging process is meticulous and rigorous. The panel consists of peers in the property industry, all experts in their chosen disciplines. To be awarded recognition by them brings much kudos.

This year SAPOA has introduced an additional award to recognise the inner beauty of the work environments that we all are exposed to: an award for interiors.

Congratulations to the winners as well as to those that did not get to the podium this year. The competition was tight. Don't give up and enter again next year – the limelight may next fall on your innovative 2016-2017 achievements.

## International developments

### Matola Raid Monument and Interpretive Centre

The Department of Arts and Culture appointed the Department of Public Works to execute the design and construction of a monument and Interpretive Centre.

The project commemorates the raid into Mozambique on 31 January 1981 by the then-

South African government's forces, which attacked three strategically targeted houses used by Umkhonto we Sizwe, resulting in 13 casualties.

The project is located in Matola. It forms an urban space that has become a catalyst for upgrades in the area, and a communal space for the members of the community to meet.

**Developer** The Department of Arts and Culture **Architects** Impendulo Design Architects **Quantity surveyors** AECOM **Civil engineers** AECOM **Structural engineers** AECOM **Mechanical engineers** AECOM **Other consultants** Memory Inc **Principal contractor** Stefanutti Stocks Mozambique Lda **Electrical engineers** AECOM **Fire consultants** AECOM



## The judges

**Pieter Engelbrecht**, Growthpoint Properties (Pty) Ltd  
**Andries Schoeman**, Delta Property Fund (Pty) Ltd  
**Anthony Orelowitz**, The Paragon Group  
**Beata Kaleta**, DSA Architects  
**Andries Schoeman**, Delta Property Fund (Pty) Ltd  
**Christian Roberg**, Abland  
**Dean Narainsamy**, AECOM

**Corné de Leeuw**, DelQS Quantity Surveyors and Property Valuers  
**Craig Sutherland**, Sutherland  
Multidisciplinary Engineers  
**Hashim Bham**, BTKM Quantity Surveyors  
**Itumeleng Mothibeli**, Vukile Property Fund  
**John Truter**, WSP Group Africa Structures  
**John Williamson**, MDS Architecture  
**Ken Reynolds**, Nedbank (Pty) Ltd

**Nonku Ntshona**, Nonku Ntshona & Associates  
Quantity Surveyors  
**Queen Mjwara**, Eris Property Group  
**Rudolf Nieman**, Sterikleen  
**Sam Silwamba**, Old Mutual South Africa  
**Sandi Mbutuma**, Azzaro Quantity Surveyors  
**Stuart Gibbs**, Zenprop Property Holdings  
**Wessel van Dyk**, Bentel Associates International  
**Zinon Marinakos**, DSA Architects International

## Winner and Overall Winner, Overall Heritage Award, Refurbishment Developments

### Lion Match Office Park

The Lion Match Office Park is a redevelopment project that's rejuvenated an old warehouse into a commercial space. The property is a heritage site and is unique in its historical architecture and iconic landmarks, so history and sustainable design have formed the basis of the project.

The original 21 000m<sup>2</sup> property contained a mixture of commercial and industrial space. The year 2013 saw the start of the development of this space into an urban business environment.

The now-26 000m<sup>2</sup> park is a wonderful combination of office space, cafes, medical facilities and various other services. The redevelopment included a new parking garage and a new building, designed according to provincial heritage agency AMAFA's requirements and in keeping with the area. Nestled alongside the railway line with views of the ocean and rugby fields, the new building has been a highlight of the project.

The Lion Match Office Park is well positioned between Durban's stadiums, close to transport facilities and major routes, and central to the city's "Golden Mile".

**Developer** JT Ross  
**Architects** Dean Jay  
**Project managers** JT Ross  
**Quantity surveyors** JT Ross, MLC Quantity Surveyors  
**Civil engineers** Hatch Goba, May Houseman & Associates  
**Structural engineers** Hatch Goba, May Houseman & Associates  
**Mechanical engineers** BD&O, AECOM  
**Principal contractor** JT Ross Construction  
**Electrical engineers** BFBA Consultants  
**Fire consultants** Dynamic Fire Solutions, AECOM

## Office Developments: Corporate

### MultiChoice City

Sited on the prominent corner of Bram Fischer Drive and Republic Road, the contemporary design of MultiChoice City comprises four parking basement levels and four office levels of approximately 35 000m<sup>2</sup>, generously arranged around a striking central atrium. A subterranean tunnel links the new and the old part of the campus, and a bold angular pedestrian bridge (still under construction) will connect internal pedestrian traffic around the campus over Bram Fischer Drive.

