



## NEWSLETTER

Dear All

The Green Building Council has made great progress this year, moving from idea to reality with a full plan of action for 2008. We would like to bring you up to date with what has happened and where we are going.

### 1. BOARD AND EXECUTIVE:

The GBCSA held its first Board meeting in September. Members of the Board are as follows:

Category	Company	Name	Designation
Commercial Property Developers	Tongaat Hulett Developments	David Jollands	Director
Investors, Owners, Property Managers	(i) Old Mutual Investment Group Property Investments	Brent Wiltshire	Business Development Executive
	(ii) Pareto Limited	Alex Phakathi	Managing Director
Investors, Owners, Property Managers	(i) SAPOA	Neil Gopal	Chief Executive Officer
	(ii) Growthpoint Properties Limited	Tyrone Govender	Property Group Fund Manager
Major Corporate Tenants and Retail	Woolworths Limited	Paul Simpson	Head of Real Estate
Building Contractors	Construction SA	Dr Hennie de Clerq	Executive Director
Architects and Design	SA Institute of Architects	Hassan Asmal	President
Engineers	SA Association of Consulting Engineers	Graham Pirie	Chief Executive Officer
Property & Construction Professionals	Green by Design	Eric Noir	Partner

Research, Higher Education & NGO;s	CSIR	Llewellyn van Wyk	Research Group Leader
Related Interests: Utilities, Financial, Insurance	(i) Nedbank Corporate Property Finance	Richard Thomas	Divisional Director, Cape Region
	(ii) Agama Energy	Mike Munnik	Director
Government	(i) CIDB	Rodney Milford	Programme Manager
	(ii) SA Cities Network	Seana Nkhahle	National Programmes Co-ordinator
Facilitator	Spire Property Group	Bruce Kerswill	Managing Director

Members were selected from 12 categories in the property industry, and are a mix of ‘implementers’, influencers and specialists’. As this is an ‘establishment’ Board that has not been nominated by members, the tenure of directors is limited to one year, after which elections will be held. Bruce Kerswill was elected as Executive Chairman, and Nicola Douglas was confirmed as CEO.

## 2. COURSES AND BREAKFASTS:

With our close relationship with the GBC of Australia, one of the Aussie Council’s technical experts, Elena Bondereva, spent a week with us in September, during which time we held a series of breakfasts and courses.

All were very-well received and in particular, the ‘Greenstar Accredited Professional’ course was completely over-subscribed. This is a one-day course that covers the Australian ‘Greenstar’ rating systems generally. The courses were held in Sandton and Cape Town, jointly with SAPOA, and 110 people attended. This reflects the intense interest that there is in green building.

## 3. SELECTION OF GREENSTAR AS A RATING TOOL:

Producing a rating tool is one of the GBCSA’s priorities, as a rating tool sets the standards for green building, creates the “language”, and provides clear guidelines on what constitutes a ‘green building’.

This is an urgent issue as many corporates are wanting to move ahead with green building and have been looking at a variety of different tools. Various rating systems were considered including US’s “LEED”, UK’s “BREEAM”, Australia’s “Greenstar” and the CSIR’s “SBAT”. A workshop was held to kick off the process of producing a rating tool for South Africa.

We took advantage of the presence of Elena Bondereva, who has had extensive experience in rating tools, having worked with and produced a thesis on the US “LEED”

rating tool, and heading up the Australian's 'Greenstar' tool, to present the case for these two systems. We invited the CSIR to present the case for their 'SBAT' tool. The workshop was attended by people from corporates who are considering using rating tools, as well as green building practitioners and experts. The conclusion of the workshop was that Greenstar had significant advantages over the other systems, and, having been designed for a country with similar conditions for SA, was well-sorted to our conditions.

The issue was further debated at the second Board meeting in November. Apart from the technical issues, operational issues were also considered. Here the GBC of Australia has offered us the Intellectual Property of their Greenstar system at no charge, as well as support in operating the system and training staff and assessors. In contrast, if we were to use the LEED system, we would not be able to customise it, all assessments would need to be done by the USGBC in the US, and applications would have to be submitted in imperial measurements.

The net result was that the Board has made the decision to use Greenstar as the basis of a South African rating system, and will be embarking on a process of customising the system for SA in the months to come. The customisation will involve the appointment of consultants to review the Greenstar system, and to assess the relevance or otherwise of each credit standard or measurement to SA conditions. The process will be overseen by a sub-committee of the Board whose members will include technical experts.

Our objective is to have a pilot rating system in place during the first half of 2008.

#### 4. MEMBERSHIP:

Many people have approached us with a view to their firms becoming members of the GBCSA, and while we would like to establish our membership base as quickly as possible, there are some practical considerations to deal with first. We have a database of over 300 people who are keen to get involved as well as many others who have expressed interest, and we need to be in a position to handle applications, membership details and fees from an admin point of view before we can open for membership. We are currently looking to put in place a database management system and administrative assistant, and hope to be able to open for membership in the first quarter of next year.

#### 5. FOUNDING SPONSORSHIPS:

The GBCSA is looking for sponsors to fund the organisation until "annuity" streams from membership fees, events, etc., are in place.

A system of Silver (R100 000+) Gold (R200 000+) and Platinum (R500 000+) founding sponsorships has been devised which will recognise corporates as 'founding sponsors'. Details of the scheme are being finalised, after which we will be approaching likely companies – and a number of organisations have expressed strong interest so far. If your business would like to be recognised as a founding sponsor of the GBCSA, please contact Bruce Kerswill or Nicola Douglas.

