



INTEGRATED ANNUAL REPORT

JANUARY – DECEMBER 2022



**GREEN
BUILDING
COUNCIL**
SOUTH AFRICA

15
YEARS

of driving transformation
of the built environment for
people and planet to thrive



GREEN BUILDING CERTIFICATION HIGHLIGHTS OF 2022:

6-STAR GREEN STAR PROJECTS



Firmenich, Firsouth Midrand; Johannesburg
6-Star Green Star Interiors

More than 80% of the office usable area enjoy views to the outside, ensuring a good indoor environmental quality for staff.



Liberty Two Degrees Collaboration Hub Sandton, Johannesburg
6-Star Green Star Interiors

The building has a centralised waste facility for sorting and collecting of operational waste.



The Watershed V&A Waterfront; Cape Town
6-Star Green Star Existing Building Performance

All stores in the Watershed are SMME's supplying local African product.



The Ridge V&A Waterfront; Cape Town
6-Star Green Star Office v1.1

Ecobricks were used as void formers in lieu of polystyrene (EPS) and CLT was used as a structural component of the facade.



Ikusasa (7 Parks Boulevard) Oxford Parks; Dunkeld; Johannesburg
6-Star Green Star Office v1.1

The building is equipped with solar panels with a capacity of 230 kWp, resulting in annual energy production capacity of 387 000 kWh.

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CEO'S FOREWORD

LISA REYNOLDS

A strong foundation and remarkable collaboration have enabled great progress in 2022

It was a proud moment when my team and I recently celebrated my three-year anniversary as CEO of GBCSA. I came on board as CEO during a challenging time at the GBCSA and I am proud of all the remarkable things we have achieved in such a short time. After getting rid of a retained loss at the end of 2021, we entered 2022 with a clean slate, eager to ask: 'What's next?' and focus on our core mission: transforming the built environment to enable people and planet to thrive.

2022 was a good year for us on the financial front, despite our targets being conservative. Having balanced the books at last, we were able to invest in building our resources so that we can be more efficient in what we do. This included welcoming new staff, particularly to our technical department, fortifying our HR team to ensure that our staff are well supported, and finding me an executive assistant to allow me to dedicate more time to strategic visioning. I am profoundly grateful to my team, whose hard work and dedication help us to move forward with vigour.

We made significant strides in developing the Green Star New Build Version 2 tool in 2022 - a process underscored by remarkable collaboration. Our AP (Accredited Professional) community has graciously volunteered time and expertise to help us craft an effective, ground-up tool. Here, I would like to extend my sincere thanks to Balwin Properties for sponsoring our New Build Tool and Growthpoint Properties for sponsoring our Existing Building Performance (EBP) Industrial Tool. These contributions significantly expand our reach and reinforce the spirit of community that embodies the green building space.

Our path forward will involve readying the New Build Tool for piloting by late 2023 or early 2024. We're already on the lookout for new builds to take part in our pilot programme. We'll also be concentrating our efforts on expanding the EBP rating tool suite. Driving the concept of energy efficiency as the first fuel (the fuel that isn't used in the first place) across the sector is very important. Part of these efforts will include encouraging uptake of the Net Zero Carbon certification and creating further awareness with our educational components.

I am astutely aware of the challenges we face as a nation, which also affect the GBCSA. From socio-economic issues to energy crises, the road is not easy. However, within these difficulties, I urge us all to find reasons to remain positive. We have made so much progress over the years, which needs to be celebrated. We certified 166 ratings during 2022, and our numbers are growing exponentially each year. This is testament to the sector's commitment towards doing their bit, one step at a time.

According to the MSCI index, green buildings use 4.5% less energy on average than conventional buildings. This demonstrates to us that very inefficient buildings could potentially achieve around 10% savings without too much cost and/or effort. While these figures may seem modest, when you calculate the amount of energy saved per square metre across commercial spaces in the whole of the country, potentially we could reduce load shedding by a few stages. That's huge! Remember, every challenge presents an opportunity for innovative solutions and growth. So, let's not accept the negatives as inevitable, but instead, work together to overcome them.

Of course, I must mention the in-person highlights of 2022 including our very successful Green Building Convention held at Century City Convention Centre. We had around 700 people at the convention and 200 online, with very positive feedback from participants. Plaque handover events are always a highlight for me too, as I relish the chance to physically shake someone's hand, as opposed to looking at them over a Zoom call!

I would like to express my gratitude to the board for their strategic direction and valuable input, and to our members and APs, whose support and active participation have been instrumental in shaping GBCSA. As we sail into another year, let's focus on solutions, not problems. Together, we can continue to build a more sustainable and inclusive built environment and effect the significant change we strive for.

Lisa Reynolds
CEO



“ Every challenge presents an opportunity for innovative solutions and growth. So let's not accept the negatives as inevitable, but instead work together to overcome them. ”

OUTGOING CHAIR'S FOREWORD **BRIAN UNSTED**

Encouraging higher standards of sustainability & broadening our sectors of impact

As I prepare to step down from my role as Chair of the GBCSA, I reflect on the journey we have embarked on together with a sense of pride. We have continued with a trajectory to focus on certifications, remaining relevant, and staying set on a path of sustainable growth. We find ourselves in a strong position to live out our purpose to transform the built environment for people and planet to thrive.

A few years ago, GBCSA had to make some key decisions. We adopted a leaner team, consolidated our offices in Cape Town, and welcomed a new CEO, Lisa Reynolds, to lead the GBCSA through the next phase of its journey.

No sooner had we implemented changes than we were confronted with the global Covid-19 pandemic – an unknown externality that affected every sphere of every person's life. Little did we know how Covid would provide an opportunity to set out a compelling case for companies in the built environment to make drastic changes and escalate the pace of change.

During my term as Chair, the stability of the GBCSA has enabled us to focus on keeping up with the evolving green building landscape and providing value to our members through our suite of Green Star rating tools.

We've focused on updating our New Build Green Star rating tool with the valuable input of our AP and member community. Version 2 of our tool reflects the needs of a more mature market. It will be more challenging than our previous tool, so as to encourage higher standards of sustainability.

Another goal under my tenure was to broaden GBCSA's reach beyond the office sector, particularly in the retail and industrial sectors. Our Industrial Existing Building Performance (EBP) tool was successfully launched in 2022, and we see great potential for significant numbers of certifications.



I am confident that the GBCSA is well-positioned for the future. As businesses strive to adopt net zero pathways, I firmly believe that there are still many untapped opportunities within the green building sector. Despite the challenges we face in our macroeconomic environment, not least of which is energy insecurity, these obstacles are also driving people in the direction of renewable energy and green solutions. GBCSA finds itself agile and ready to help the built environment sector navigate its way through.

I wish my successor, Andre Theys, well in his term as Chair. I would also like to express my deep gratitude to GBCSA's committed staff, my fellow board members, our members, and AP community. We are, without a doubt, better together.

Brian Unsted
Outgoing Chair

INCOMING CHAIR'S FOREWORD **ANDRE THEYS**

We are cautiously optimistic and ready for new opportunities

My tenure as Chair begins in the wake of considerable change and growth for the GBCSA, and I am humbled having been given the chance to build upon the foundation laid by my predecessor, Brian Unsted. Through Brian's strong leadership over the past few challenging years, the GBCSA has emerged stronger, more resilient, agile and adaptable, and ready to seize the opportunities laid before us.

As an organisation that seeks to transform the built environment sector, we are cognizant of the many challenges property owners currently face in the macroeconomic context – depressed markets, unreliable power supply from Eskom, the global energy crisis, and broader socio-economic challenges within South Africa (to name but a few). I am cautiously optimistic that these challenges will also create new opportunities for the GBCSA within the sector. As energy costs rise and the push for efficiency grows, landlords and tenants will look to us for solutions that make financial and environmental sense.

A significant part of our 2022 endeavours were dedicated to refining the Green Star New Building Version 2 tool, but equally noteworthy was our substantial engagement with existing building stock – an area teeming with untapped potential. Although our Existing Building Performance (EBP) tool might lack the sparkle of new build rating tools, it is a linchpin in driving energy efficiency and charting our path towards decarbonisation. Furthermore, the EBP tool equips building owners with the requisite data for an Energy Performance Certificate (EPC).

So, as we get ready to pilot our New Build tool, our focus will be intensified towards enhancing the uptake of the EBP tools – an endeavour we believe will move the needle in a substantial way. Complementing this focus, we'll be driving greater uptake of the Net Zero tools, particularly Net Zero Carbon accelerated by the current load shedding. We'll also be ensuring our training is up-to-date and remains relevant for our audience.



The strength of the GBCSA lies not in physical infrastructure but in the intellectual capital of our people. I am deeply grateful to the staff, board, and the AP community, who stayed the course with us through challenging times. You have been the driving force that has helped us right the ship, and we are committed to investing in and nurturing this invaluable asset. My appreciation also extends to our members, who play a significant role in shaping our identity.

Our African continent faces numerous challenges which, while daunting, also foster resilience and ingenuity. We've braved water crises, power shortages, and more, emerging stronger each time. This indomitable spirit, I am confident, will carry us forward, enabling GBCSA to sail against the winds and chart our course into a sustainable future.