A noticeable feature of the new building is the curvilinear façade on an element of the scheme on the Bram Fischer frontage, nicknamed "the bean". It is easily distinguishable with its swooping, glazed brise soleil providing sun control to this elevation. The edge of the bean morphs the rectilinear urban edge of the street block and draws in pedestrians from the street.

Once inside the building, a multi-storey atrium covered with a long span ETFE (ethylene tetrafluoroethylene) roof floods the space with daylight. The atrium has several pause areas and breakaway zones, where staff and visitors alike can interact and animate the space.



**Developer** NMS Properties **Architects** Grosskopff Lombart Huyberegts & Associates Architects **Project managers** M Studio  
**Quantity surveyors** BTKM Quantity Surveyors **Structural engineers** Pure Consulting **Mechanical engineers** C3 Climate Control Consulting Engineers **Other consultants** Dsgn, Insite Landscape Architects, Izazi Consulting Engineers **Principal contractor** Group Five **Electrical engineers** OneZero **Fire consultants** TWCE **Green/sustainable consultants** Solid Green Consulting





## Residential Developments

### *Frank's Place*

Frank's Place (old Bosman Building) in the Johannesburg CBD epitomises contemporary city living and supports the owner's strategy of urban renewal in the Johannesburg and Tshwane CBDs.

It is well located in terms of public-transport routes, workplaces, shopping amenities and schools.

The development is a conversion of a vacant office building into 225 modern apartments with 133 parking bays, boasting a communal braai area, basketball court and kids' entertainment area.

Each unit has a private bathroom and kitchen, Telkom, internet and DSTV connectivity, as well as quality finishes and a prepaid electricity meter. The quality is continued in the successful upgrade of the ground-floor retail area.

The "Place" brand, established by City Property Administration (Pty) Ltd, is recognised in Gauteng for high-quality apartments, amenities, security, cleanliness and excellent service over its years of providing the market with excellent residential accommodation options. Frank's Place is no exception, as attested to by tenants who are already living in the apartments.

Occupation of the building commenced in June 2015, and it was already 77% let by December 2015. The demand levels being experienced have once again confirmed the owner's strategy of continued investment in the inner city, providing high-quality affordable accommodation and retail.

**Developer** City Property Administration (Pty) Ltd  
**Architects** Gass Architecture Design Studio **Quantity surveyors** SSQS Trading (Pty) Ltd **Structural engineers** WSP Group Africa **Mechanical engineers** AConsult (Pty) Ltd **Principal contractor** Tri-Star Construction **Electrical engineers** CKR Consulting Engineers **Fire consultants** Building Code Consultants

## Refurbishment Developments

### *Four Seasons The Westcliff*

It's an iconic hotel reborn: the new Four Seasons The Westcliff in Johannesburg is a stylish urban resort. Situated on Westcliff Ridge and offering panoramic views across Johannesburg Zoo and the suburbs of Forrest Town, Saxonwold and The Parks, the hotel is conveniently close to business, culture, shopping and leisure activities. Located just 40 minutes from OR Tambo International Airport and Lanseria International Airport, it serves as a gateway to all of southern Africa – ideal before or after a safari in Botswana or the Kruger National Park.

The refurbishment of the hotel was extensive, and included the redesign of kitchens and food and beverage outlets, and the creation of a new spa and gymnasium on the site of the original tennis court and covered parking. A major new feature are the twin panoramic glass lifts, which take guests to the upper terrace and restaurants.

The hotel has 117 guest rooms, which include executive suites and presidential suites. The five contemporary dining and bar venues generate a vibrant social scene.

Embodying the excitement of Johannesburg's urban revival, Four Seasons Hotel The Westcliff offers five-star luxury hotel accommodation in the city's prestigious northern suburbs.



**Developer** 80 Westcliff (Pty) Ltd **Architects** DSA Architects International **Project managers** 80 Westcliff (Pty) Ltd, HPL Properties (Pty) Ltd **Quantity surveyors** Theba Consultants & Quantity Surveyors **Civil engineers** WSP Structures Africa **Structural engineers** WSP Structures Africa **Mechanical engineers** Ace-Tech Design **Other consultants** Ashton Developments, Ferro Brothers, Jacket Interiors, Melamed, Promanser **Electrical engineers** Ace-Tech Design **Fire consultants** JM Consultants



**Developer** Growthpoint Properties **Architects** Elphick Proome Architects **Project managers** AECOM **Quantity surveyors** FWJK **Civil engineers** Hatch Goba **Structural engineers** Hatch Goba **Mechanical engineers** Aurecon **Principal contractor** WBHO **Fire consultants** Aurecon **Green/sustainable consultants** AECOM

## Office Developments: Commercial

### *Ridgeview Office Development*

The Ridgeview commercial office building, developed and owned by Growthpoint Properties, was completed on 19 December 2015. It is prominently positioned alongside a busy traffic circle near the Gateway Theatre of Shopping and located in the prestigious Ridgeside Office Park, a sought-after office node in Umhlanga. It is one of two buildings on a shared site, designed with a shared super-basement and common facilities to maximise efficiencies in capital costs and operating costs, and minimise the impact on the environment. Ridgeview consists of four basement levels, with four levels of offices above. The total GLA of the building is 6 650m<sup>2</sup>, of which about 50% has been let to key tenant AECOM South Africa (Pty) Ltd.

