



# GBCSA and Green Star SA update

Nicola Douglas, GBCSA CEO  
Manfred Braune, GBCSA Technical Executive

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GBCSA Convention, Cape Town, 21 Sept 2010

## Vision

The Green Building Council of South Africa will lead the transformation of the South African property industry to ensure that all buildings are designed, built and operated in an environmentally sustainable way that will allow South Africans to work and live in healthy, efficient and productive environments.



# Green Building Council of South Africa

## Mission

To promote, encourage and facilitate green building in the South African property and construction industry through market-based solutions, by:

- **Promoting** the practice of green building in the commercial property industry,
- Enabling the objective measurement of green building practices by developing and operating a **green building rating system**,
- Improving the knowledge and skills base of green building in the industry by enabling and offering **training and education**, and
- Facilitating the implementation of green building practice by acting as a **resource centre**.



# GBCSA Founding Members



**GREEN BUILDING COUNCIL** SA

FOUNDING MEMBER



**S A P O A**

THE VOICE OF COMMERCIAL PROPERTY



**SPIRE**

PROPERTY MANAGEMENT

# Platinum Founding Members



**GROWTH-POINT**  
PROPERTIES



# Gold Founding Members



GREEN BUILDING COUNCIL SA

GOLD | FOUNDING MEMBER



GRINAKER-LTA

THE AVENIS GROUP



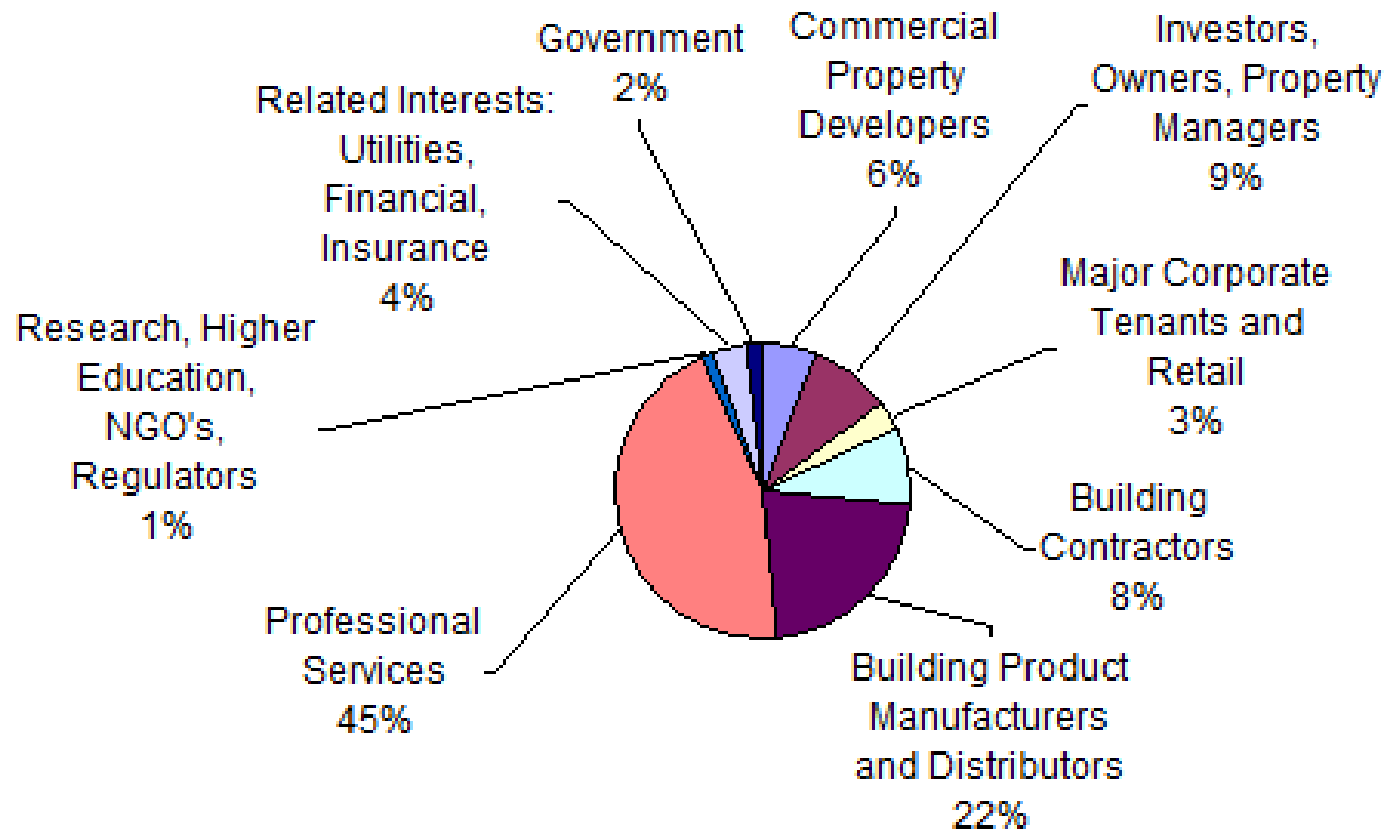
BOOGERTMAN  
+ PARTNERS  
ARCHITECTS



# Silver Founding Members



# GBCSA Membership



**GREEN BUILDING COUNCIL**  
OF SOUTH AFRICA

# Board of Directors

Category	Company	Name
Comm. Prop. Developers	Old Mutual Investment Group	Brent Wiltshire
Investors, Owners, Property Managers	Growthpoint Properties Pareto Limited SAPOA	Rudolf Pienaar Alex Phakathi Neil Gopal