Andre Theys
Incoming Chair

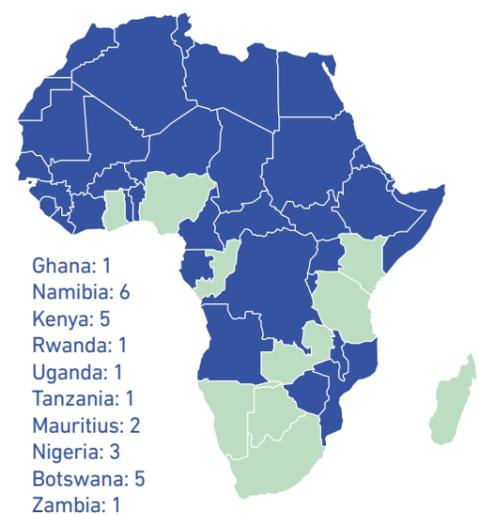
“Stability has enabled us to become more outward-focused and to challenge ourselves as an organisation.”

“The strength of the GBCSA lies not in physical infrastructure but in the intellectual capital of our people.”

Celebrating 15 years of transforming the built environment for people and planet to thrive.

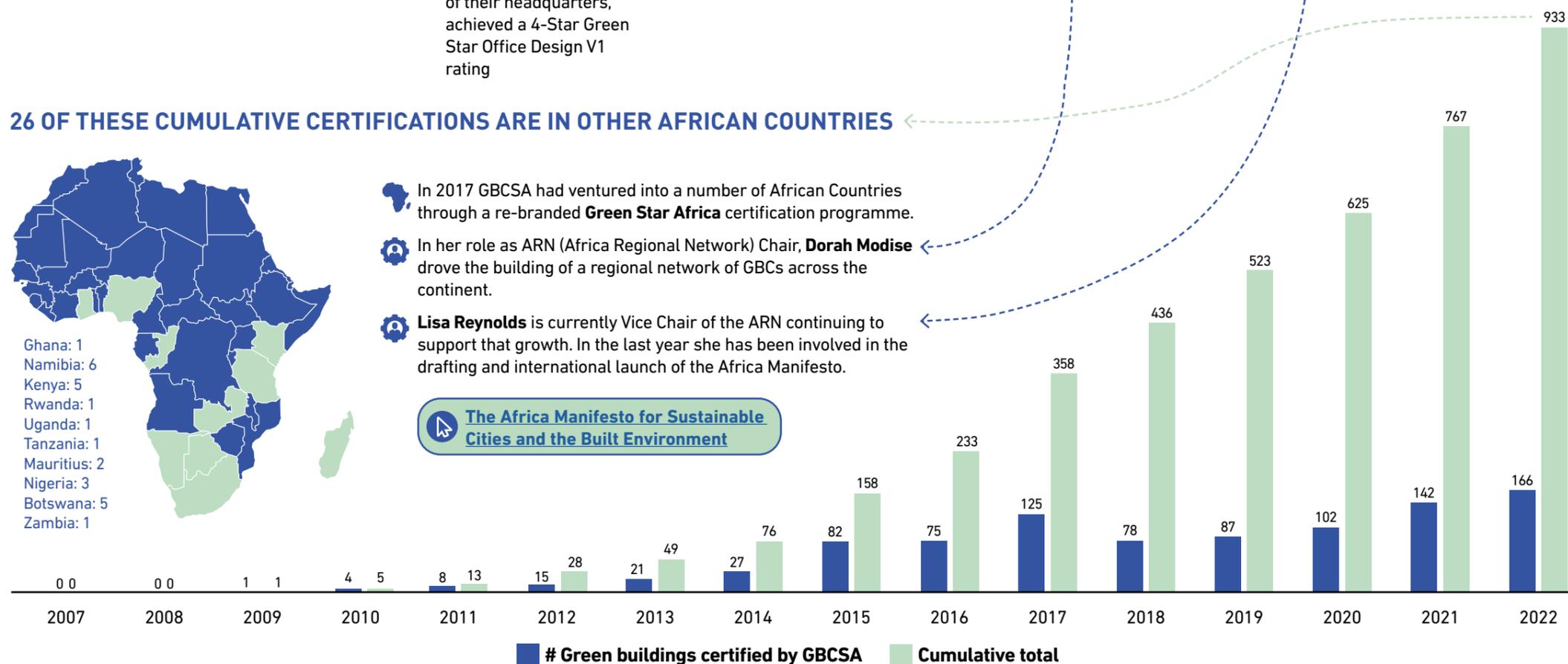


26 OF THESE CUMULATIVE CERTIFICATIONS ARE IN OTHER AFRICAN COUNTRIES



- In 2017 GBCSA had ventured into a number of African Countries through a re-branded **Green Star Africa** certification programme.
- In her role as ARN (Africa Regional Network) Chair, **Dorah Modise** drove the building of a regional network of GBCs across the continent.
- Lisa Reynolds** is currently Vice Chair of the ARN continuing to support that growth. In the last year she has been involved in the drafting and international launch of the Africa Manifesto.

[The Africa Manifesto for Sustainable Cities and the Built Environment](#)



From our home in Cape Town, South Africa, we have been driving change through advocacy, training, certification and our community.

The Green Building Council South Africa (GBCSA) is a non-profit member-based organisation promoting green building and sustainability in the property and construction sectors. Our goal is a resilient, green and healthy net zero built environment.

We are one of about 70 members of the World Green Building Council (WGBC) and collaborate with GBC's across the globe, enabling access to a community of experts at home and abroad.

OUR CUMULATIVE TOTAL OF GREEN BUILDINGS CERTIFIED EQUATES TO APPROXIMATELY...



WITH IMPACT PER ANNUM OF...



ABOUT US

OUR MEMBER COMMUNITY

Our members drive transformation in all corners of the built environment

While our core activities are driven by a small team, our strength lies in our extended network of members. In 2022 GBCSA comprised approximately 550 members including a broad spectrum of built environment organisations and professionals across various sectors.

We continually work to provide our member community the best support and opportunity through networking events, marketing platforms and preferential pricing on products. Many of our members work closely with us as faculty in the GBCSA Academy and as Accredited Professionals (APs) involved in the certification of buildings.

Membership benefits include:

- **Preferential pricing** for our offerings including certification, training and events, including discounts for our annual convention.
- **Exclusive access** to member events
- Free subscription to **+Impact** magazine
- Listing on the **GBCSA Members Directory**
- Listing on the **new GBCSA Product Member Catalogue**

[Find out more about membership options](#)



15th birthday celebrations in Cape Town



Handover event for Batho Pele House, the first National Government property to achieve a Green Star SA Design v1 certification



The Annual Green Building Convention



Presentation in Johannesburg during our 15th birthday celebrations



[GBCSA Members Directory](#)



[GBCSA Product Member Catalogue](#)



[+ Impact magazine](#)



2022 Acknowledgements

NEW BUILD RATING TOOL VERSION 2: TASKFORCE VOLUNTEERS



In 2022 the GBCSA set out to develop a revised Green Star New Build Tool. Just under 40 of our members participated in this initiative as members of specialist voluntary task teams.

Because of their time, input, and incredible contributions, we have been able to succeed in developing the new Tool. A grateful thank you to these Taskforce members.



Some of the Taskforce at the Annual Green Building Convention



Responsible

- Andre Harms
- Alison Groves
- Lizette Swanevelder
- Tarryn Long
- Yogesh Gooljar
- Zama Thusi
- Jenni Lombard
- Michelle de Nysschen



Places

- Adrie Fourie
- Peter Stokes
- Zandre Compion
- Marc Sherratt
- Mthobisi Masinga



Healthy

- Annelide Sherratt
- Roxanne Dovey
- Alana Shuttleworth
- Nura El-Ghaib
- Alex Varughese
- Jo Anderson
- Michal Holhfeld



People

- Melissa Titus
- Cebisa Mafukuzela
- Nomamfengu Mbele
- Itumeleng Masekoa
- Michelle du Toit



Resilient

- Jutta Berns
- Dean Young
- Adrian Jackson
- Yovka Raytcheva-Schaap
- Elri Syfert
- Jo Anderson
- Michal Holhfeld



Nature

- Mike Aldous
- Peta Brom
- Thobekile Gambu
- Lee-Ann Sade Modley
- Marc Sherratt
- Tamryn Heydenrych
- Manti Seleka



Positive

- Francois Retief
- Jeffy Palamattam
- Dashiell Coville
- Yogesh Gooljar
- Ravindra Nagar
- Simon Penso
- Ann-Mari Malan
- Mischa Tessendorf

Legend

- Category Director
- Task Force
- GBCSA People

2022 AWARDS

GBCSA ANNUAL LEADERSHIP AWARDS

These awards recognise leaders driving change in the built environment through outstanding Green Star projects or professional involvement. Awards criteria include submission data gathered during the GBCSA's Green Star certification process and on the strength of the submissions. Individuals are nominated by the industry and their Green Star engagement is also taken into consideration.

