

OSMOND LANGE ARCHITECTS

# COMMERCIAL OFFICES







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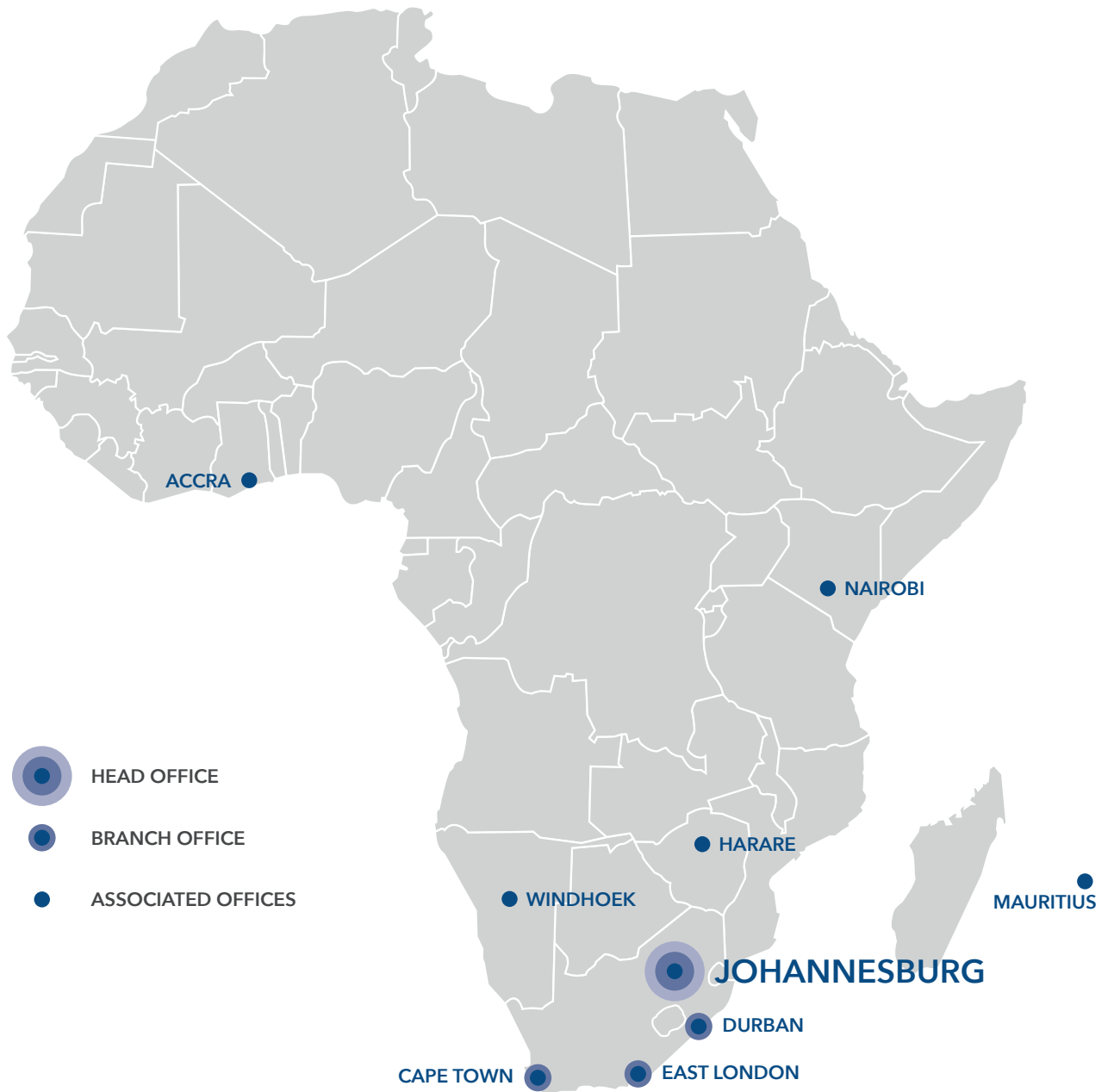
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# OFFICE LOCATIONS





### **JOHANNESBURG (HEAD OFFICE)**

3 Melrose Boulevard,  
Melrose Arch, Johannesburg  
Tel: +27 11 994 4300  
info@o-l.co.za



### **DURBAN**

1 Nelson Road, 1st Floor Upminster Building,  
Essex Gardens, Westville  
Tel: +27 31 266 0750  
durban@o-l.co.za



### **EAST LONDON**

1st Floor, Pilot Mill House,  
The Quarry, Selborne  
Tel: +27 43 721 0033  
els@o-l.co.za



### **CAPE TOWN**

Tyger Terraces II,  
DJ Wood Way, Bellville  
Tel: +27 21 948 1877  
cpt@o-l.co.za

# OVERVIEW

## ABOUT

Osmond Lange was established in 1929 and is one of the larger architectural practices in South Africa, with offices in Johannesburg, Durban, East London and Cape Town. The company has built up extensive design and technological expertise specialising in large projects and has actively participated in some of the largest joint ventures in South Africa as lead consultants. The practice blends architecture, urban design and development management skills to deliver an integrated package of professional services to its clients.

Osmond Lange has undertaken work across various sectors, including residential, retail, industrial, education, healthcare and commercial offices with a particular specialisation in relation to the urban design and planning of integrated mixed use commercial precincts.

Osmond Lange Architects South Africa (Pty) Ltd is a new entity established in 2018 within the OL/Ikemeleng group of companies with a specific focus on projects and clients located within South Africa. The company shares the same Executive Management team and draws upon the same pool of staff and technical resources as the other Group entities.

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## KEY FACTS

6 Directors | Number of Staff: 80+ | Four Offices in South Africa | Associated Offices in Ghana, Kenya, Mauritius, Namibia & Zimbabwe

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## BROAD- BASED BLACK ECONOMIC EMPOWERMENT

Osmond Lange Architects South Africa is a Level 1 Contributor to Broad-Based Black Economic Empowerment with 51% Black Ownership, measured in terms of the Broad-Based Black Economic Empowerment Act (53/2003) of the Republic of South Africa.

