



BRIDGEWAY CENTURY CITY

5 & 7 Bridgeway, Montague Gardens, Century City, Western Cape

4 Star Green Star – Existing Building Performance v1



AFRICA
South Africa

Existing Building Performance v1



4 Star Rating
Best Practice
VALIDITY: 2025-06 - 2028-06



TOTAL POINTS:

55

CATEGORY SCORES:



Bridgeway office building is located in Century City, Cape Town. This multiple building consists of two concrete framed structures, both made-up of four floors with three levels of basement parking. The building shares a common address and is connected through a ground floor podium level.

Both buildings have central internal atrium spaces linked to external garden areas on the ground floor.

The first and second floors are typical and have the same perimeter wall construction layout and size per building. The third-floor facade is shaded by a concrete roof overhang, which contributes to the thermal comfort of the office spaces.

Sustainable building features include:

- Development and implementation of a Building Users Guide.
- Green Cleaning Policy in place to reduce exposure to hazardous chemicals and contaminants.
- Heat pumps for domestic water heating.
- Photovoltaic panels to improve the energy balance of the building.
- Low-flow sanitary fittings.
- Indoor Environment Quality measured proves adequate ventilation maintained for building occupants.
- Adequate daylight access for regular occupants.
- Glare control on facades.
- A Green Travel Plan developed and implemented to promote the use of public transportation.
- Hard Surfaces & Building Exterior Management, and Integrated Pest Management Plans implemented to encourage environmentally sensitive maintenance management practices.

PROJECT TEAM:

OWNER
Growthpoint Properties

ACCREDITED PROFESSIONAL
GreenSpace

SUSTAINABLE BUILDING CONSULTANT
GreenSpace

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	19 154 m ²
TOTAL COMMERCIAL OFFICE AREA:	19 154 m ²
CAR PARKING AREA:	19 486 m ²