HIGHEST RATED BUILDING

WINNER



The Ridge
4-Star Green Star Office As Built v1.1

Accredited Professional: Mike Munnik (Arup)
Property Owner: V&A Waterfront

RUNNER-UP

Opted to remain confidential

BEST QUALITY SUBMISSION

JOINT WINNERS



Sally Misplon
Misplon Green Building Consulting
(Accredited Professional)

Projects:

Existing Building Performance v1 certifications

- Black River – Gatehouse
- Black River Park – Park Building
- Commerce Square Buildings 1 – 5 (5 x separate ratings)

Property Owner: Redefine Properties



Lesedi Tsimani
Zutari (Accredited Professional)

Projects:

Existing Building Performance v1 certifications

- 138 West Street
- Brookfield Office Park
- 100 West Street
- Freestone Office Park
- 28 Fricker Road

Property Owner: Growthpoint Properties

RUNNER-UP



Alison Groves
WSP (Accredited Professional)

Project:

4-Star Green Star Office As Built v1.1

- Waterfall Corporate Campus Building 4

Property Owner: Corporate Campus Joint Venture

RISING GREEN STAR



WINNER
Makhosazana Mthethwa
Solid Green Consulting



RUNNER-UP
Alex Varughese
WSP

ESTABLISHED GREEN STAR



WINNER
Francois Retief
Sow & Reap



RUNNER-UP
Yogesh Gooljar
PJC+Partners

HIGHEST RATED AFRICAN SUBMISSION

WINNER

Opted to remain confidential

JOINT RUNNERS-UP



Mashatu Terrace
Botswana
4-Star Green Star Office As Built v1

Accredited Professional: Nomamfengu Mbele (Solid Green Consulting)
Property Owner: Time Projects



The Precinct, Unity Building
Mauritius
4-Star Green Star Office As Built v1.1

Accredited Professional: Adrie Fourie (Solid Green Consulting)
Property Owner: Gr1t House Ltd

NET ZERO SUBMISSION



WINNER
Headquarters of Fuchs Lubricants
Carbon - Level 2,
Occupant Emissions (Modelled)

Accredited Professional: Alex Varughese (Solid Green Consulting)
Property Owner: Fuchs Southern Africa



RUNNER-UP
SANBS KZN Zone Head Office
Carbon - Level 1,
Base Building Emissions (Modelled)

Accredited Professional: Alison Groves & Hlologelo Mantho (WSP)
Property Owner: South African National Blood Service

2022 AWARDS

THE GREENOVATE STUDENT AWARDS

Seeding an early passion for sustainable development and showcasing up-and-coming talent, and future leaders of the built industry

The annual Growthpoint Properties and GBCSA Greenovate Awards are geared for university students and focus on challenges and opportunities within the property industry.

These awards encourage, enable and reward students' innovative solutions. Students who enter benefit from:

- The awards' mentorship programme and workshops with industry experts
- The opportunity, expertise and resource support to develop research into a real and workable product or service for the property industry

Prizes include cash awards as well as other benefits. All awardees receive tickets to attend the GBCSA Convention, where the top teams in each category are invited to present their projects on the innovation stage. The three top participants for each stream also win entry to a nationally-recognised GBCSA Accredited Professional (AP) Candidate Course.

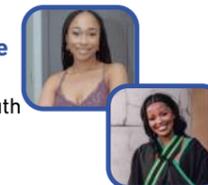
PROPERTY CATEGORY

Includes quantity surveying, construction management, and property studies.

FIRST

Mbali Mahlangeni and Toneka Pasiwe
University of Cape Town

"An investigation into the impact of the South African private sector investing in social infrastructure as a vehicle to attain their Environmental, Social and Governance (ESG) goals"



SECOND

Mpidiseng Mohlaba, Asanda Gwala and Manqoba Mthimkhulu
University of the Witwatersrand

"The use of Artificial Photosynthesis in the construction of building facades"



THIRD

Kingsley Martell and Kyle Motani
University of the Witwatersrand

"The effect of greenness on financial performance of South African REITs"



Greenovate Student Awards proudly sponsored by



"The unlimited approach to life and ideas that we see reflected in the Greenovate Awards by our university students is amazing. It is equally exciting to see the property industry coming together to support and create opportunities for our green-minded young talent."

-Lisa Reynolds, GBCSA CEO

ENGINEERING CATEGORY

Includes electrical, computer and electronic, civil, and mechanical engineering.

FIRST

Anna Pamela Reid
University of Cape Town

"Mycelium bio-composite as a sustainable insulation solution"



SECOND

Msawenkosi Mkhize
University of Cape Town

"Internet of Things technology in monitoring greywater quality for non-potable water use"



THIRD

Reinhard Ferreira, Mulisa Shavhani and Beth Watson
University of Pretoria

"Carbon-neutral building cooling via phase change materials with ventilation"



IFC PRIZE

A new award was introduced in 2022, sponsored by the International Finance Corporation (IFC) and linked to the EDGE green building certification, an innovation of the IFC.

WINNER

Mpidiseng Mohlaba, Asanda Gwala and Manqoba Mthimkhulu
University of the Witwatersrand

"The use of Artificial Photosynthesis in the construction of building facades"



2022 IN REVIEW

CERTIFICATION DRIVING MARKET TRANSFORMATION

Celebrating leadership and projects that are aiming for the highest levels of sustainability performance

2022 saw 166 certified projects demonstrate excellent sustainability results, with impacts that are quantifiable and significant. We commend all the project teams who celebrated successful certification outcomes in 2022 on your team work and commitment to the green movement.

We also saw some exciting 6 Star Green Star and Net Zero achievements where projects demonstrated outstanding leadership and who are trailblazers of market transformation within the built environment.

It was a record-breaking year for both the number of projects registering for certification, and projects achieving certification, showing that the value of certification is being recognised within the market.

- We processed more certifications in 2022 than any year in the history of GBCSA
- We received a greater number of registrations of projects for certification than ever before.



ABSA Towers Main plaque handover with ABSA Corporate Real Estate Solutions



Homechoice, the largest home shopping retailer in Southern Africa, achieved 5 Star Green Star Rating (EBP).

TOTAL NUMBER OF REGISTRATIONS & CERTIFICATIONS FOR 2022

2022 CERTIFICATIONS

	18	Green Star New Build
	113	Green Star Existing Building Performance
	5	Green Star Interior Fit-Out
	10	Energy Water Performance
	13	Net Zero/Positive
	7	EDGE

2022 REGISTRATIONS

	25	Green Star New Build
	125	Green Star Existing Building Performance
	7	Green Star Interior Fit-Out
	8	Energy Water Performance
	20	Net Zero/Positive
	19	EDGE

166 Total number of certifications for 2022

204 Total number of registrations for 2022



Rosebank Link plaque handover with Redefine Properties



The Ridge Building plaque handover with V&A Waterfront

TOOL DEVELOPMENT

We continue to improve and develop our rating tools, with the revised Green Star New Build V2 tool and Green Star EBP Custom Industrial PILOT in focus for 2022.



Revised Green Star New Build tool in development: Transforming Tomorrow with Green Star New Build V2

In 2022 we secured sponsorship for the technical development of our revised Green Star new Build tool, to keep the tool current and in line with global green building best practice and thinking.

The upcoming V2 Tool has new categories which cover the range of important aspects of sustainable building design existing in the current tools, but it will also introduce new sustainability metrics to the market.

The new tool will also cover minimum requirements within each new category to ensure a minimum level of environmental performance is achieved.

Although the Tool's starting point was on a volunteer basis, there was a need for sponsorship to see through the vision of voluntary taskforce teams. Fortunately in November 2022 Balwin Properties came forward to sponsor the Tool.

The tool is intended to be launched as a Pilot at the end of 2023 with the goal of *Transforming Tomorrow*.

[Read more about the Green Star New Build Tool V2](#)



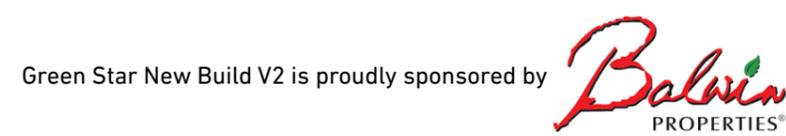
Radisson RED Hotel, Johannesburg

It's thanks to a dedicated group of volunteers that the founding development of this tool has been possible.

[See list here](#)

“One of our key goals is to drive market transformation towards more sustainable outcomes. A more relevant tool allows teams to better implement pertinent solutions, which is why we have called it “Transforming Tomorrow”. It's about delivering impact that is meaningful and transformative for our market.”

- Georgina Smit, GBCSA Head of Technical



Launch of the Green Star EBP (Existing Building Performance) Industrial Pilot to the market



Catalysing the industrial sector

In June 2022 we launched the new Green Star – EBP (Existing Building Performance) Custom Industrial Pilot rating tool. This tool customisation was sponsored by Growthpoint Properties.

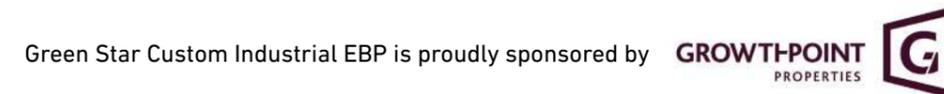
When the original EBP tool was developed it endeavoured to take as many building typologies as possible into account, however there have been limitations and it has largely been applied to the commercial office segment of the market.

The new tool will offer standardised guidelines for benchmarking industrial buildings, and bring clarity around the nuances of industrial building ownership related to the tool. This framework will support better collaboration between landlords and tenants, ultimately driving transformation of the sector.

[Read more about the EBP Custom Industrial Pilot rating tool](#)



The Campus, Streatley Avenue; Johannesburg



Green Star Custom Industrial EBP is proudly sponsored by

GBCSA can now certify all typologies of EDGE buildings



We have continued our certification partnership with IFC in 2022, and have expanded our EDGE certification capabilities beyond residential developments. We are now able to certify all typologies, as well as certify within the broader African continent.

2022 IN REVIEW

TRAINING: GBCSA ACADEMY

We continue to drive professional development in green building.

The GBCSA Academy continues to provide quality, accessible training for a wide variety of stakeholders.

The GBCSA Academy celebrated its first birthday in 2022. Our focus for the year was on supporting professional development for specific audience segments.