Major Corporate Tenant & Retail	Woolworths	Maurice de Villiers
Building Contractors	Grinaker-LTA	Chris Jiyane
Building Product Manufacturers & Distributors	Desso	Pieter Smits Van Waesberghe
Professional Services: Architects, Designers, Engineers, Quantity Surveyors, PM's etc	SA Inst. of Architects Consulting Engineers SA Assoc of SA Quantity Surveyors WSP Green by Design PJ Carew & Associates	Al Stratford Graham Pirie Deen Letchmiah Eric Noir Paul Carew
Research, Higher Education & NGO's	CSIR	Llewellyn van Wyk
Utilities, Financial, etc	Nedbank Property Finance	Richard Thomas
Alternative Energy	Agama Energy	Mike Munnik
Government	CIDB (Department of Public Works) SA Cities Network	Rodney Milford Seana Nkhahle
Executive Chairman	Spire Property Group	Bruce Kerswill

# GBCSA Team



**Nicola Douglas**  
CEO



**Manfred Braune**  
Technical Executive



**Nick Mulvany**  
Senior Technical Coordinator



**Francois Refief**  
Technical Coordinator



**Lisa Parkes**  
Membership, Marketing &  
Events Manager



**Vusa Zaya**  
Membership Administrator



**Aisha Hassan**  
Bookkeeper



**Jaci Harrison**  
PA

# World Green Building Council



World **Green Building** Council

- |              |                         |                 |
|--------------|-------------------------|-----------------|
| 1. Australia | 8. New Zealand          | 14. Argentina   |
| 2. Brazil    | 9. Taiwan               | 15. Columbia    |
| 3. Canada    | 10. UAE                 | 16. Netherlands |
| 4. Germany   | 11. UK                  | 17. Poland      |
| 5. India     | 12. USA                 | 18. Romania     |
| 6. Japan     | <b>13. South Africa</b> | 19. Singapore   |
| 7. Mexico    |                         | 20. Spain       |



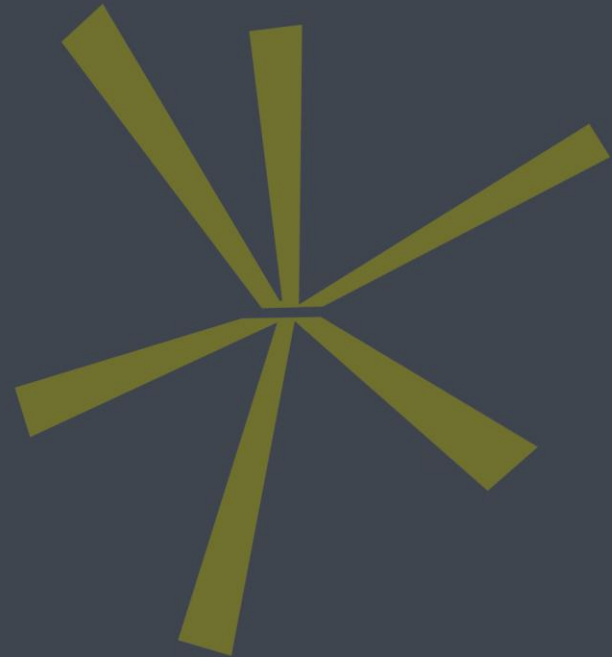
# Green Star SA Environmental Rating System