## 6. WORLD GBC:

The GBCSA has been recognised as an 'emerging member' of the World GBC and was invited to participate in the recent World GBC Council event at the 'Greenbuild' conference in Chicago. There is in fact pressure from the World GBC to us to become full members, and we hope to achieve that in 2008 once we are happy that all our "ducks are in a row".

## 7. GREENBUILD CONFERENCE - CHICAGO:

A delegation of 6 people from GBCSA attended the recent 'Greenbuild' conference held by the US GBC in Chicago. This was inspiring experience, with 25 000 delegates and speakers of the ilk of Bill Clinton and Paul Hawken. It also made us realise just how much momentum the green building movement is gathering internationally, and how far we in SA still have to go.

## 8. ESTABLISHMENT OF SUB-COMMITTEES:

At the Board's November meeting, three workstreams were identified as being the GBCSA's priority areas, and corresponding sub-committees were set up. Volunteers are now sought to serve on these sub-committees.

The sub-committees are as follows:

- (i) *Technical* - this will deal with the development and ongoing operation of a rating system for SA. The committee will oversee the customisation of the 'Greenstar' rating system and its publication in "pilot" form for comment and feedback. It will deal with the process of assessing applications for ratings, and the establishment of a team of trained assessors. Volunteers, particularly from the engineering fields, with practical and technical experience in the different spheres of green building are sought to join this committee. The chairman of the sub-committee is Brent Wiltshire of OMIGPI, with Llewellyn van Wyk of CSIR and Eric Noir of Green by Design as directors.
- (ii) *Membership, Marketing and Events* - this will deal with a range of issues including:
  - Membership of the GBCSA – setting up the database systems, billing structures and admin procedures to take on members.
  - Marketing the GBCSA and green building generally, to a variety of audiences and stakeholders.
  - Arranging events including presentations, networking events and an annual conference to promote green building (and derive an income for the GBC.) The chairman of this committee is Neil Gopal, with David Jollands and Paul Simpson as directors. Volunteers are sought to join the committee who have experience in membership systems, marketing this type of organisation, and event co-ordination.
- (iii) *Education* – this will deal with running courses on the rating system, as well as technical education in green building for professionals. The development of a contingent of professionals with the necessary skills to enable the practice of green building in SA has been identified as an urgent need. Volunteers are sought who

have experience in executive-type education, running CPD courses, or with good contacts to relevant institutions. The chairman of this committee is Hassan Asmal, with Seana Nkhahle and Mike Munnik.

#### 9. VOLUNTEERS FOR SUB-COMMITTEES:

As mentioned above, the GBCSA is looking for volunteers to serve on the different sub-committees. Serving on the committees will involve a commitment of time – probably a couple of hours a week and attending a monthly meeting.

If you have an interest in the work of a particular sub-committee and would like to get involved in the GBC, please let us know. Volunteers should have experience in line with that mentioned in the 'sub-committees' above, and are requested to submit details of their experience and the type of contribution they believe they could make on the committee, to Nicola Douglas at [Nicola.douglas@gbcsa.org.za](mailto:Nicola.douglas@gbcsa.org.za). We invite you to get involved in what is fast becoming a dynamic organisation that addresses some of the most pressing issues of the world today!

#### 10. STAFFING:

The GBCSA is looking to employ staff, and are looking for enthusiastic, well-qualified people to fill the positions of:

- *Technical Manager* – who will have operational responsibility for the establishment and ongoing operations of the rating system.
- *Marketing Manager* – who have responsibility for the ongoing marketing of the GBCSA to members and stakeholders, as well as co-ordination of events; and
- *Administrative Assistant for membership* – who will be responsible for maintaining the database and accounts of members, and responding and responding to membership queries.

Details of the positions are available on request from Nicola Douglas at [Nicola.douglas@gbcsa.org.za](mailto:Nicola.douglas@gbcsa.org.za) and applications with CV's should be submitted to Nicola.

This is an opportunity to get in on the ground floor in high-profile positions in what is becoming an influential, cutting-edge organisation.

#### 11. GREEN CITIES CONFERENCE, SYDNEY, AUSTRALIA:

The GBC is leading a delegation to the Green Cities conference in Sydney, Australia on 10 February 2008. The line up for the conference is impressive and the 2007 conference was excellent. Following the conference, the GBC of Australia is offering a range of 'Greenstar' Courses, ranging from their 'Accredited Professional' course to technical courses aimed at various professions.

If you are looking to get involved in green building in SA or have an interest in the Greenstar rating system, we would encourage you to attend the conference and courses.

## 12. DEVELOPERS / OWNERS WORKSHOP:

### **Attention all developers / owners who are curious but not yet committed to green building:**

The GBCSA is arranging a delegation to Sydney, Australia, following the Green Cities conference, at which developers will be able to meet a selection of their counterparts in the Australian property industry who have adopted green building. This will be an opportunity to hear and to quiz leading Australian property people on what they are doing in this rapidly growing sector of the market. It is now reckoned that from now on all new major developments in Australia will be green buildings.

If you are interested, please contact Bruce Kerswill or Nicola Douglas on 021 685 4020.

In conclusion, there is a lot happening in the Green Building Council of SA, and we hope to start making a real impact in 2008. We invite you to get involved in a sub-committee or join us on our trip to Australia, and definitely join the GBCSA when we open for membership in 2008.

Otherwise, have a safe and happy festive season and a good break, and see you in 2008!

Regards,  
Bruce, Nicola, The GBCSA team