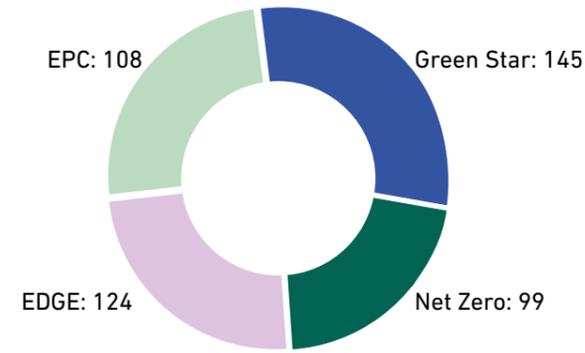


- For young professionals at tertiary institutions and those on learnership or apprenticeship programmes, the GBCSA Academy introduced a special offering to support skills development and knowledge, ultimately enhancing their employability.
 - Included 50 University students from Wits and UJ (University of Johannesburg) who gained certification as Professional Team Members in Net Zero
- For established professionals, offerings included a mix of in-person and digital training to support self-paced learning and flexibility.
- Large groups of provincial government employees also benefited from education and training in green building, supporting broader sector transformation.



The Annual Green Building Convention

DELEGATES TRAINED BY GBCSA IN 2022

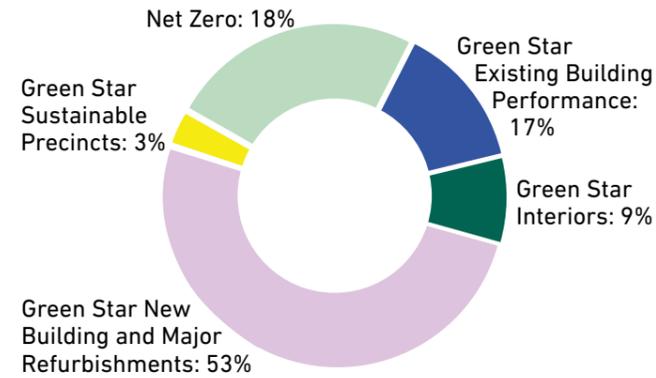


476 delegates trained by GBCSA in 2022

Training took the form of webinars, workshops and bespoke solutions.

Subjects included Green Star tools, Net Zero, EDGE and Energy Performance Certificates (EPCs).

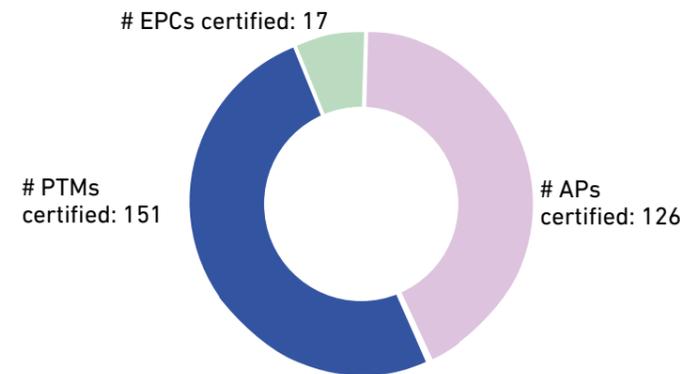
GBCSA AP'S CERTIFIED IN 2022



126 AP's certified by GBCSA in 2022

*AP's are GBCSA Accredited Professionals

INDIVIDUAL PROFESSIONAL CERTIFICATIONS ISSUED BY THE GBCSA IN 2022



294 individual professional certifications issued in 2022

*PTMs are Professional Team Members. These are individuals who are equipped to play a support role in a project team in the design and certification of a Green Star/ Net Zero-registered project.

EPCs are professionals formally certified in the collection and submission of data for South African Energy Performance Certificates.

“ Today, we have **over 2 770 APs** with many of them going on to create their own small business. This shows the important role GBCSA is playing in supporting and driving a just transition to low-carbon green building, ensuring the future and livelihoods of workers by creating new jobs within a green economy. ”

- Lisa Reynolds, GBCSA CEO

2022 IN REVIEW

ADVOCACY: ADVANCING AND PROMOTING GREEN BUILDING

As the hub for green building knowledge in South Africa, we advance and engage stakeholders across society.

GBCSA is involved in many knowledge-based activities which promote sustainable building design, construction, and operation.

These activities provide platforms for learning and knowledge share, as well as impactful conversations, solutions and tools in partnership with our members and stakeholders.

Our technical research also informs the continuing development of our certification systems and educational offering.

In 2022 we continued to develop and use this knowledge to advocate for, and drive change in the built environment, engaging stakeholders and role players from across all sectors of the built environment in South Africa and beyond. Activities ranged from events, both online and in-person, to important research collaborations to public sector engagement initiatives.

Our 2022 events focus has been on offering our members value as we continued the shift back to hosting face-to-face gatherings, while maintaining the momentum of our online webinars. Members have embraced the opportunities for regrouping and reconnecting as a community.

Hot topics in 2022

- 1 **GBCSA's 15th birthday celebration**
- 2 **Operationalising Energy Performance Certificates (EPCs)**
- 3 **AP Tiering**
- 4 **The changing role of HVAC**
- 5 **Rooftop Solar Power in SA**
- 6 **Launch of the Existing Building Performance Industrial Pilot Tool**
- 7 **EPC to Net Zero Carbon – with UK Pact**
- 8 **The role of offsets in getting to Net Zero**

GBCSA Events in 2022

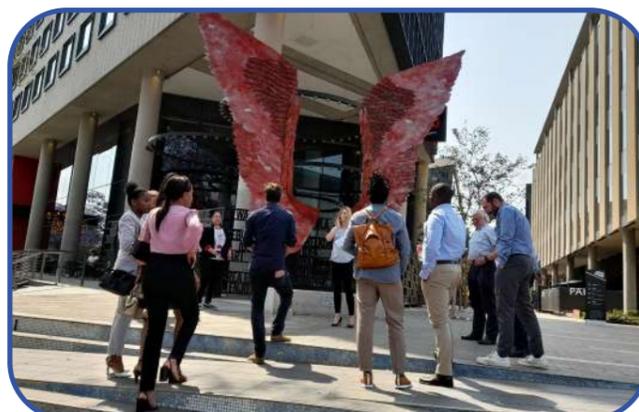
31 Events in 2022

- 19 online events
- 5 in-person events
- 7 plaque handovers

+1 GBCSA Convention




Planet Shapers webinars took place throughout the year



Building tour of the Radisson RED Hotel, Johannesburg



Public sector delegates at the GBCSA Convention

PUBLIC SECTOR ENGAGEMENT

GBCSA provides strategic advice and guidance to local, provincial, and national governments. 2022 saw the continued momentum and increase in government engagement, and greater appetite to invest in the green journey.

At municipal level, GBCSA continues to actively work with the cities (**Joburg, Tshwane, eThekweni, and Cape Town**) which are part of the C40 Cities South Africa Buildings Programme. We support them through information and review of their policies, incentive policies, and bylaws to create an enabling and sustainable environment for building green.

Provincial departments are prioritising green programmes and we've continued to see a desire to do more in the sustainability space. Some of those we engage with:

- **Gauteng Department of Cooperative Governance and Traditional Affairs (COGTA)**
- **Gauteng Department of Agriculture and Rural Development (GDARD)**
- **Premier's Expert Advisory Committee on Climate Change (PEACCC) & Sub-committee on Climate Mitigation** (overseen by GDARD)
- **Department of Public Works and Infrastructure (DPWI) (Western Cape)**

Nationally GBCSA has been involved in driving the development of green skills in the public sector as well as engagement on policy development, most notably the Climate Change Bill where we collected and made further comments on this proposed bill. We aim to enable government departments to be better informed and equipped to implement solutions to climate change with the urgency that is needed.

- **Department of Public Works and Infrastructure (DPWI) (National)**
- **Agrément** (the implementing arm of many of the DPWI's sustainability programmes)
- **Council for Scientific and Industrial Research (CSIR)**
- **National Cleaner Production Centre South Africa (NCPC)**
- **South African Local Government Association (SALGA)**
- **Council for the Built Environment (CBE)**

Important work in Africa includes the World GBC Africa Regional Network (ARN), which supports the growth of existing, new and potential GBC's in Africa; as well as implementation of policy, legislation, projects and programmes across the continent. In 2022 Lisa Reynolds, as Vice Chair of the ARN, was involved in the drafting and international launch of the Africa Manifesto.

[The Africa Manifesto for Sustainable Cities and the Built Environment](#)

The DPW Western Cape was the first government department that trained an AP team internally and certified their own building, with training and mentorship support from GBCSA. This was a wonderful first for government and something we are now working on with other government organisations.

Their building at 9 Dorp Street, Cape Town, received 4 Star EBP Green Star Certification

2022 IN REVIEW

ADVANCING AND PROMOTING GREEN BUILDING (continued)

THE GREEN BUILDING CONVENTION 2022: AFRICA'S LEADING SUSTAINABLE BUILDING CONVENTION

The 2022 Convention was an immersive three-day experience packed with the very best in thought leadership, innovation, interactive learning sessions, networking and more. The theme of "RE-Generation" was focused on the regeneration needed in the built environment in this decade of accelerated climate action.

A world-class programme of over 110 local and international speakers delivered high-quality sessions that catered for a variety of built environment stakeholders and ensured that delegates walked away empowered with practical insight, learning and inspiration.



The Annual Green Building Convention

[2022 Convention highlights](#)

[Post Convention Report](#)



The Annual Green Building Convention



The Annual Green Building Convention



“ This convention has demonstrated that our green building community, as a group of connected, purposeful people, is stronger than ever. This is evident not just in the record-breaking attendance, or the support from our sponsors and exhibitors, but the fantastic energy and conversation evident on the ground at Convention '22. ”

- Lisa Reynolds, CEO, GBCSA

KEY RESEARCH & KNOWLEDGE PROJECTS OF 2022

In 2022 we continued to be involved in market-leading programs and initiatives that advocate for sustainability.

One of our key drivers of transformation in the built environment was the coordination of market-relevant research that empowers decision makers to go green.