## SUSTAINABLE BUILDINGS DESIGN

Osmond Lange is amongst the leading proponents of sustainable design. One of our recent projects, 40 on Oak at Melrose Arch, was the first Multi-Unit Residential building to achieve a 4-Star Green Star Rating. Several of our team members are Green Star Accredited Professionals.



# KEY PERSONNEL

## DIRECTORS



### DAVID CURRIE

David graduated from the University of Witwatersrand in 1992 and joined Osmond Lange in 1999, where he played senior role in the management and design of Melrose Arch. David's expertise ranges from large industrial complexes, shopping centres and office buildings, to hospitals and airports. David relocated to East London in 2007 to provide leadership at Osmond Lange's founding



### FRANÇOIS NORTJÉ

François qualified as an architect in 1989, and worked for several highly regarded architectural design firms, prior to joining Osmond Lange in 2015. His expertise spans mixed use developments, commercial offices, industrial and residential projects.



### GRAHAM WILSON

Graham has 35 years' architectural experience and numerous years with Osmond Lange. His interest in the built environment has progressed to focus extensively on Urban Design and Master Planning of mixed-use developments, civic centres, universities, office buildings, shopping centres and hospitals. Graham's passion is the response new buildings have to public space and the creation of delight in dense, walkable, livable cities.



### JONATHAN MANNING

Jonathan has over 20 years' experience as an architect with specific skills and expertise in Urban Design and Public Works including work on Constitution Hill, Rea Vaya Bus Rapid Transit and O. R. Tambo International Airport. With a global and multi-cultural upbringing, Jonathan is passionate about the power of architecture to improve quality of life, celebrate cultural identity and ultimately transform society.



### RIDWAAN BHANA

Ridwaan is a Senior Architectural Technologist, specialising in transport, public works, commercial and residential projects. With a National Diploma in Architecture from the Technikon Witwatersrand, Ridwaan's career has spanned over 27 years, incorporating a variety of projects including the Rea Vaya Bus Rapid Transit, mosques, schools and multiple projects at O. R. Tambo International Airport.



### SIBUSISO MAUZE

Sibusiso is a Professional Architect with over 20 years' experience. Studying at the University of Natal and growing up in Umlazi has made Sibusiso passionate about how architecture can improve the lives of the less fortunate. Throughout his time at Osmond Lange, he has channelled this interest into multiple Public Works, including several Inner City renewal projects. Latterly he has developed specialised expertise in relation to Retail and Commercial Office Interiors.

## CONSULTANTS



### DEON VAN ONSELEN

Deon, a Professional Architect with 27 years' experience, has specialised in all aspects of the profession with focus on design and team leadership. His expertise in Healthcare and Public Works has been demonstrated in various works throughout his 20 years as an Osmond Lange Director. Recent major projects include Thelle Moegerane Hospital and the Heineken Sedibeng Brewery.



### VICTOR UTRIA

Victor was born in Colombia and obtained his degree in Architecture from the Federal University of Rio de Janeiro, Brazil. He has more than 35 years' experience in a wide variety of commercial, residential, industrial and institutional projects. Extensive international travel and fluency in English, Spanish and Portuguese, allow him to bring extra depth to his work.

# SERVICES OFFERED

## ARCHITECTURAL SERVICES

Standard Architectural Services, including:

Inception | Concept & Viability | Design Development | Documentation & Procurement | Construction Monitoring | Close-Out

Development Management

Principal Agency

Heritage Consultancy

Additional services, including:

Needs Assessment and Brief Development | 3D Modelling and Rendering | Preparation of Marketing Material

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## URBAN DESIGN SERVICES

Urban Design Frameworks and Masterplans | Urban Development Frameworks (UDFs)/ Spatial Development

Frameworks (SDFs) | Urban Design & Land Use Guidelines | Development Strategies

Architectural Guidelines | Transit-Oriented Development | Public Environment Upgrades

Design of Parks and Green Spaces | Design of Street Furniture (benches, litter bins, bollards etc.)

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## FIELDS OF EXPERTISE

Commercial - Office Buildings, Office Interiors

Retail - Shopping Centres, Retail Interiors

Transport - Airports, Bus Rapid Transit, Railway Stations, Taxi Facilities

Master Planning - Mixed Use Precincts, Housing Developments, Industrial Estates

Urban Renewal - Public Environment Upgrades, Parks, Markets

Residential - Upmarket, Sectional Title, Affordable

Public Sector- Hospitals, Clinics, Police Stations

Industrial - Manufacturing Plants, Warehouses, Logistics Buildings



# MELROSE ARCH

Johannesburg | Gauteng, South Africa

**Date:**  
1997 - Present

**Client:**  
Sentinel Mining Industry Retirement Fund and later AMDEC

**Project Value:**  
ZAR 4 Billion



Osmond Lange was approached by the Sentinel Mining Industry Retirement Fund in 1996 to create the brief, design and co-deliver (in association with Arup) the first phase of the Melrose Arch development. The client requirement was to create nodal property investment of lasting quality that would stand the test of time. Although primarily envisaged as an office park, it is the incorporation of a wide range of mixed uses that gives Melrose Arch its life.

Since the occupation of the first offices at Melrose Arch in late 2001, the new 'town within a town' has established itself not only as Johannesburg's premier office address, but just a captivating place to be, meet for lunch or dinner, live, stay over, workout, and do business.

From the outset, Osmond Lange's vision was to successfully fulfill our client's wish - to create a development that would entice public interest, adding to its sustainable financial success.

In a civic society, the public spaces define the ethos of that community. Commerce is what brings a city to life; the ground plane of a city is where it all happens. The thing that most differentiates Melrose Arch is the Third or Public Space. If the first place is your home, the second is where you work, then the third place is the neutral ground; the empty stage where real connection occurs. The space between the buildings becomes the positive space, with the building facades forming the boundaries. Osmond Lange were responsible for the design and execution of the urban fabric at Melrose Arch. The concept that the pedestrian is more important than the motor vehicle is the philosophy that governs the design.