Ridgeview is the first building in Durban to achieve a 5-star Design Rating from the Green Building Council of South Africa, and the AECOM interior fit-out is currently being assessed for an official 4-star Green Star Interiors v1 Rating. Ridgeview is a frontier for green buildings in KwaZulu-Natal. With an optimum design and an innovative filtered glass façade and glass fritted fins, it has set the industry benchmark for an iconic-looking and efficient green office building in South Africa

## Mixed-Use Developments

### *The Mirage*

On the border of the historic De Waterkant and Bo Kaap districts in Cape Town, The Mirage is a contemporary mixed-use development that faced the challenge of erecting a modern building in a sensitive heritage area.

The building is on the very edge of the CBD zoning boundary, which has generous bulk and height allocations. Outside of this boundary, from Hudson Street onwards, the zoning allocations are more onerous, which highlights the contrast between the two zones – essentially the new city meeting the old.

One of the major considerations was making a connection with the street. The upper storeys were an exercise in mitigation and balancing between the design and maximising the square meterage. The building is divided into a number of elements, including retail, hotel, luxurious private apartments, and rooftop terrace and bar.

The street level is "capped off" by a horizontal glass light box that runs around the building and acts as an effective transition to the upper levels – especially when lit up at night – achieved largely by the inconspicuous parking levels within.

Another vertical light box runs up the lift shaft on the outside of the building, emphasising the corner of Strand and Chiappini streets.



**Developer** The Nova Group, Careline Living Spaces **Architects** Kevin Gadd Architects cc **Project managers** The Nova Group **Quantity surveyors** Rubiquant **Civil engineers** Sutherland Engineers **Structural engineers** Sutherland Engineers (Pty) Ltd **Mechanical engineers** Sutherland Engineers **Principal contractor** Nova Build (Pty) Ltd **Electrical engineers** McAvinchey Consulting Engineers **Fire consultants** Sutherland Engineers **Green/sustainable consultants** Terramanzi Group





**Overall Transformation Award:  
Other Developments**

*Mitchells Plain District Hospital*

Mitchells Plain District Hospital sets a new precedent for modern South African public healthcare design, environmental sustainability and community-centred institutions. The design combined the input of a professional team with the policy direction and experience of

the Western Cape Health Directorate of the Department of Transport and Public Works, local clinicians and the local community.

The hospital is located on five hectares of a unique nature reserve, which was rehabilitated and conserved during and after construction, allowing for the building to be integrated in a lush greenfield site. The planning was based on a centralised "Mandala" compact repeating plan,

which allows for the building's optimal orientation for sunlight and views, reduced walking distances, ease of control, and flexibility for change and future expansion. An interior way-finding system was developed combining multiple languages, colours, pictograms and artwork, created by community and staff, which imbue a clinical and sterile institution with life and colour.

A total of R97-million was invested in the employment, training and skills development of local businesses, individuals, children, disabled persons, rehabilitated drug-users and ex-convicts during construction, integrating community involvement into the very fabric of the institution, and redefining the legacy and service of healthcare in South Africa.

**Developer** Western Cape government: Department of Public Works, Department of Health  
**Architects** Magqwaka Associates Architects, Munnik Visser Architects, New Era Architects  
**Project managers** Stauch Vorster Architects  
**Quantity surveyors** Mahlati Quantity Surveyors, SIBA  
**Civil engineers** Hatch Goba  
**Structural engineers** BSP Consulting Engineers, Nadeson  
**Mechanical engineers** BMDS Consulting Engineers cc, NAKO Triocon  
**Other consultants** Cecily Rocher Design, Lovell Friedman  
**Principal contractor** Aveng Grinaker-LTA  
**Electrical engineers** Jakoe & Associates, NAKO Triocon  
**Fire consultants** Keith Fletcher & Associates cc  
**Green/sustainable consultants** Amathemba Environmental Management Consulting cc, C2C Consulting Engineers, TKLA Landscape Architect

**Industrial Developments**

*New Development for Hilti*

Empowered Spaces Architects' design for Hilti in Atterbury's Waterfall Logistics Precinct consists of a 1 700m<sup>2</sup> warehouse and a 2 000m<sup>2</sup> office building. Juxtaposed against the surrounding developments of the precinct, the entrance is a mirage of high-performance, environmentally friendly tinted glazing, fringed by spandrel panels. The glass façade allows for maximum natural light to illuminate the lobby and office space, while the spandrel panels limit the harsh western sunlight and allow for comfortable working conditions. Energy-efficient fittings and air conditioning are apparent throughout, with sufficient insulation in the walls and roof allowing for optimum conditions throughout the rest of the building.