UK PACT RESEARCH

Laying the foundations for empowering building owners and SMMEs in operationalizing EPCs (Energy Performance Certificates) in South Africa

We continue our partnership with the Carbon Trust, supported by the UK PACT programme. This is an important first step towards achieving South Africa's net zero ambitions for existing buildings.

[Learn more](#)

THE COST OF GREEN REPORT

Making visible the steady decline in the cost of green buildings as they become more standard practice

We released the third iteration of the Cost of Green report in collaboration with University of Pretoria and the Association of South African Quantity Surveyors (ASAQS). Using the cost of new builds, the study revealed that the cost of green building certification is diminishing and can be as little as 0,5%.

[Report here](#)

OTHER INVOLEMENT & INITIATIVES



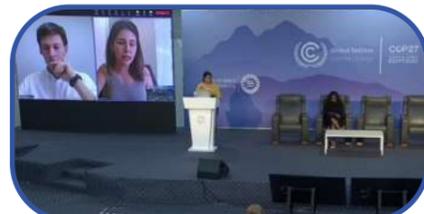
GBCSA Barcelona invite



GBCSA Barcelona invite

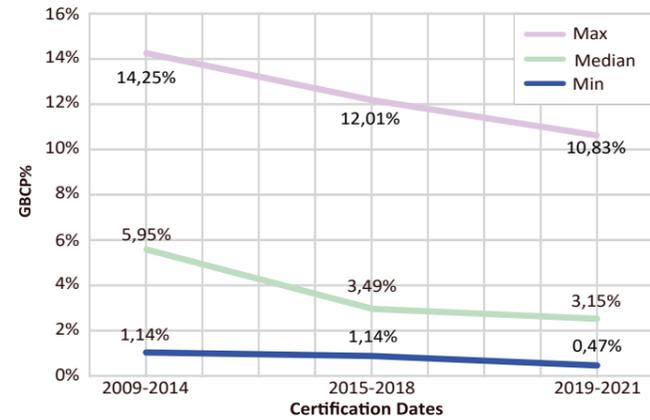
GBCSA had a spot on the COP27 programme talking about African cities, advocating for reducing carbon trajectories for cities. In this segment we showcased the [GBCSA & Divercity research partnership](#), with Georgina Smit representing GBCSA.

GBCSA was part of a local delegation to visit Barcelona in October 2022, to understand what Barcelona and other cities are doing to achieve their 2050 net zero commitments, with a focus on embodied carbon in the building sector, and exploring the possibility of future collaboration. Georgina Smit, GBCSA Head of Technical, represented GBCSA at the event, hosted by Bauhaus Earth and the Institute of Advanced Architecture for Catalonia (IAAC).



GBCSA | Arup | Divercity @ COP27

Green Building Cost Premium



Green Cost Premium- Data Per Publication Date

Publication date- Green design penetration (%)	MIN	AVERAGE	MAX
TOTAL	0,47%	3,63%	14,24%
2009/14	1,14%	5,95%	14,24%
2015/18	1,14%	3,49%	12,01%
2019/21	0,47%	3,15%	10,83%

Green Cost Premium - Rating Achieved

Rating achieved- Green cost premium (%)	MIN	AVERAGE	MAX
TOTAL	0,47%	3,63%	14,24%
4 Star	0,47%	3,55%	14,24%
5 Star	1,33%	3,49%	11,73%
6 Star	8,60%	10,50%	11,70%

Green Building cost premium is as low as 0.5% on some projects, according to the latest Cost of Green report.

BENEFITS OF GREEN BUILDINGS

Environmental Benefits

- Lowers resource depletion and pollution
- Renewable energy and energy efficiency
- Water efficiency and resilience
- Less waste and emissions produced

Economic Benefits

- Lower building maintenance costs
- Lower electricity spend
- Lower water spend
- Lower vacancy rates
- Increased marketability
- Future-proofed investment

Health & social Benefits

- Increased cognitive function of occupants
- Boosted workplace productivity
- Fewer sick building symptoms
- Lower airborne disease transmission
- Promotion of eco-friendly behaviours

BENEFITS OF GREEN BUILDINGS

MSCI SOUTH AFRICA GREEN ANNUAL PROPERTY INDEX 2022

One of our key annual research projects: Tracking the investment case for green buildings in the commercial property sector

Green certified offices continue to outperform non-certified offices in South Africa.

The MSCI SA Green Annual Property Index tracks the investment case for Green Buildings in the commercial property sector. It provides an independent, globally consistent view on the investment performance of green-certified and non-certified offices in South Africa.

The index is released in conjunction with the Green Building Council of South Africa (GBCSA) and sponsored by Growthpoint Properties.

End of 2021 index sample:

303 prime and A-grade office properties valued at R59.1 billion. These were made up of:

- 153 green-certified buildings
- 150 non-certified offices of a similar quality

Results from the 2022 index (end 2021 sample):

- Investment performance of certified green, Prime, and A-grade offices improved in 2021.
- These offices outperformed non-certified assets of a similar quality by 170bps during the year.

[Access the full report here: MSCI South Africa Green Annual Property Index 2021 \(end of 2021 sample\)](#)

[2022 MSCI report update link \(end of 2022 sample\)](#)

Green offices outperformed by 19.1% since 2016

The green-certified office sample delivered a total return of 2.2%, 170bps above the non-certified sample's return of 0.5%.

This was a similar outperformance to that measured in 2020 and takes the cumulative total return of green-certified offices to 45.2% since the inception of the index six years ago. Over this period, green certified offices outperformed the non-certified sample by 19.1% - an annualised outperformance of 260bps.

A key reason behind the strong performance of green certified offices is its comparatively high income return despite a 29% higher capital value per square metre. This was achieved courtesy of a 30% higher net operating income (NOI) per square metre compared to non-certified office buildings again reinforcing the importance blue chip occupiers are placing on green office accommodation.

Green office cashflows deemed lower risk

Green certified offices boasted significantly lower per square meter usage of electricity (-11.6%) and water (-20.7%) when compared to non-certified offices.

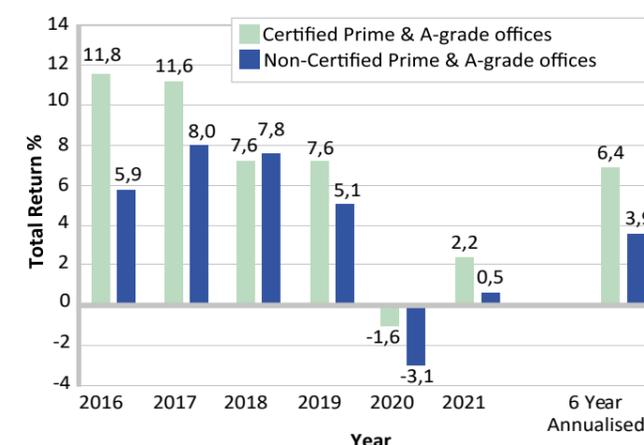
The green-certified office sample had a 50bp lower discount rate when compared to the non-certified sample, implying that its future cashflows were deemed lower risk.

Green certified offices better across all measures

The Index demonstrated the link between green-certified buildings and investment performance but also of its lower vacancy rate, lower operating cost, higher net operating income and lower discount rate.

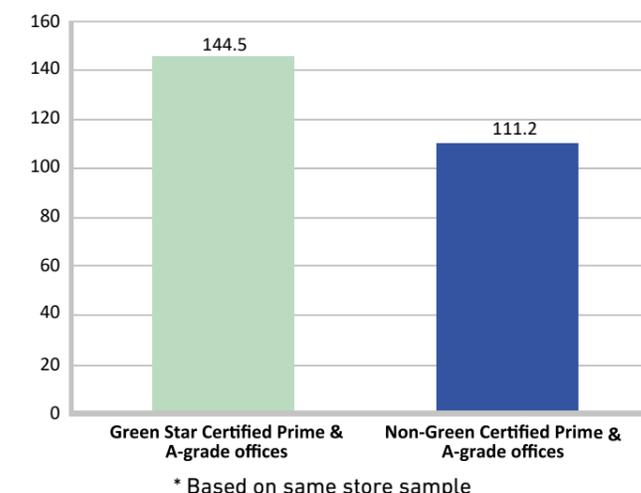
Total Return (%)

Certified Prime & A-grade offices vs Non-Certified Prime & A-grade offices



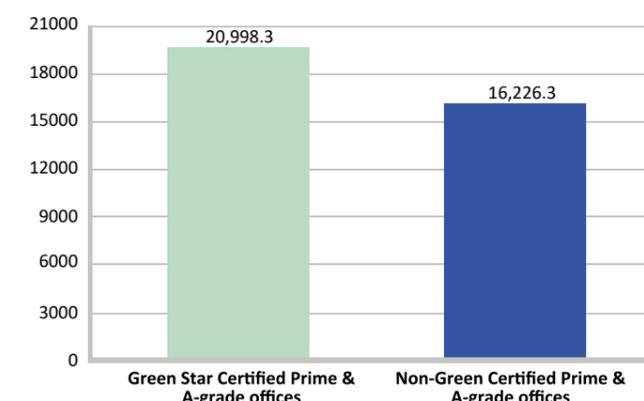
Total return is a metric that represents all returns on an investment, including capital gains and other financial rewards. Green certified offices achieved a higher total return (%) than non-certified offices in 2021, as well as when viewed as annualised over the last 6 years.