## **Bulk Modelling**

3D Bulk Modelling techniques used at Melrose Arch allow ongoing optimisation of product, delivery and performance. They are also structured to facilitate annual valuations of the precinct.

## **Control of the Product**

Osmond Lange was responsible for the production of 'Functional Specifications' with a comprehensive set of urban design guidelines. These have ensured a strong consistency of character, while allowing rich diversity.

These were used to brief the many different teams appointed to design the 15 buildings encompassing Phase 1. Heading up a 'Design Coordination' team, Osmond Lange ensured that the vision remained intact.

## **Interior Design**

Osmond Lange Architects were responsible for all of the interior tenant fit outs in Melrose Arch.





In order to immediately differentiate Melrose Arch from other nodal developments, a conscious decision was taken to develop the first phase as a microcosm of the whole. Therefore Phase 1 consists of the following:

Offices	54 773m <sup>2</sup>
Shops & Restaurants	6 851m <sup>2</sup>
Hotel	5 875m <sup>2</sup>
Garage & Showroom	4 956m <sup>2</sup>
Entertainment	920m <sup>2</sup>
Gym	3 576m <sup>2</sup>
Residential Apartments	10 258m <sup>2</sup>
TOTAL	87 209m <sup>2</sup>

These users are placed over a 100 000m<sup>2</sup> 'superbasement' for parking. In addition, the first of two public squares and half of the 'High Street' was completed. The final 'precinct' is envisaged to contain the following:

Offices	228 600m <sup>2</sup>
Shops	40 000m <sup>2</sup>
Hotel	16 459m <sup>2</sup>
Public Garages	5 000m <sup>2</sup>
Entertainment	3 455m <sup>2</sup>
Gym & Instruction	6 576m <sup>2</sup>
Dwelling Units	25 000m <sup>2</sup>
TOTAL	325 100m <sup>2</sup>

### Melrose Arch Super Basement

Due to the current high reliance on private vehicle transport, Melrose Arch has an extremely high parking requirement. Innovative solutions were required to accommodate the cars, without allowing car parks to overwhelm and dominate the urban fabric. The concept of 're-skinning the planet', whereby a new ground or street level, in places 12m above the existing ground, allows for large structured parking decks that flow freely under all the roads. This accommodates diversity in usage by the many varied tenants.

Osmond Lange Architects were appointed to design, coordinate and execute their concept, which involved coordinating the design of structure and services for 11 buildings.



# BUILDING 13 MELROSE ARCH

Johannesburg | Gauteng, South Africa

Date:  
Completed 2003

This multi-use building is a core component of the Melrose Arch development. Retail shops & restaurants are situated on the ground floor, with offices above.

Client:  
Sentinel Pension Fund

Project Value:  
ZAR 120 Million

Office & Retail Size:  
22 000m<sup>2</sup>  
(excluding basement)







# NUMBER ONE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

**Date:**  
Completed 2007

This 4 storey sectional title building anchors the South West Corner of the Melrose Arch mixed use development in Johannesburg.

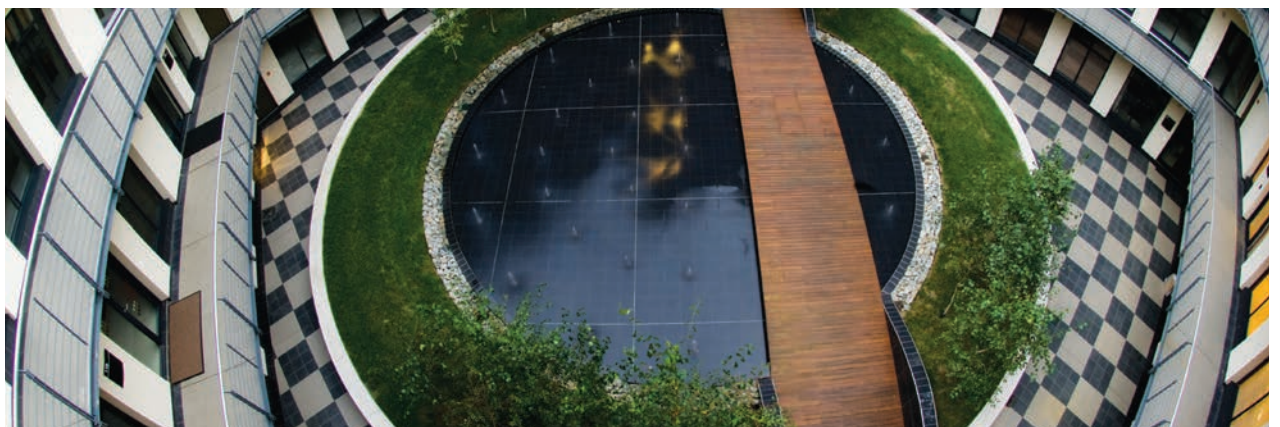
**Client:**  
Southern Palace/  
Barrow Group

As with all buildings in Melrose Arch, it conforms to a strong set of New Urban Guidelines. The form of the building is a 'perimeter' block, with an intimate landscaped open courtyard in the centre surrounded by circulation access balconies at all levels. It consists of 3 floors of self contained offices of varying size (between 150 and 1000m<sup>2</sup>) and a penthouse level of serviced apartments.

**Project Value:**  
ZAR 80 Million

**Office & Retail Size:**  
7 500m<sup>2</sup>  
(excluding basement)

The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.



# NUMBER THREE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

Date:  
Completed 2007

Client:  
Southern Palace/  
Barrow Group

Project Value:  
ZAR 165 Million

Office & Retail Size:  
14 260m<sup>2</sup>  
(excluding basement)

This 5 storey sectional title building anchors the South East corner of the Melrose Arch mixed use development in Johannesburg.

As with all buildings in Melrose Arch, it conforms to a strong set of Urban Design Guidelines. The form of the building is a 'perimeter' block containing two open landscaped courtyards and a large landscaped roofdeck area on the southern boundary. Circulation balconies provide access to a varied array of self contained sectional title offices (300 -2800m<sup>2</sup>) on all floors. Two smaller bachelor apartments are situated on the top floor. The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.



