



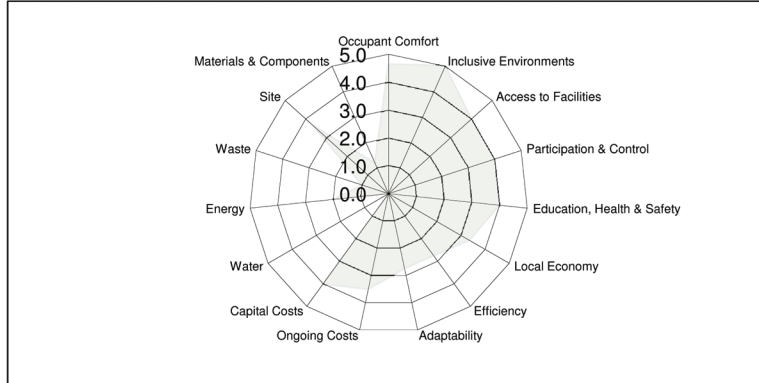
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appendixes\_07



## SUSTAINABLE BUILDING ASSESSMENT TOOL (SBAT- P) V1

PROJECT	ASSESSMENT
Project title:	Date:
Location:	Undertaken by:
Building type:	Company / organisation:
Internal area (m2):	Telephone:
Number of users:	Email:



Social	4.3	Economic	3.3	Environmental	1.6
Overall	3.1	Classification			

### Building Performance - Social

Criteria	Indicative performance measure	Measured	Points
<b>SO 1 Occupant Comfort</b>			<b>4.6</b>
SO 1.1 Daylighting	% of occupied spaces that are within distance 2H from window, where H is the height of the window or where there is good daylight from skylights	78	0.8
SO 1.2 Ventilation	% of occupied spaces have equivalent of opening window area equivalent to 10% of floor area or adequate mechanical system, with unpolluted air source	100	1.0
SO 1.3 Noise	% of occupied spaces where external/internal/reverberation noise does not impinge on normal conversation (50dB(A))	100	1.0
SO 1.5 Thermal comfort	Temperature of occupied space does not exceed 28 or go below 19°C for less than 5 days per year (100%)	100	1.0
SO 1.5 Views	% of occupied space that is 6m from an external window (not a skylight) with a view	85	0.9
<b>SO 2 Inclusive Environments</b>			<b>3.8</b>
SO 2.1 Public Transport	% of building (s) within 400m of disabled accessible public transport	100	1.0
SO 2.2 Information	High contrast, clear print signage in appropriate locations (100%)	100	1.0
SO 2.3 Space	% of occupied spaces that are accessible to ambulant disabled / wheelchair users	100	1.0
SO 2.4 Toilets	% of space with fully accessible toilets within 50m	100	1.0
SO 2.5 Fittings & Furniture	% of commonly used furniture and fittings (reception desk, kitchenette, auditorium) fully accessible	100	1.0
<b>SO 3 Access to Facilities</b>			<b>4.0</b>
SO 3.1 Children	All users can walk (100%) / use public transport (50%) to get to their children's schools and creches	100	1.0
SO 3.2 Banking	All users can walk (100%) / use public transport (50%) to get to banking facilities	50	0.5
SO 3.3 Retail	All users can walk (100%) / use public transport (50%) to get to food retail	100	1.0
SO 3.4 Communication	All users can walk (100%) / use public transport (50%) to get to communication facilities (post, telephone and internet)	50	0.5
SO 3.5 Exercise	All users can walk (100%) / use public transport (50%) to get to recreation / exercise facilities	100	1.0
<b>SO 4 Participation &amp; Control</b>			<b>4.0</b>
SO 4.1 Environmental control	% of occupied spaces able to control their thermal environment (adjacent to openable windows/thermal controls)	100	1.0
SO 4.2 Involvement	% of users actively involved in the design process (workshops / meetings with models / large format drawings)	100	1.0
SO 4.3 Social spaces	Social informal meeting spaces (parks / staff canteens / cafes) provided locally (within 400m) (100%)	100	1.0
SO 4.4 Sharing facilities	5% of facilities shared with other users / organisations on a weekly basis (100%)	0	0.0
SO 4.5 User group	Active representative user group involved in the management of the building / facilities / local environment (100%)	100	1.0
<b>SO 5 Education, Health &amp; Safety</b>			<b>4.0</b>
SO 5.1 Education	Two percent or more space/facilities available for education (seminar rooms / reading / libraries) per occupied spaces (75%). Construction training provided on site (25%)	100	1.0
SO 5.2 Safety	All well used routes in and around building well lit (25%), all routes in and around buildings (25%) visually supervised, secure perimeter and access control (50%), No crime (100%)	100	1.0
SO 5.3 Awareness	% of users who can access information on health & safety issues (ie HIV/AIDS), training and employment opportunities easily (posters/personnel)	100	1.0
SO 5.4 Materials	All materials/components used have no negative effects on indoor air quality (100%)	0	0.0
SO 5.5 Accidents	Method in place for recording all occupational accidents and diseases and addressing these	100	1.0