Average Monthly Net Operating Income for 2021 PSQM*



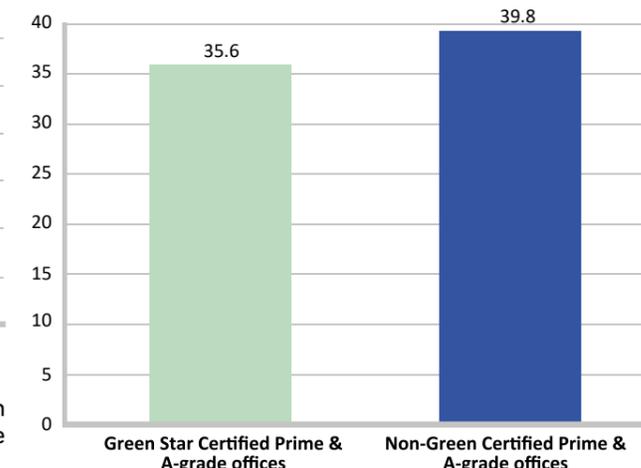
Net operating income (NOI) measures the profitability of an income-producing property before adding in any costs from financing or taxes. Green Certified Offices demonstrated a much higher monthly Net Operating Income in comparison to Non-certified offices.

Capital Value Per Square Meter



Capital Value is the monetary worth of the building. Green certified offices achieved a higher capital value per square metre in 2021 in comparison to non-certified offices.

Total Gross Operating Cost % Gross Income Receivable (Incl Recoveries)



An important metric for property owners is the proportion of income used to fund expenses. For example, for every R100 of gross income, how much of that is spent on covering costs? Green certified offices achieved a lower total gross operating cost as a percentage of gross income receivable in 2021, demonstrating that they are more profitable.

“The last 6 years’ worth of the MSCI SA Green Property Index results has moved the conversation to that of NOI and Capital Value. The conversation is not only about bottom-line savings, but about investment – “Rands and Sense” to Value of Green.”

- Lisa Reynolds –CEO, GBCSA

CERTIFICATION HIGHLIGHTS FOR 2022



6-STAR GREEN STAR PROJECTS CERTIFIED FOR 2022

A 6 Star rating equates to "World Leadership". It requires a dedicated team who are committed to a holistic and broad definition of sustainability, ensuring that it is integrated in the depth and the breadth of the project.

[See list here](#)



Mashatu Terrace; Gaborone; Botswana. Achieved Net Zero Level 1 Building Emissions (modelled)



Lapalala Wilderness School, Limpopo. Achieved Net Zero Level 2 Building Emissions (modelled). Photography Credit: Sean Gibson

GREEN STAR AFRICAN PROJECTS CERTIFIED FOR 2022

GBCSA has certified a cumulative total of 26 African projects to end of 2022, which includes 8 in 2022. GBCSA is proud to support and collaborate with other African GBCs to promote the green building movement on the continent.

Wheki Gabarone

Gaborone; Botswana

Green Star New Build, Office v1.1 As Built

Confidential Project

Gaborone; Botswana

Green Star New Build, Office v1.1 Design

SABIS International School

Nairobi, Kenya

Green Star New Build, Public & Education Building v1 Design

Mastercard Nairobi

Nairobi, Kenya

Green Star Interior Fit Out v1

Mashatu Terrace

Gaborone; Botswana

Net Zero Carbon, Level 1, Modelled

Confidential Project

The Precinct, Unity Building (old GHQ)

Fond du Sac, Mauritius

Green Star New Build, Office v1.1 Design

First Capital Bank – Lusaka

Lusaka

Green Star New Build, Office v1.1 Design

[Visit our Case Studies page to learn more about each of these projects](#)



NET ZERO PROJECTS CERTIFIED FOR 2022

Net Zero is at the forefront of most sustainability strategies. In preparation for future transitional and physical risks, pursuing Net Zero puts organisations on a trajectory that requires dedicated commitment and bold action.

Balwin HQ

Birnam; Johannesburg

Level 1 Building Emissions (modelled)
Including 0% Offset Purchased

Mashatu Terrace

Gaborone; Botswana

Level 1 Building Emissions (modelled)
Including 0% Offset Purchased

FUCHS Lubricants

Kempton Park, Johannesburg

Level 2 Occupant Emissions (modelled)
Including 0% Offset Purchased

Ikusasa (7 Parks Boulevard)

Dunkeld, Gauteng

Level 1 Building Emissions (modelled)

Nexus@Waterfall

Waterfall City, Midrand

Level 1 Building Emissions (modelled)
Including 0% Offset Purchased

Confidential Project

Durban, KwaZulu Natal

Level 1 Building Emissions (modelled)
Including 0% Offset Purchased

Lapalala Wilderness School

Limpopo

Level 2 Building Emissions (modelled)
Including 0% Offset Purchased

Knightsbridge A

Bryanston, Gauteng

Carbon Level 2: Occupant Emissions (modelled)

Delecta Fruit

Paarl

Carbon Level 2 Base Building Emissions + Building Occupant Emissions (Modelled)



EDGE RESIDENTIAL HIGHLIGHTS FOR 2022

EDGE continues to grow within the residential sector, driving energy, water and material efficiency. The EDGE developments certified by GBCSA in 2022 are delivering approximately 2 300 resource-efficient housing units to South Africans.

Tirong Estate (Ext 12) Phase 1

Johannesburg

International Housing Solutions

Mason Residential (previously Arbour Town)

Amanzimtoti, KwaZulu-Natal

International Housing Solutions

Moagi Estate (Vosloorus)

Johannesburg

International Housing Solutions

The Campus, Streatley Avenue

Johannesburg

Century Property Developments

Safubi Close

Mbombela

International Housing Solutions

Waterkloof Retirement Village Phase 1

Pretoria

Waterkloof Marina Retirement Development Company

Stoneleigh

Brakpan, Gauteng

Transcend Residential Property Fund c/o
International Housing Solutions



Mason Residential (previously Arbour Town), Amanzimtoti, KwaZulu-Natal. EDGE Certified