# MELROSE SQUARE

Johannesburg | Gauteng, South Africa

Date:  
2016 - Present

Client:  
Amdec Property Group

Project Value:  
ZAR 57 Million

This building is a 3600m<sup>2</sup> mixed use development comprising of multi-storey offices with ground and lower floor retail. The 4-storey building is positioned on the western end of the southern square at Melrose Arch, creating a book-end to finally complete the square edge. The East and West facades are fully glazed with automated sun control. The upper floors of the eastern facade open onto balconies to engage with the square. The lower level will house a restaurant to further activate the square. The north and south facades have limited openings to respond to the privacy concerns of existing neighbours while relief of the façade creates interesting pattern of light and dark.



# EXCHANGE SQUARE

Ebene | Mauritius

Date:  
2017- Present

Client:  
PSH Investment Ltd  
(part of Nundun Gopee  
Co Ltd)

Project Value:  
Phase 01:  
MUR 2 Billion

Size:  
60 000m<sup>2</sup>

Collaborators:  
Studio K Architects

Exchange Square is a new 60 000 m<sup>2</sup> mixed-use development located on a prominent site in Ebene Cyber City in Mauritius. The development comprises an integrated mixed-use scheme across ten separate stands and includes a 15-storey office tower overlooking the M1 motorway.

The ultimate development will encompass the existing Cybercity 1 and N-G Tower, and cater to the Ebene users at large with a mixed-use development incorporating an open air Plaza surrounded by retail, food and entertainment facilities that will be a focus of the New Ebene Cybercity.



# ADVOCATES GROUP 621

Johannesburg | Gauteng, South Africa

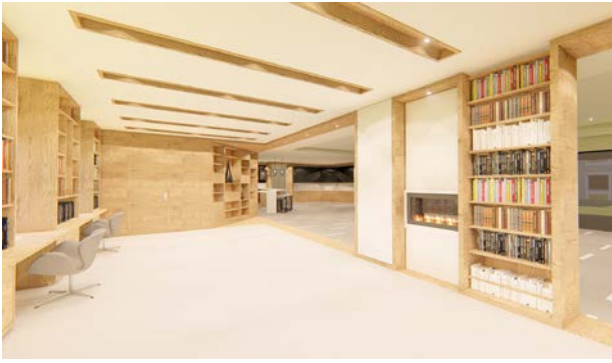
Date:  
Completion August  
2019

Client:  
RPP Developments

Project Value:  
ZAR 20 Million

The initial appointment called for the design of a new 15 000m<sup>2</sup> building to suit the specific requirements of a group of Advocates based in Sandton. The project proceeded in the form of a complete interior fit-out of 4 500m<sup>2</sup> of an existing building interior in the core of Sandton.





# AUDITOR GENERAL SOUTH AFRICA HEAD OFFICE RELOCATION

Tshwane | Gauteng, South Africa

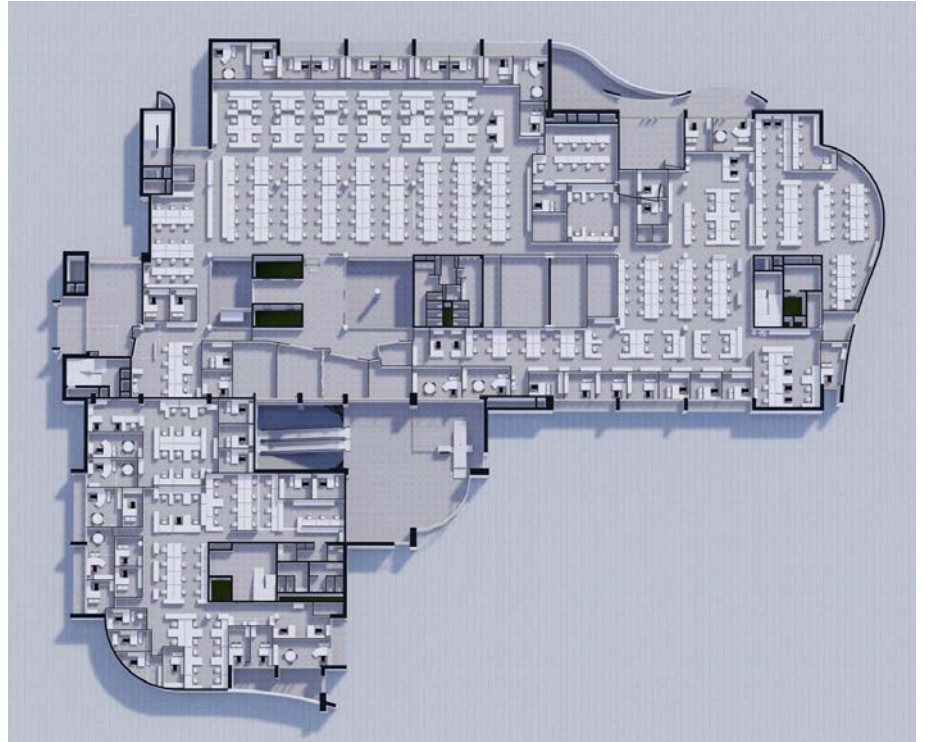
Date:  
2020 - 2021

Client:  
Auditor General South  
Africa

Project Value:  
ZAR 60 Million

GLA:  
19 000m<sup>2</sup>

Osmond Lange were appointed by the Auditor General SA to oversee their Head Office relocation project. The scope of work comprises Space planning, Interior Design and Corporate Design for the internal renovation of an existing 5-storey 21 628m<sup>2</sup> 4 Star GBCSA rated office building in Lynnwood Bridge Office Park, Pretoria.







# PRE-EMINENCE STUDIO

Dannhauser | KwaZulu-Natal, South Africa

Date:  
2017

Client:  
Ramgoolam Group

Project Value:  
ZAR 24,25 Million

Pre-Eminence Studio is the new head office for the Ramgoolam Group, located in Dannhauser, just outside of Newcastle, KwaZulu-Natal. Pre-Eminence is a reference to the aspiration of Ramgoolam Group to surpass all others. Pre-Eminence is the first impression engendered of the building as you drive down Church Street in this small mining town. The old "Veranda" vernacular of the mining houses that surround the site speaks to the past of the town while Pre-Eminence Studio speaks to its future, a future where location and grandeur are not the true measurements of greatness, but greatness is found in the potential of the people that work there.