Rating System



GREEN BUILDING COUNCIL  
OF SOUTH AFRICA



# Green Star SA rating system

## Overview

- Based on other international rating systems
- Rating system for buildings
- Rates attributes, not operations
- Voluntary

## Objectives

- Establish a common language
- Promote integrated thinking
- Raise awareness
- Reduce environmental impact
- Recognise environmental leadership

# Green Star SA rating system

## Rating systems typically under GBC's:

- Identify different categories in which a building's environmental performance can be improved
- Identify specific initiatives ("credits") that would improve performance
- Award points for incorporating initiatives
- Total the points to give a score
- Award a rating on the basis of a score



# Green Star SA



8 Categories, plus  
Innovation

Management

Indoor Environment Quality

Energy

Transport

Water

Materials

Land Use and Ecology

Emissions

Innovation

# Green Star SA Certified and Registered Projects

## Office v1:

**Certified:** 1

- Nedbank Phase II Design Rating

**Registered:** 18

## Retail Centre v1:

**Certified:** 0

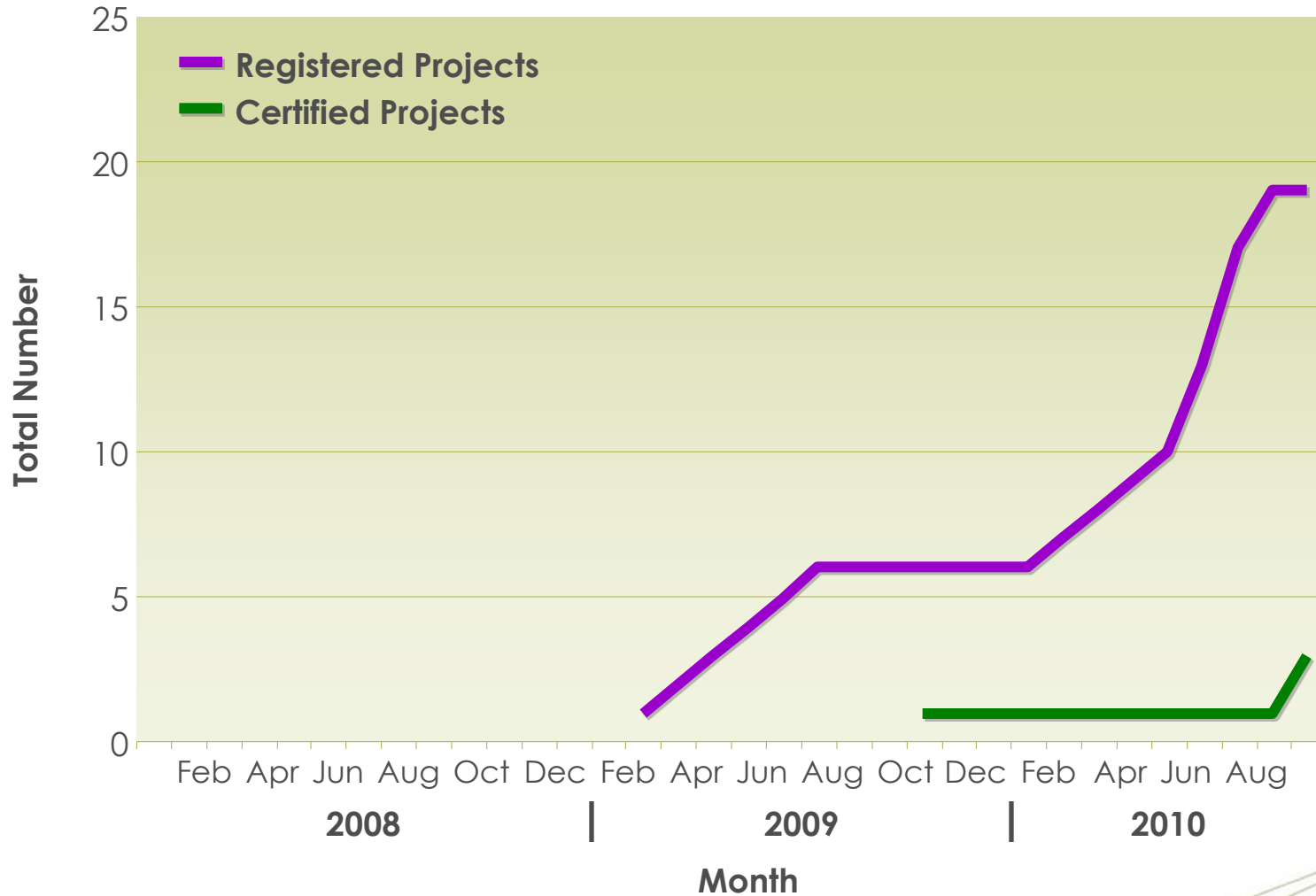
**Registered:** 2



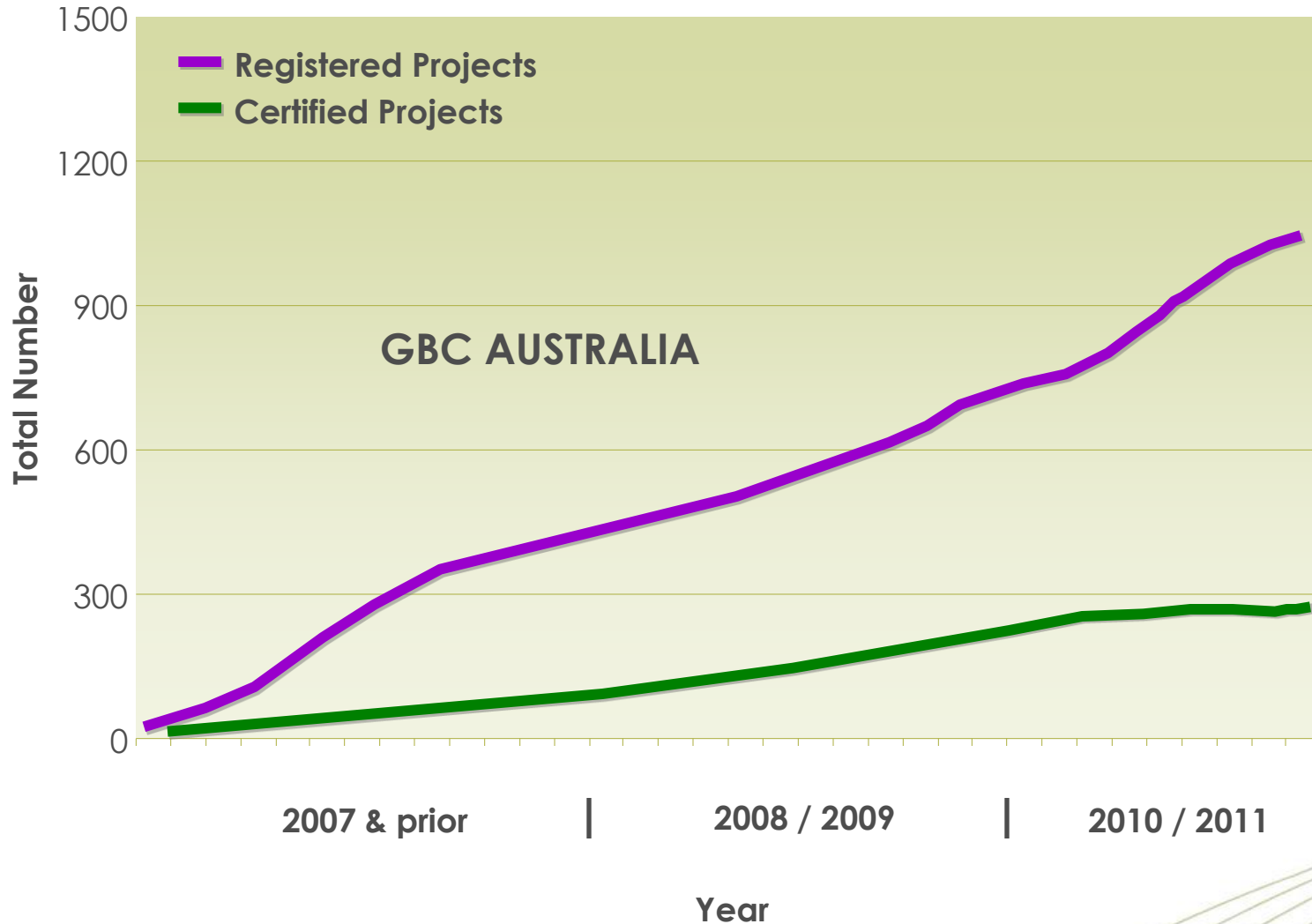
# Green Star SA Certified and Registered Projects