166 BUILDINGS CERTIFIED IN 2022

PROJECT NAME	RATING ACHIEVED	PROJECT APPLICANT	
Project Confidential	Office v1.1	6 Star	Project Confidential
The Ridge	Office v1.1	6 Star	V&A Waterfront
Firmenich - Firsouth	Interiors v1	6 Star	Firmenich
Bluefield - Liberty Two Degrees	Interiors v1	6 Star	Liberty two Degrees
IKUSASA, Oxford Parks	Office v1.1	6 Star	Oxford Parks (Pty) Ltd
The Watershed (16006-EBP re-certification)	Existing Building Performance v1	6 Star	V&A Waterfront Head Office, 19 Dock Road, V&A Waterfront
Wheki Gabarone	Office v1.1	5 Star	Time Projects
Absa Towers Main	Interiors v1	5 Star	ABSA Corporate Real Estate Solutions
Rewardscs Block B (Erf 3144 Umhlanga Rocks Property Trust & Rewardscs Investments Pty Ltd)	Office v1.1	5 Star	Zenprop Property Holdings (Pty) Ltd
Project Confidential	Public & Education Buildings v1	5 Star	Project Confidential
Bosmans Business Centre	Office v1.1	5 Star	Bosman Business Centre
Oxford Parks Red Radisson	Custom Hotel	5 Star	Intaprop Property Development and Investment (Oxford Parks Pty Ltd)
Goldman Sachs International Johannesburg Office	Interiors v1	5 Star	Goldman Sachs International
Homechoice	Existing Building Performance v1	5 Star	Homechoice
GHO	Office v1.1	5 Star	Gr1t House Ltd
345 Rivonia Road	Existing Building Performance v1	5 Star	Investec Property Fund
West Quay (16080-EBP re-certification)	Existing Building Performance v1	5 Star	V&A Waterfront Head Office, 19 Dock Road, V&A Waterfront
Black River Park Central Building	Existing Building Performance v1	5 Star	Redefine Properties
Black River Park - The Old Warehouse	Existing Building Performance v1	5 Star	Redefine Properties
Merchant House (re-certification)	Existing Building Performance v1	5 Star	V&A Waterfront (Pty) Ltd
24 Flanders	Existing Building Performance v1	5 Star	Growthpoint Properties Limited
Albion Springs	Existing Building Performance v1	5 Star	Growthpoint Properties Limited
River Park	Existing Building Performance v1	5 Star	Growthpoint Properties Limited
Clearwater Office Park (Building 2)	Existing Building Performance v1	5 Star	Redefine Properties
Clearwater Office Park (Building 3)	Existing Building Performance v1	5 Star	Redefine Properties
Clearwater Office Park (Building 5)	Existing Building Performance v1	5 Star	Redefine Properties
Clearwater Office Park (Building 6)	Existing Building Performance v1	5 Star	Redefine Properties
Boulevard Office Park B&C	Existing Building Performance v1	5 Star	Redefine Properties
Sedgwick House	Existing Building Performance v1	5 Star	Redefine Properties
Thornhill Office Park Building 7	Existing Building Performance v1	5 Star	Redefine Properties
First Capital Bank- Lusaka	Office v1.1	5 Star	Time Projects Zambia
No. 3 & 4 Silo (Mixed Use - Own Tool)	Custom Mixed-use	4 Star	V&A Waterfront
No. 3&4 Silo	Custom Mixed-use	4 Star	V&A Waterfront
Shell Ultra City Kroondal East	Public & Education Buildings v1	4 Star	Shell
Department of Rural Development and Land Reform (DRD&LR)	Office v1.1	4 Star	TBUC D&C Joint Venture
Waterfall Ellipse Phase 1	Multi Unit Residential v1	4 Star	Attacq
1 Montgomery	Existing Building Performance v1	4 Star	Growthpoint
Waterfall Corporate Campus Building 4	Office v1.1	4 Star	Corporate Campus Joint Venture
SABIS International School	Public & Education Buildings v1	4 Star	ACE NAIROBI ONE LIMITED
Mastercard Nairobi	Interiors v1	4 Star	Mastercard East Africa LTD
Nedbank - Platteklouf Campus	Existing Building Performance v1	4 Star	Nedbank Ltd.
Project Confidential	Existing Building Performance v1	4 Star	Project Confidential
Nedbank - Clocktower Campus	Existing Building Performance v1	4 Star	Nedbank Ltd.
33 Fricker Road	Existing Building Performance v1	4 Star	Growthpoint
Tygerberg Park (THOP)	Existing Building Performance v1	4 Star	Growthpoint
Tygerberg Park (THIN)	Existing Building Performance v1	4 Star	Growthpoint
138 West Street	Existing Building Performance v1	4 Star	Growthpoint
9 Dorp Street Transport & Public Works	Existing Building Performance v1	4 Star	Department of Transport and Public Works
Katherine Towers	Office v1.1	4 Star	Alchemy Property Developments and Project (Pty) Ltd
Waterfall Corporate Campus Phase 5 (building 6&7)	Office v1.1	4 Star	Corporate Campus Joint Venture
Waterfall Corporate Campus Building 6	Office v1.1	4 Star	Corporate Campus Joint Venture
The Box	Existing Building Performance v1	4 Star	Boxwood Property Investment Fund GP Pty (Ltd)
Picbel Parkade (The Felix)	Existing Building Performance v1	4 Star	Boxwood Property Investment Fund GP Pty (Ltd)
14 Long Street	Existing Building Performance v1	4 Star	Boxwood Property Investment Fund GP Pty (Ltd)
Project Confidential	Office v1.1	4 Star	Project Confidential
34 Ingersol	Existing Building Performance v1	4 Star	Investec Property Fund
Nicol on Main	Existing Building Performance v1	4 Star	Investec Property Fund
Intercare Fourways	Existing Building Performance v1	4 Star	Investec Property Fund
The Braes Office Park - Stratford	Existing Building Performance v1	4 Star	Investec Property Fund
The Braes Office Park - Econet	Existing Building Performance v1	4 Star	Investec Property Fund
The Braes Office Park - Eland	Existing Building Performance v1	4 Star	Investec Property Fund
Woodmead North Office Park - Building A	Existing Building Performance v1	4 Star	Investec Property Fund
Woodmead North Office Park - Building B	Existing Building Performance v1	4 Star	Investec Property Fund
Woodmead North Office Park - Building C	Existing Building Performance v1	4 Star	Investec Property Fund
Monte Circle - Omnia	Office v1.1	4 Star	Abland
Granger Bay Court (17075-EBP re-certification)	Existing Building Performance v1	4 Star	V&A Waterfront Head Office, 19 Dock Road, V&A Waterfront
Black River Park Gatehouse	Existing Building Performance v1	4 Star	Redefine Properties
Black River Park - The Terraces	Existing Building Performance v1	4 Star	Redefine Properties
Hyde Park Manor (Building 1)	Existing Building Performance v1	4 Star	Redefine Properties
31 Impala Road	Existing Building Performance v1	4 Star	Growthpoint Properties Limited
36 Wierda Road West	Existing Building Performance v1	4 Star	Growthpoint Properties Limited
9 Frosterley Crescent	Existing Building Performance v1	4 Star	Growthpoint Properties Limited
Oxford House	Existing Building Performance v1	4 Star	Redefine Properties
Wedgfield (Building 2)	Existing Building Performance v1	4 Star	Redefine Properties
Wedgfield (Building 3)	Existing Building Performance v1	4 Star	Redefine Properties
Ethos Building	Existing Building Performance v1	4 Star	Redefine Properties
Silver Stream Business Park	Existing Building Performance v1	4 Star	Redefine Properties
Stoneridge Office Park (Building C)	Existing Building Performance v1	4 Star	Redefine Properties
Stoneridge Office Park (Building D)	Existing Building Performance v1	4 Star	Redefine Properties
Stoneridge Office Park (Building E)	Existing Building Performance v1	4 Star	Redefine Properties

PROJECT NAME	RATING ACHIEVED	PROJECT APPLICANT	
Commerce Square (Building 1)	Existing Building Performance v1	4 Star	Redefine Properties
Commerce Square (Building 2)	Existing Building Performance v1	4 Star	Redefine Properties
Commerce Square (Building 3)	Existing Building Performance v1	4 Star	Redefine Properties
Commerce Square (Building 4)	Existing Building Performance v1	4 Star	Redefine Properties
Commerce Square (Building 5)	Existing Building Performance v1	4 Star	Redefine Properties
AMR Office Park (Building 1)	Existing Building Performance v1	4 Star	Redefine Properties
AMR Office Park (Building 2)	Existing Building Performance v1	4 Star	Redefine Properties
AMR Office Park (Building 3)	Existing Building Performance v1	4 Star	Redefine Properties
Clearwater Office Park (Building 1)	Existing Building Performance v1	4 Star	Redefine Properties
Clearwater Office Park (Building 4)	Existing Building Performance v1	4 Star	Redefine Properties
Essex Gardens (Brentwood)	Existing Building Performance v1	4 Star	Redefine Properties
Essex Gardens (Chemsford)	Existing Building Performance v1	4 Star	Redefine Properties
Essex Gardens (Southend)	Existing Building Performance v1	4 Star	Redefine Properties
Essex Gardens (Upminster)	Existing Building Performance v1	4 Star	Redefine Properties
Wembley 1	Existing Building Performance v1	4 Star	Redefine Properties
Boulevard Office Park F&G	Existing Building Performance v1	4 Star	Redefine Properties
Wembley 3	Existing Building Performance v1	4 Star	Redefine Properties
Boulevard Office Park A	Existing Building Performance v1	4 Star	Redefine Properties
Mineralia Building	Existing Building Performance v1	4 Star	Redefine Properties
240 & 260 Justice Mohamed Street	Existing Building Performance v1	4 Star	Redefine Properties
GM - COEGA	Existing Building Performance v1	4 Star	Redefine Properties
8 Jansen Road	Existing Building Performance v1	4 Star	Redefine Properties
Cato Ridge DC	Existing Building Performance v1	4 Star	Redefine Properties
Torre Industrial	Existing Building Performance v1	4 Star	Redefine Properties
CTX Business Park	Existing Building Performance v1	4 Star	Redefine Properties
Centurion Lifestyle Centre	Existing Building Performance v1	4 Star	Redefine Properties
Stoneridge Centre	Existing Building Performance v1	4 Star	Redefine Properties
Alice Lane - Phase 3	Existing Building Performance v1	4 Star	Redefine Properties
Alice Lane - Phase 2	Existing Building Performance v1	4 Star	Redefine Properties
Thornhill Office Park Building 8	Existing Building Performance v1	4 Star	Redefine Properties
Thornhill Office Park Building 17	Existing Building Performance v1	4 Star	Redefine Properties
Thornhill Office Park Building 25	Existing Building Performance v1	4 Star	Redefine Properties
Thornhill Office Park Building 4	Existing Building Performance v1	4 Star	Redefine Properties
SSAB	Existing Building Performance v1	4 Star	Redefine Properties
Knightsbridge C	Existing Building Performance v1	4 Star	WSP in Africa
Roggebaai	Existing Building Performance v1	3 Star	Growthpoint
Black River Park - Park Building	Existing Building Performance v1	3 Star	Redefine Properties
Hyde Park Manor (Building 2)	Existing Building Performance v1	3 Star	Redefine Properties
Sandhurst Office Park - Building B	Existing Building Performance v1	3 Star	Redefine Properties
Stoneridge Office Park (Building A)	Existing Building Performance v1	3 Star	Redefine Properties
Delpen Building	Existing Building Performance v1	3 Star	Redefine Properties
Emanzeni	Existing Building Performance v1	3 Star	Redefine Properties
Nedbank Centre Nelspruit	Existing Building Performance v1	3 Star	Redefine Properties
2 Lake Road	Existing Building Performance v1	3 Star	Redefine Properties
11 Galaxy Avenue	Existing Building Performance v1	3 Star	Redefine Properties
1 Springbok Road	Existing Building Performance v1	3 Star	Redefine Properties
GND International	Existing Building Performance v1	3 Star	Redefine Properties
Golf Air Park II	Existing Building Performance v1	3 Star	Redefine Properties
Elvey Security	Existing Building Performance v1	3 Star	Redefine Properties
Monument Commercial	Existing Building Performance v1	3 Star	Redefine Properties
Bryanston Carvenience	Existing Building Performance v1	3 Star	Redefine Properties
Regal	Existing Building Performance v1	3 Star	Redefine Properties
Alice Lane - Phase 1	Existing Building Performance v1	3 Star	Redefine Properties
Sandhurst Office Park - Building C	Existing Building Performance v1	3 Star	Redefine Properties
Wheat Board	Existing Building Performance v1	2 Star	Redefine Properties
14 Piet Rautenbach Street	Existing Building Performance v1	2 Star	Redefine Properties
Ushukela Industrial Park	Existing Building Performance v1	2 Star	Redefine Properties
2 Merlin Rose Drive	Existing Building Performance v1	2 Star	Redefine Properties
Mifa Industrial Park	Existing Building Performance v1	2 Star	Redefine Properties
Post House	Existing Building Performance v1	2 Star	Redefine Properties
Nexus@Waterfall	Net Zero - Carbon	Carbon	Attacq
SANBS Head Office KZN	Net Zero - Carbon	Carbon	South African National Blood Service
Balwin HQ	Net Zero - Carbon	Carbon Level 1	Solid Green
Mashatu Terrace	Net Zero - Carbon	Carbon Level 1	Wheki Proprietary Holdings Limited
IKUSASA	Net Zero - Carbon	Carbon Level 1	Intaprop/ Oxford Parks
Knightsbridge A	Net Zero - Carbon	Carbon Level 1	Emira Property Fund
Delecta	Net Zero - Carbon	Carbon Level 1	Delecta Fruit (PTY) LTD
FUCHS	Net Zero - Carbon	Carbon Level 2	Fuchs Southern Africa (Pty) Ltd
Lapala Wilderness School	Net Zero - Carbon	Carbon Level 2	Mapula Trust
Equity House	Energy Water Performance v1	EWP	Ferns Investments (Pty) Ltd
257 Oxford Road	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Constantia Park	Energy Water Performance v1	EWP	Growthpoint Properties Limited
29 Impala Road	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Autumn Road	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Pinewood Office Park	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Sunnyside Office Park	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Tsebo House	Energy Water Performance v1	EWP	Growthpoint Properties Limited
British Consul General	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Homestead Place	Energy Water Performance v1	EWP	Growthpoint Properties Limited
Tirong (Ext 12) Phase 1	EDGE Final certification		International Housing Solutions
Mason Residential (prev Arbour Town)	EDGE Final certification		International Housing Solutions (RF) Proprietary Limited
Vosloorus	EDGE Final certification		International Housing Solutions
Streatley Avenue	EDGE Final certification		Century Property Developments
SAFUBI	EDGE Final certification		International Housing Solutions
Waterkloof Retirement Village Phase 1	EDGE Final certification		Waterkloof Marina Retirement Developmnet Company
Stoneleigh	EDGE Final certification		Transcend Residential Property Fund Ltd c/o International Housing Solutions (RF) (Pty) Ltd