# CENTRAL ELECTRICITY BOARD

Ebene | Mauritius

Date:  
Completion April 2021

This was a competition submission for the design and construction of a 13 500m<sup>2</sup> Office building in Ebene Cybercity in Mauritius, for the Central Electricity Board of Mauritius.

Client:  
Central Electricity Board  
of Mauritius.

Collaborators:  
Pravin Desai Architects



# SENMIN INTERNATIONAL OFFICES AND TECHNICAL CENTRE

Sasolburg | Free State, South Africa

Date:  
Ongoing

Client:  
Senmin International

Project Value:  
ZAR 76.5 Million

Size:  
2 400m<sup>2</sup>

Senmin International offers World-class chemical technology for the mining industry.

This award-winning 2400m<sup>2</sup> building attempts to realise Senmin's aspirations to develop an Office & Technical Centre than offers their staff an engaging workplace that supports the collaborative nature of the Office functions and the introspective activities of the Technical Centre. The building must also perform a third critical function as a client hosting venue and marketing tool. It meets these three objectives in a hostile environment surrounded by industrial facilities.

This project could have been approached with a Two-buildings solution or integrated into one structure.

The Technical Centre is a controlled environment with restricted access. By the nature of its functions, fit-out, equipment and services it is a rectangular building.

The two-storey Office component called for flexible workplace capable of fostering collaboration and communication by offering constant opportunities for staff interaction, both planned and spontaneous through the provision of open plans and a mix of formal and informal meeting spaces.

The introduction of a public/marketing role not only added requirements for access, facilities and quality but brought the two primary functions together and resulted in a single building solution that combines two building forms, each appropriate for its function into one structure that clearly expresses the different parts and it clusters the visitors' functions around the entrance area, where the two volumes meet.

The building is developed around a courtyard enclosed by office space crating an open, continuous and flexible environment. A green Oasis protected from the harsh Sasolburg environment.

The external envelope is a sculptural element designed to achieve a number of objectives: Enclosure. Natural Light penetration. Limited outside exposure. Delight. Further visual strength was achieved by raising the panel from the external floor. This façade is not only expressed externally but is a defining element of the interior design.





# O. R. TAMBO WESTERN PRECINCT

Ekurhuleni | Gauteng, South

**Date:**  
2013 - 2014

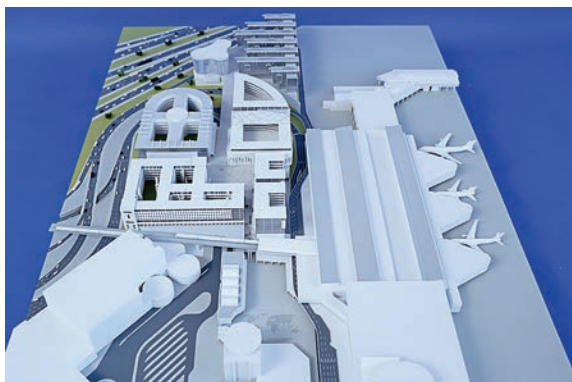
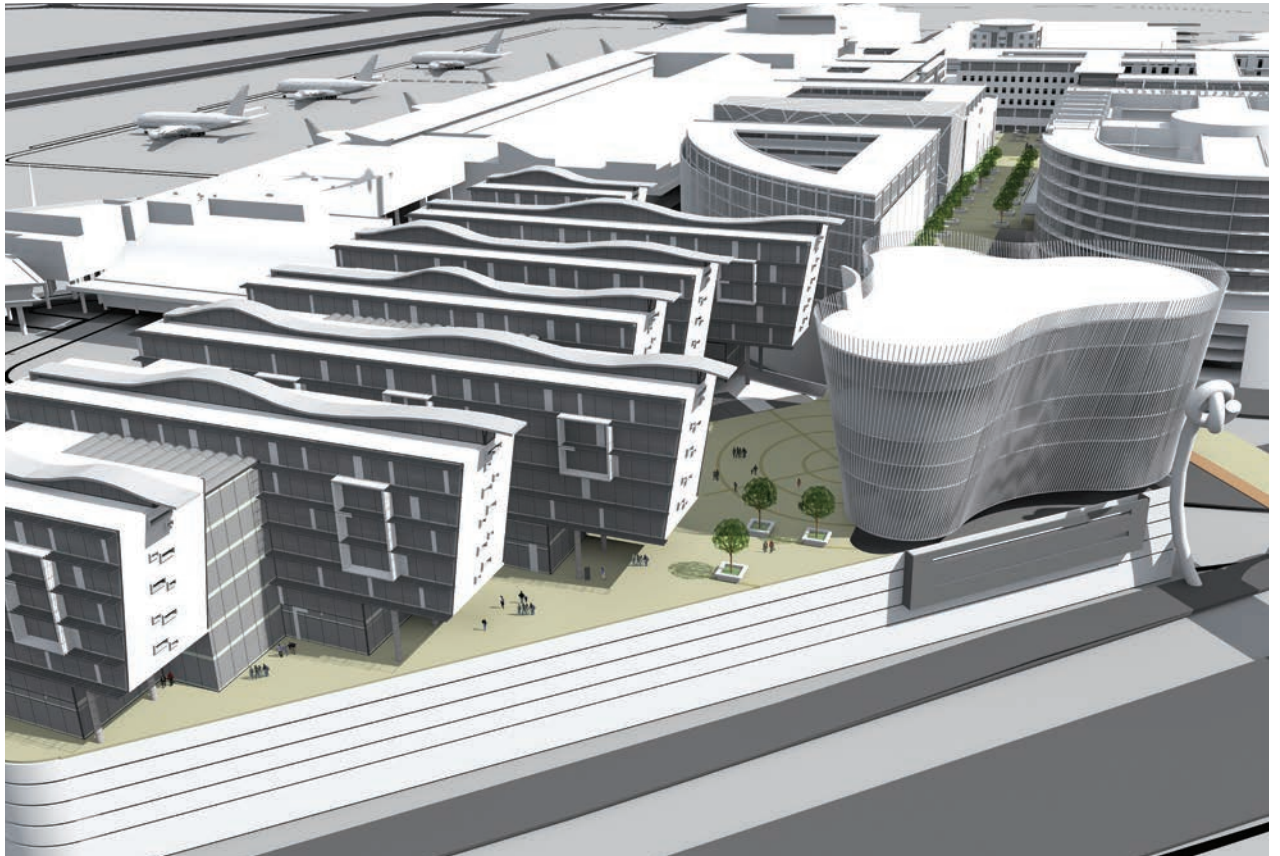
**Client:**  
Airports Company South Africa