The unique angled roof aids in the modern aesthetic of the warehouse – it wraps over the office space, encapsulates the otherwise invisible warehouse and peaks over the north-facing façade.

The interiors of the Hilti office building were imagined and created by Empowered Spaces' counterpart Ipspace, whose concept was derived from Hilti's corporate colours and equipment. This meant blending bright-red elements into subtle and understated monochrome surfaces. Hilti products formed part of the office decals as well as the signage.



**Developer** Atterbury Property  
**Architects** Empowered Spaces Architects  
**Project managers** Empowered Spaces Architects  
**Quantity surveyors** IBP Central  
**Civil engineers** DG Consulting Engineers  
**Structural engineers** DG Consulting Engineers  
**Mechanical engineers** CKR Consulting Engineers  
**Principal contractor** Archstone Construction  
**Electrical engineers** CKR Consulting Engineers  
**Fire consultants** Specialised Fire Technology



**Innovative Developments**

*The Growthpoint Greenovate Awards Programme*

Growthpoint Properties and the Green Building Council of South Africa have initiated a joint project to explore ideas for the development and establishment of a Student Awards Programme.

This programme, known as the Greenovate Awards, introduces university students to green-building thinking and recognises excellence in application.

The Greenovate Awards competition targets students in their honours year of studies in the

**Developer** Growthpoint Properties and the Green Building Council of South Africa  
**Growthpoint Properties** Werner van Antwerpen (Head of Sustainability and Utilities), Remy Kloos (Sustainability Manager)  
**Green Building Council of South Africa** Brian Wilkinson (CEO of the Green Building Council of South Africa) and Donne Atkinson (Education and Training Manager)

property, construction and quantity surveying departments. The first Greenovate Awards were held in 2015, and were set up with the University of Cape Town, the University of the Witwatersrand and the University of Pretoria.

Round one of the competition takes place internally, i.e. within each university – the internal selection and judging process here are up to each university to decide. Each university's panel then selects the top two projects submitted by student groups from each university. The top two projects are invited to advance to the next round (round two), which takes place in Johannesburg. These top groups – the finalists – present to an external panel of judges consisting of industry experts and compete against one another for a grand prize of R30 000.

The intention behind the programme is to expose students to key focus areas concerning sustainability within the industry, and introduce the industry to available talent. The programme will also act as a platform for Growthpoint Properties to recruit prospective students for graduate programmes and internships, culminating in potential job opportunities. Essentially, the awards programme assists students in entering the market as advocates for green building with a passion to create better and more sustainable cities, towns and neighbourhoods.



**Retail Developments**

*Mall of the South*

Zenprop Property Holdings, having identified the Mall of the South as a retail development opportunity, commissioned market research that confirmed the need for a regional shopping centre within the catchment area of southern Jo'burg. One of the specifics arising from the research was the above-average prevalence of a higher-income

profile of shoppers in the catchment area, which informed the overall design of the shopping centre.

Zenprop is renowned for creating world-class shopping centres, and the Mall of the South seeks to set the new standard in shopping centre design and construction. The double-volume design is elegant and uncluttered, with wide walkways, abundant natural light and detailed finishes. The architecture is aesthetically stimulating, while not

compromising on efficiency and convenience, culminating in the most exciting and luxurious shopping centre Zenprop has developed to date.

Mall of the South accommodates 164 tenants, anchored by Checkers, Pick n Pay, Game, Woolworths and Edgars. South Africa's top national fashion retailers are complemented by international fashion retailers such as H&M, family eateries and fine-dining restaurants and retail banks alongside a host of local operators. Mall of the South regional shopping centre is about 65 000m<sup>2</sup> GLA in extent, offers more than 4 200 parking bays for customers and is able to expand organically.

**Developer** Zenprop Property Holdings  
**Architects** Vivid Architects  
**Project managers** WT Mcclatchey  
**Quantity surveyors** MLC  
**Civil engineers** Aurecon  
**Structural engineers** Sotiralis Consulting (Pty) Ltd  
**Mechanical engineers** Aurecon  
**Principal contractor** Aveng Grinaker-LTA  
**Electrical engineers** Aveng Grinaker-LTA  
**Fire consultants** TWCE Fire Protection Engineers