# Green Star SA Project Growth



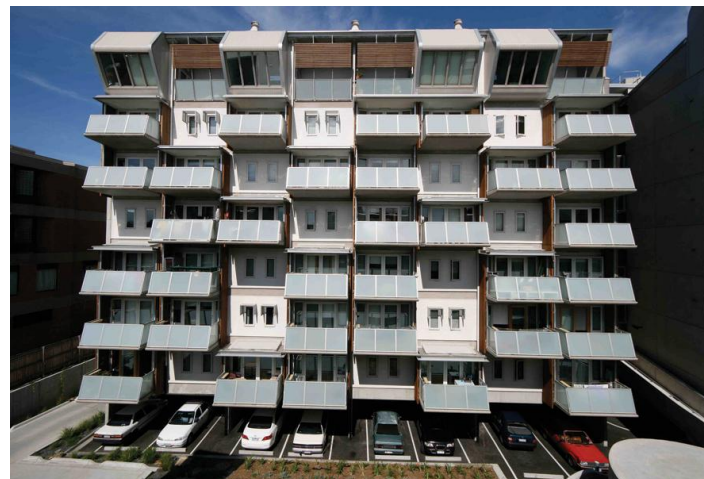
# Green Star Australia Project Growth



# Green Star SA Tool Development

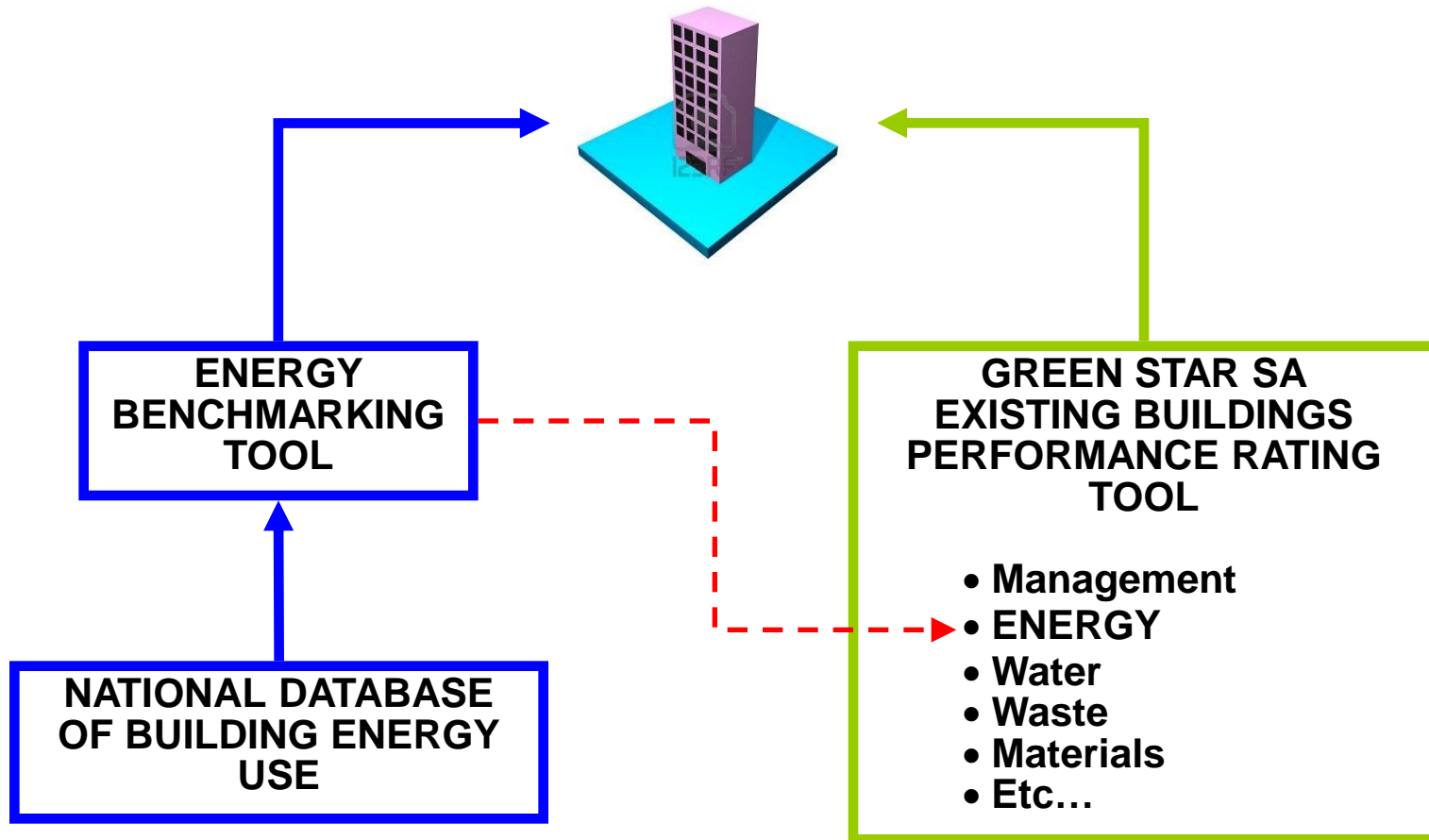
## Multi-Unit Residential Tool

- Eligibility: from cluster development to high rise – minimum of 3 dwellings
- Applicability of credit criteria to South African market
- Pilot tool aimed to be launched in early Dec 2010 – feedback period until early March 2011
- Final tool aimed to be launched in mid 2011



# Green Star SA Existing Building Approach

Using an external Energy Benchmarking tool (similar to how LEED in the USA uses Energy Star) linked into overall tool.



# Green Star SA Existing Buildings Tool

## Next Steps:

- Continue research and discussions on the use and establishment of a national energy benchmarking tool
- Source funding/sponsors for energy survey 'project'
- Formulate technical team to prepare energy survey and establish benchmarks and benchmarking tool
- Source funding/sponsors for overall tool
- Formulate technical team and technical working group for existing building tool development project
- Roll out tool development

# Green Star SA Tool Development

## Other tools under discussion:

- Public Buildings – Green Building Task Team co-ordinated by the CIDB including Public Works and bigger municipalities
- Education / Academic Buildings – in discussions with universities
- Mixed Use Tool
- Industrial, Hotel, Commercial Interiors
- Communities Tool – GBC Australia has released framework
- Certification for African projects

- Tool dev. factors:**
- market demand (and thus funding)
  - GBCSA assessment of impact
  - international tools released