**Project Value:**  
ZAR 7.59 Billion

**Collaborators:**  
Arup, Aecom

As an extension of our work on the O. R. Tambo Master Coordination Plan, Osmond Lange prepared an Urban Development Framework for a proposed commercial development adjoining the existing Western Terminal Precinct at O. R. Tambo International Airport. The framework focused on 7 hectares of developable land located in a series of islands enclosed within the terminal's access road system.

The proposed development comprises the decking of these land parcels to form an artificial ground plane for a proposed mixed use precinct, laid out on the principles of New Urbanism, connecting directly to the retail mezzanine of the terminal buildings, and to the airport's Gautrain Station. The proposed development comprises 220 000m<sup>2</sup> total bulk, including retail, offices, hotels and a convention centre, as well as 5400 new parking bays.



# MOKA CITY TELFAIR PRECINCT

Moka City | Mauritius

**Date:**  
2019- Present

**Client:**  
ENL Property

**Project Value:**  
MUR 10.8 Billion

Moka City is a major Smart City project being developed in Mauritius by ENL Property. Osmond Lange worked on a Master Plan update for the Telfair Precinct, which will become the Central Business District of Moka City, set out around a central Town Square and planned according to New Urbanist principles. Our scope of work focused on the planning of a Super-basement as well as outline planning of top structures and bulk modeling for costing purposes. Subsequently, Osmond Lange was appointed as Architects for three separate Office Buildings as part of the Phase 1 development.



# GILLOOLY'S OFFICE PARK

Bedfordview | Gauteng, South Africa

Date:  
Completed 1998

Client:  
Mines Pension Fund  
Properties

Project Value:  
ZAR 60 Million

Office Size:  
10 755m<sup>2</sup>

The brief for this project focused on the re-assessment of the masterplan and design of three new buildings in an unfinished office park. The buildings are designed to be flexible and accommodate single or multi tenants, and have proved to be resilient and adaptable to changing tenant needs.





# CONSTANTIA OFFICE PARK

Roodepoort | Gauteng, South Africa

**Client:**  
Mines Pension Fund  
Properties

**Project Value:**  
ZAR 60 Million

Osmond Lange Architects designed eleven buildings (totalling 37 420m<sup>2</sup>) for the Mine Pension Funds Properties at Constantia Park. These were executed in three and five building unit parcels ensuring that each parcel was let before commencing work on the next. The development has proven to be very lettable and popular with space being filled usually before completion with low vacancy rates over the years. The project has thus been very successful.

Our brief was to design flexible buildings allowing for single large corporate tenants or multi tenants. Our design solution of floor layouts and configurations has proven to be successful. Each building consists of approximately 3400m<sup>2</sup>. An integral part of this success was the urban layout and positioning of buildings in relation to several existing buildings, as well as to strong site features such as the river, running through the park. The positioning of buildings and roads, along with the creation of pleasant feature dams on the river and landscaping has resulted in a very pleasant working environment. The success of the project is proven by its lettable.



# GROSVENOR CORNER

Rosebank | Gauteng, South Africa

Date:  
Completed 2000

Client:  
Mines Pension Fund  
Properties

Project Value:  
ZAR 60 Million

Office Size:  
8 800m<sup>2</sup>

Grosvenor Corner is a commercial office building located on a prominent corner in Rosebank, Johannesburg. The building is flexible in design allowing for large or multi-tenants and has a series of inner courtyards. It won an award for its innovative design.



# BARCLAYS BANK OFFICES

Lusaka | Zambia

Date:  
2015

The brief called for the development of a new Corporate Head Office Building, consistent with the quality similar to that of Head Office Buildings occupied by Barclays in South Africa.

Client:  
Barclays Bank Zambia

Barclays Lusaka office portfolio comprised of approximately 9,300m<sup>2</sup> of office accommodation in numerous locations within the greater Lusaka area. The strategy was to consolidate the various office into a new single head office.

Project Value:  
ZAR 300 million

Size:  
7800m<sup>2</sup>



# ELCB HEAD OFFICE

East London | Eastern Cape, South Africa

**Date:**  
Completed 2013

**Client:**  
ELCB

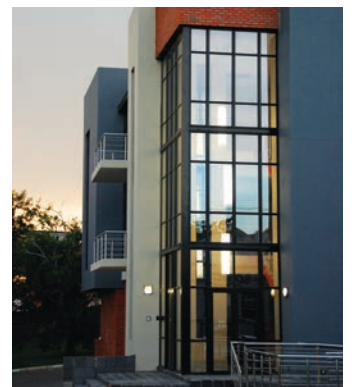
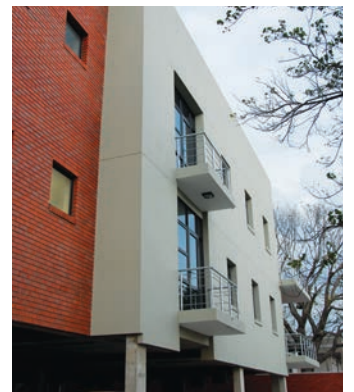
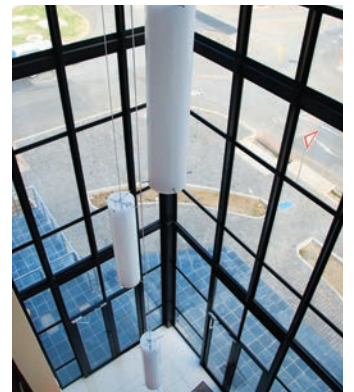
**Project Value:**  
ZAR 15 Million

**Size:**  
1500m<sup>2</sup>

This project comprised of a purpose designed office building on a prominent corner site. The building accommodates the Head Office of a specialist IT company, which provides a wide variety of services including IT Consulting, IT Project Management, Data Capturing, Data Analysis, Software Development and Application hosting.