### Building Performance - Economic

Criteria	Indicative performance measure	Measured	Points
<b>EC 1 Local economy</b>			<b>3.4</b>
EC 1.1 Local contractors	% value of the building constructed by local (within 50km) small (employees<20) contractors	15	0.2
EC 1.2 Local materials	% of materials (sand, bricks, blocks, roofing material) sourced from within 50km	20	0.2
EC 1.3 Local components	% of components (windows, doors etc) made locally (in the country)	100	1.0
EC 1.4 Local furniture/fittings	% of furniture and fittings made locally (in the country)	100	1.0
EC 1.5 Maintenance	% of maintenance and repairs by value that can, and are undertaken, by local contractors (within 50km)	100	1.0
<b>EC 2 Efficiency</b>			<b>2.8</b>
EC 2.1 Capacity	% capacity of building used on a daily basis (actual number of users / number of users at full capacity*100)	75	0.8
EC 2.2 Occupancy	% of time building is occupied and used (actual average number of hours used / all potential hours building could be used (24*100))	50	0.5
EC 2.3 Space per occupant	Space provision per user not more than 10% above national average for building type (100%)	0	0.0
EC 2.4 Communication	Site/building has access to internet and telephone (100%), telephone only (50%)	100	1.0
EC 2.5 Material & Components	Building design coordinated with material / component sizes in order to minimise waste. Walls (50%), Roof and floors (50%)	50	0.5
<b>EC 3 Adaptability</b>			<b>3.8</b>
EC 3.1 Vertical heights	% of spaces that have a floor to ceiling height of 3000mm or more	72	0.7
EC 3.2 External space	Design facilitates flexible external space use (100%)	100	1.0
EC 3.3 Internal partition	Non loadbearing internal partitions that can be easily adapted (loose partitioning (100%), studwall (50%), masonry (25%))	50	0.5
EC 3.4 Modular planning	Building with modular structure, envelope (fenestration) & services allowing easily internal adaptation (100%)	70	0.7
EC 3.5 Furniture	Modular, limited variety furniture - can be easily configured for different uses (100%)	100	1.0
<b>EC 4 Ongoing costs</b>			<b>3.6</b>
EC 4.1 Induction	All new users receive induction training on building systems (50%), Detailed building user manual (50%)	100	1.0
EC 4.2 Metering	% of users exposed to a monthly basis to building performance figures (water (25%), electricity (25%), waste (25%), accidents (25%))	100	1.0
EC 4.3 Maintenance & Cleaning	Easily monitored localised metering system for water (25%) and energy (75%)	100	1.0
EC 4.5 Procurement	Building can be cleaned and maintained easily and safely using simple equipment and local non-hazardous materials (100%)	0	0.0
SO 4.5 Procurement	% of value of all materials/equipment used in the building on a daily basis supplied by local (non-hazardous) manufacturers	50	0.5
<b>EC 5 Capital Costs</b>			<b>4.0</b>
EC 5.1 Local need	Five percent capital cost allocated to address urgent local issues (employment, training etc) during construction process (100%)	100	1.0
EC 5.2 Procurement	Tender / construction packaged to ensure involvement of small local contractors/manufacturers (100%)	100	1.0
EC 5.3 Building costs	Capital cost not more than fifteen % above national average building costs for the building type (100%)	100	1.0
EC 5.4 Sustainable technology	3% or more of capital costs allocated to new sustainable/indigenous technology (100%)	100	1.0
EC 5.5 Existing Buildings	Existing buildings reused (100%)	0	0.0