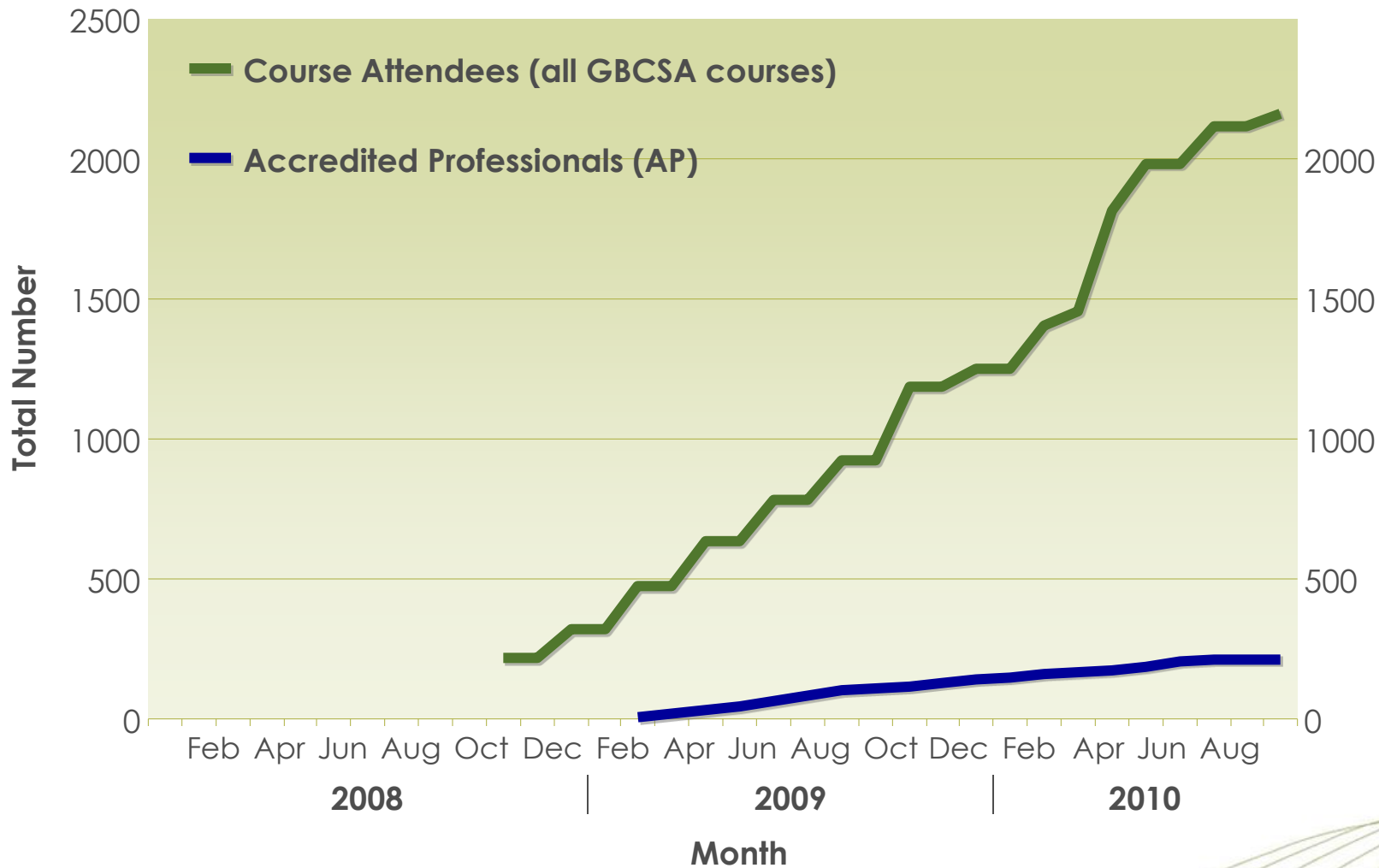
# GBCSA Education Programme Update

## Educational Courses on Offer:

- Green Star SA Accredited Professional Courses – next dates: 27 Oct in Johannesburg and 18 Nov in Durban
- Project Certifications Workshop
- Specialist Courses, including conference courses



# GBCSA - Course and AP growth



# Resources

- Website [www.gbcsa.org.za](http://www.gbcsa.org.za)

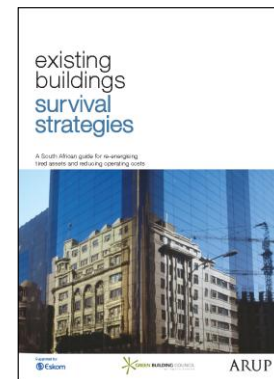
Rating Tools

Resources page

- Technical Manuals



- Existing Building Survival Strategies



- Past conference presentations at [www.gbcsa.org.za](http://www.gbcsa.org.za)

## REGISTER

TO ATTEND AS A DELEGATE

LEARN MORE

## EXHIBIT

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## EXPOSURE

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THE OFFICIAL GREEN BUILDING  
COUNCIL OF SOUTH AFRICA IS  
PROUD TO PRESENT OUR  
ANNUAL GBCSA CONVENTION  
AND EXHIBITION SPONSORED BY  
NEDBANK CORPORATE.

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# 2011

Don't miss South Africa's Premier green building event!

[www.gbcsa-convention.org.za](http://www.gbcsa-convention.org.za)



# Project Certification Awards

## Nedbank Phase II – Green Star SA - Office As Built v1

**Four Star Certified**



# Project Certification Awards

## Nedbank Ridgeside – Green Star SA - Office Design v1

**Four Star Certified**





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**Thank you**

Nicola Douglas, GBCSA CEO  
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