Features of the building design include: the provision of large Server Rooms, a variety of meeting spaces, a Conference facility, cellular offices, open plan office space and support services. These activities are anchored around the circulation core, which is expressed as a prominent glazed corner bay.

Finishes on the external facades are restricted to a simple palette of face-brick, painted plaster and galvanised steel. The building has a total Rentable Area of 1 300m<sup>2</sup> and a Construction Area of 1 500m<sup>2</sup>.





# AGCO OFFICES

Johannesburg | Gauteng, South Africa

Date:  
Ongoing

Client:  
AGCO

Project Value:  
ZAR 2,3 Million

Office Size:  
500 m<sup>2</sup>

Collaborators:  
Nguni Turnkey Solutions

The newly constructed offices for AGCO South Africa required an interior fit-out that would reinforce the companies brand identity and values. We assessed the current and future staff requirement and designed a flexible interior that would allow for growth, as a "Living Office".

The Living Office approach views space less as a static system, and more as an organically evolving office layout that can express organizational culture and provide individuals with a meaningful connection to work and colleagues.

As a platform for increased productivity and effectiveness, Living Office offers a more human experience of interaction and creation. At the heart of the design, in the entrance lobby, is a large "Acoustic Tree" that emphasis the core agricultural business of AGCO.

In-between the timber branches are suspended circular panels which controls the acoustic levels around the entrance.





# ALEXANDER FORBES RETIREMENT FUND BUILDING

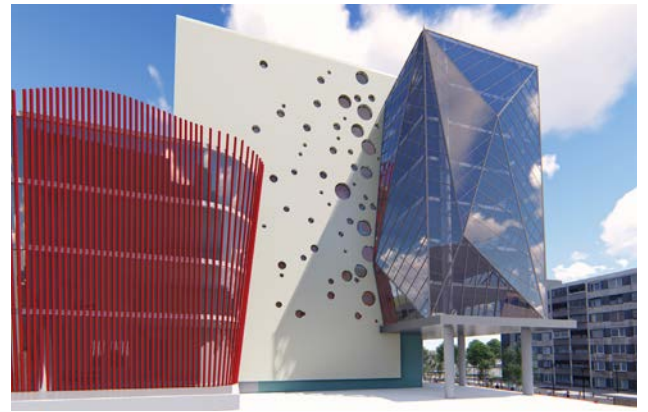
Nairobi | Kenya

**Client:**  
Alexander Forbes  
Retirement Fund

**Size:**  
10 000m<sup>2</sup>

**Collaborators:**  
Waweru & Associates  
Architects

The AFRF Building is a proposed mixed-use building located on a prominent site on General Mathenge Drive, Westlands, Nairobi. The retail areas are primarily located at ground floor and around a landscaped courtyard. The Offices are distributed on two wings of eight and four floors connected by the services core. The wings are laid-out to maximize north & south exposure. The roof area south of the offices (and over the ground floor retail) will be accessible for entertainment purposes. It is the intention to provide each wing with separate wet services cores so that they can be let as independent tenancies. The wings can be further subdivided into lettable zones, one on each side of the core connection. Green building principles in the areas of site management, energy efficiency, indoor environment quality, water utilisation, emissions and the selection of building materials are proposed for application to every aspect of the design and construction process.







# COTE D'OR SMART CITY

Cote d'Or, Mauritius

Date:  
2018

Client:  
Landscape, Mauritius

Osmond Lange developed an Urban Design Vision and Architectural Proposal for Phase 1 of a proposed Smart City in Cote d'Or, Mauritius for a Design Competition run by a state owned property development company, Landscape Mauritius. Our proposal comprises an integrated mixed use Smart City, and includes Office Buildings for several government tenants, ground floor Shops and Restaurants as well as Residential Apartments. The development is planned according to New Urbanist principles, with buildings set out as perimeter blocks that activate street edge interfaces with adjoining public spaces.