### Building Performance - Environmental

Criteria	Indicative performance measure	Measured	Points
<b>EN 1 Water</b>			<b>0.0</b>
EN 1.1 Rainwater	% of water consumed sourced from rainwater harvested on site	0	0.0
EN 1.2 Water use	% of equipment (taps, washing machines, urinals showerheads) that are water efficient	0	0.0
EN 1.3 Runoff	% of carparking, paths, roads and roofs that have absorbant/permeable surfaces (grasses/hatched/looselaid paving/ absorbant materials)	0	0.0
EN 1.4 Greywater	% of water from washing/relatively clean processes recycled and reused	0	0.0
EN 1.5 Planting	% of planting (other than food gardens) on site with low / appropriate water requirements	0	0.0
<b>EN 2 Energy</b>			<b>2.0</b>
EN 2.1 Location	% of users who walk / use public transport to commute to the building	50	0.5
EN 2.2 Ventilation	% of building ventilation requirements met through natural / passive ventilation	35	0.4
EN 2.3 Heating & Cooling	% of occupied space which has passive environmental control (no or minimal energy consumption)	15	0.2
EN 2.4 Appliances & fittings	% of appliances / lighting fixtures that are classed as highly energy efficient ( i.e energy star rating)	100	1.0
EN 2.5 Renewable energy	% of building energy requirements met from renewable sources	0	0.0
<b>EN 3 Waste</b>			<b>1.0</b>
EN 3.1 Toxic waste	% of toxic waste (batteries, ink cartridges, fluorescent lamps) recycled	0	0.0
EN 3.2 Organic waste	% of organic waste recycled	100	1.0
EN 3.3 Inorganic waste	% of inorganic waste recycled.	0	0.0
EN 3.4 Sewerage	% of sewerage recycled on site	0	0.0
EN 3.5 Construction waste	% of damaged building materials / waste developed in construction recycled on site	0	0.0
<b>EN 4 Site</b>			<b>3.2</b>
EN 4.1 Brownfield site	% of proposed site already disturbed / brownfield (previously developed)	0	0.0
EN 4.2 Neighbouring buildings	No neighbouring buildings negatively affected (access to sunlight, daylight, ventilation) (100%)	100	1.0
EN 4.3 Vegetation	% of area of area covered in vegetation (include green roofs, internal planting) relative to whole site	65	0.7
EN 4.4 Food gardens	Food gardens on site (100%)	100	1.0
EN 4.5 Landscape inputs	% of landscape that does not require mechanical equipment (ie lawn cutting) and or artificial inputs such as weed killers and pesticides	100	1.0
<b>EN 5 Materials &amp; Components</b>			<b>1.2</b>
EN 5.1 Embodied energy	Materials with high embodied energy (aluminium,plastics) make up less than 1% of weight of building (100%)	0	0.0
EN 5.2 Material sources	% of materials and components by volume from grown sources (animal/plant)	20	0.2
EN 5.3 Ozone depletion	No materials and components used requiring ozone depleting processes (100%)	0	0.0
EN 5.4 Recycled / reuse	% of materials and components (by weight) reused / from recycled sources	0	0.0
EN 5.5 Construction process	Volume / area of site disturbed during construction less than 2X volume/area of new building (100%)	100	1.0

## Hulle gaan nêrens heen, sê inwoners oor uitsetting

Leon Botha

Die Tshwane-metroraad het die inwoners van Schubartpark tot gister tyd gegee om dié gebou vrywillig te ontruim.

Die raad beoog dringende herstelwerk aan die woonstelgebou.

Maar volgens mnr. Aubrey Ramothhale, voorsitter van die Schubartpark-en-Krugerpark-inwonerskomitee, gaan geen inwoner trek nie.

“Ons het ons punt reeds duidelik aan die raad oorgedra,” sê Ramothhale. “As die raad nie ’n ander heenkome vir almal van Schubartpark kan voorsien nie, bly ons.

“Ons het reeds ons name opgegee by die raad vir alternatiewe akkommodasie, maar die raad het tot nou toe nog nie teruggekom na ons nie.”

Ramothhale sê daar is 900 woonsteleenhede in die kompleks en meer as 3 000 mense wat daar woon.

“Onthou, hier bly pensioentekkers, gestremde mense en weduwees. Die raad moet nie probeer om ons met geweld te skuif nie, ons sal ons teësit.

“As die raad ’n hofbevel bring, sal ons eenvoudig ’n dringende aansoek by die

hooggeregshof indien om die ontruiming te stuit.

“Die raad sê dis onveilig om hier te woon. Ons as inwoners het tot vandag toe nog geen sulke verslae gesien nie. Ons het water en elektrisiteit, net die hysers werk nie, maar ons is gewoon aan trappes klim.”