# KUMASI RACECOURSE DEVELOPMENT

Kumasi | Ghana

Date:  
2017 - Present

Client:  
Eris Ghana / Sovereign  
Africa

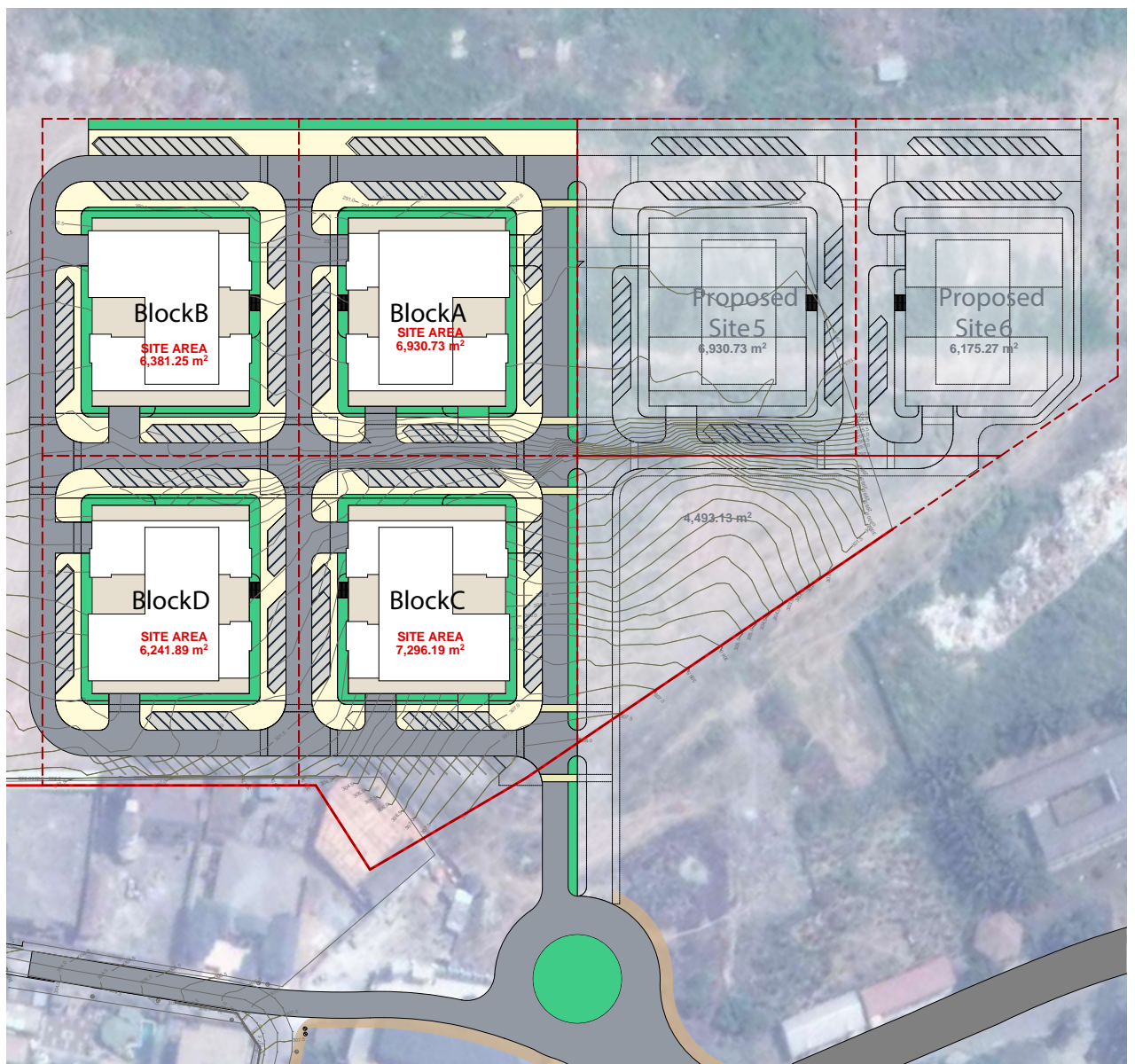
Project Value:  
USD 66 Million

GLA: 32 802 m<sup>2</sup>

This project, located in the capital of Ghana's Ashanti region, Kumasi, comprises six separate office buildings set out within a proposed integrated mixed use precinct planned on New Urbanist principles, incorporating vertical mixed use and walkable public realm.

It is intended that the development will be a gamechanger for Kumasi, offering the first international standard office product in the city to corporate tenants.

Future planned phases of the precinct include a hotel and residential apartment building, as well as a park within which the history of the Ashanti culture and tradition will be celebrated through public artworks and exhibits.





# THE GALLERIA

Tyger Valley | Cape Town, South

Date:  
2016- Present

Client:  
Devmet Property  
Development

Project Value:  
ZAR 3 billion

The Galleria is a proposed Mixed-use Precinct surrounding the Bellville Velodrome in Tyger Valley. This precinct aims to bind together the various residential, retail, office, sporting and educational developments with a holistic, pedestrian priority Mixed Use Town Centre for Tyger Valley. Osmond Lange are responsible for the Urban Design Framework as well as for the architectural design of several buildings within the precinct, and the conversion of the velodrome into an events venue.





## 99 JASON MOYO AVENUE

Jason Moyo Avenue | Harare, Zimbabwe

**Date:**  
Completed 1997

Corporate Head Office building and letting space.

**Client:**  
Miekles Group

**Project Value:**  
ZAR 95,9 Million

**Office & Retail Size:**  
7 000m<sup>2</sup>



## THE CAUSEWAY BUILDING

Central Avenue/Third St | Harare, Zimbabwe

**Date:**  
Completed 1994

Corporate Head Office building, Post office, banking branch and letting space. This building has a total area of 18 000m<sup>2</sup> and occupies a 5 354m<sup>2</sup> corner site in the Harare CBD. The area is characterised by buildings erected in the 60s the POSB HQ represents a new generation of post-independence architecture. The structure has a total of 21 levels divided in four zones: The basement, the podium, the office tower and the services core. The basement provides accommodation for 71 passenger vehicles.

**Client:**  
PTC Pension Fund

**Project Value:**  
ZAR 246 000 000

**Office & Retail Size:**  
18 000m<sup>2</sup>



## FIDELITY LIFE TOWER

Harare, Zimbabwe

**Date:**  
Completed 1997

Speculative office building and retail space

**Client:**  
Fidelity Life

**Project Value:**  
ZAR 131 520 000

**Office & Retail Size:**  
12 000m<sup>2</sup>





# JAGGERS HEAD OFFICE & WAREHOUSE

Mutare Road | Harare, Zimbabwe - Fleet Utria Architecture

Date:  
Completed 1995

Corporate Head Office building and  
retail warehouses

Client:  
Old Mutual Propertie

Value:  
ZAR 131 520 000

Office & Retail Size:  
24 000m<sup>2</sup>



# MEDITERRANEAN SHIPPING COMPANY HEAD OFFICE

Avondale | Harare, Zimbabwe - Fleet Utria Architecture

Client: Mediterranean  
Shipping Company

Corporate Head Office Building

Date:  
Completion 2005

Project Cost:  
ZAR 16 440 000

Office & Retail Size:  
1200m<sup>2</sup>



# POST & TELECOMMUNICATIONS CORPORATION HEADQUARTERS BUILDING

Union Avenue | Harare, Zimbabwe - Fleet Utria Architecture

Date:  
Completed 1986

Corporate Head Office Building

Client:  
PTC Pension Fund

Project Cost:  
ZAR 165 000 000

Office & Retail Size:  
12 000m<sup>2</sup>







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