Me. Susara Maritz bly saam met haar man, Lucas, haar gestremde dogter Mina (22) en haar kleindogter, die 18 maande oue Anita, in een woonstel.

“Dit stress my baie uit oor waar gaa’ ons heen,” sê Maritz.

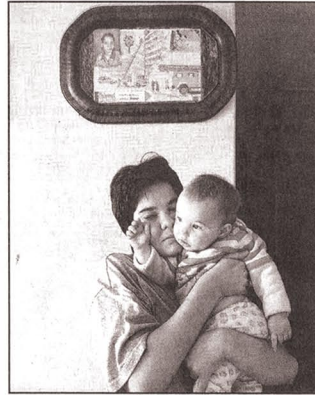
“Wat van my twee katte en hond? Ek en my man is werkloos en leef van my dogter se geld wat sy by die staat kry. Sy kry ’n ongeskiktheidstoelae van R980 en R210 vir haar kleintjie.”

Maritz sê hulle sal trek as die raad vir hulle ander blyplek kan voorsien.

Nog ’n bekommernis van Ramothhale is die hertoekenning van eenhede wanneer die herstelwerk klaar is by Schubartpark.

Die inwoners soek ’n waarborg dat hulle weer daar hervestig sal word.

“Ons vertrou die raad geensins nie; hulle is leuenaars. Ons is moeg vir politieke uitlatings, hulle moet dinge vir ons swart



Die gestremde me. Mina Maritz (22) en haar kind Anita (18 maande), wat op die 20ste vloer van Schubartpark woon. Foto: LEON BOTHA

op wit gee,” sê Ramothhale.

Volgens mnr. Absalom Ditshoke, ANCBurgemeesterskomiteelid verantwoordelik vir behuising, was daar ’n teleurstellend klein groepie mense wat hulle name opgegee het vir alternatiewe akkommodasie.

Luidens ’n verklaring wat Vrydag uitgereik is deur die metroraad, gaan die raad van vandag begin met uitsettings.

Beeld 01 June 2009

## Afrika moet leer boer, nie net kos kry – G8

André le Roux



Mnr. Silvio Berlusconi

L’Aquila (Italië). – ’n Nuwe noodplan van \$12 miljard (sowat R96 miljard) om kossekerheid oor die volgende drie jaar te help verseker.

Dit is een van drie hoofdoelwitte van die G8-beraad wat hierdie week hier begin.

Die plan behels landbouontwikkeling pleks van koskenkings, sal bekend staan as die L’Aquila-inisiatief vir kossekerheid, en na wat hier berig word, sal die VSA en Japan dit grootliks finansier.

Volgens die G8 sal die grootste deel van die plan toegespits wees op die bemagtiging van arm lande deur die verbetering van hul landbouinfrastruktuur eerder as deur regstreekse voedselhulp.

Italië sal vra dat die G8 die konsortium vir infrastruktuurontwikkeling vir Afrika verder steun. Die konsortium se doel is om voorsieners van infrastrukture in Afrika toegang te gee tot ’n geraamde \$20 miljard (sowat R160 miljard) wat in die proses verdien kan word.

Al agt G8-lande is lede van die konsortium saam met die Wêreldbank, die Ontwikkelingsbank van Afrika en dié van Suider-Afrika, asook Nepad.

Mnr. Silvio Berlusconi, huidige G8-voorsitter, het in Rome die plan regstreeks gekoppel aan Afrika, wat die hooftema van die beraad is. “Ons wil met hierdie beraad verseker dat Afrika ’n volwaardige deelnemer aan die wêrelddebat word, nie net ’n ontvanger van internasionale geldhulp nie.”

Die beraad sal ook ’n “beraad van reëls” wees. Berlusconi, Italiaanse premier, het gesê ’n reëlboek sal opgestel word om ’n herhaling van die huidige finansiële krisis in die wêreld te voorkom.

Die verwagting hier is dat dié debat moeilik sal wees weens veral Frankryk, Duitsland en Italië se uiteenlopende sienings oor die stappe om proteksionisme uit te skakel.

Die derde groot tema van die beraad is die formulering van ’n G8-standpunt oor aardverhitting wat in Desember by die wêreld-omgewingsdebat in Kopenhagen sal gebeur.

Benewens die G8-leiers sal nog 17 wêreldleiers die beraad bywoon, onder wie pres. Jacob Zuma van Suid-Afrika.

Zuma en pres. Barack Obama van die VSA sal tydens die beraad vergader.

Beeld 17 July 2009

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