GBCSA AUDITED

FINANCIAL RESULTS

FOR THE YEAR JANUARY – DECEMBER 2022



For the fiscal year ending on 31 December 2022, our organisation displayed exceptional resilience in the face of economic challenges by achieving a surplus of R1.4 million.

- Levinia Palmer, GBCSA Head of Finance & Operations



FINANCIALS

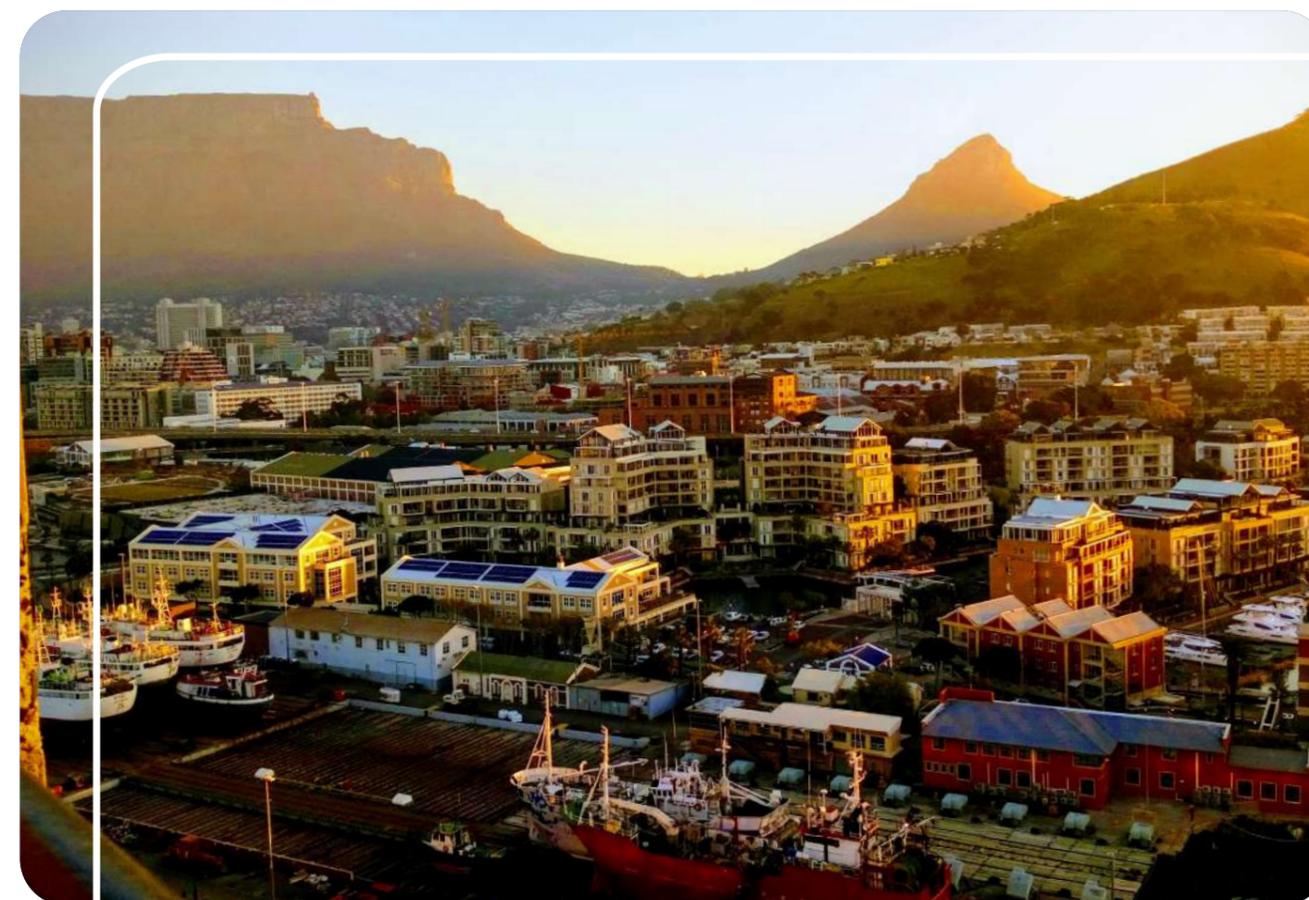
STATEMENT OF FINANCIAL POSITION

FIGURES IN RAND	2022	2021
Assets		
Non Current Assets		
Property, plant and equipment	521 544	175 714
Right-of-use assets	1 403 849	-
Intangible assets	80 185	122 014
	2 005 578	297 728
Current Assets		
Trade and other receivables	2 680 633	1 641 807
Cash and cash equivalents	22 174 928	21 769 404
	24 855 561	23 411 211
Total Assets	26 861 139	23 708 939
Equity and Liabilities		
Equity		
Accumulated surplus	6 341 507	4 938 034
Liabilities		
Non-Current Liabilities		
Lease liabilities	1 319 467	-
Current Liabilities		
Trade and other payables	3 056 569	3 621 436
Lease liabilities	182 052	-
Income received in advance	2 234 448	2 017 191
Deferred income	12 354 096	12 082 278
Provisions	1 373 000	1 050 000
	19 200 165	18 770 905
Add Total Liabilities	20 519 632	18 770 905
Total Equity and Liabilities	26 861 139	23 708 939

FINANCIALS

STATEMENT OF COMPREHENSIVE INCOME

FIGURES IN RAND	2022	2021
Revenue	28 452 711	29 160 342
Other operating income	601 410	1 398 951
Movement in credit loss allowances	6 208	(85 343)
Other operating expenses	(28 536 126)	(24 844 300)
Operating surplus	524 203	5 629 650
Investment income	988 164	501 449
Finance costs	(108 894)	(498)
Surplus for the year	1 403 473	6 130 601
Other comprehensive income	-	-
Total comprehensive income for the year	1 403 473	6 130 601



FINANCIALS

STATEMENT OF CHANGES IN EQUITY

FIGURES IN RAND	ACCUMULATED SURPLUS (DEFICIT)	TOTAL EQUITY
Balance at 01 January 2021	(1 192 567)	(1 192 567)
Surplus for the year	6 130 601	6 130 601
Total comprehensive income for the year	6 130 601	6 130 601
Balance at 1 January 2022	4 938 034	4 938 034
Surplus for the year	1 403 473	1 403 473
Total comprehensive income for the year	1 403 473	1 403 473
Balance at 31 December 2022	6 341 507	6 341 507



FINANCIALS

STATEMENT OF CASH FLOWS

FIGURES IN RAND	2022	2021
Cash flows from operating activities		
Cash generated from operations	267 168	6 925 573
Interest income received	988 164	501 449
Finance costs paid	(6)	(498)
Net cash from operating activities	1 255 326	7 426 524
Cash flows used in investing activities		
Purchase of property, plant and equipment	(437 485)	(167 985)
Proceeds on sale of property, plant and equipment	-	10
Purchase of intangible assets	-	(125 500)
Decrease in deposits	-	31 664
Net cash used in investing activities	(437 485)	(261 811)
Cash flows used in financing activities		
Repayment of lease liabilities	(412 317)	-
Total cash movement for the year	405 524	7 164 713
Cash at the beginning of the year	21 769 404	14 604 691
Total cash at end of the year	22 174 928	21 769 404

PEOPLE BOARD OF DIRECTORS



EXECUTIVE COMMITTEE

- Brian Unsted
- Andre Theys
- Kevin James
- Ilse Swanepoel
- Lisa Reynolds
- Levinia Palmer (By Invitation)

REMUNERATION COMMITTEE

- Brian Unsted
- Andre Theys
- Kevin James
- Ilse Swanepoel
- Melanie Trollip (External Subject Matter Expert)
- Lisa Reynolds
- Levinia Palmer (By Invitation)

GOVERNANCE, AUDIT, SOCIAL & ETHICS COMMITTEE

- Brian Unsted
- Andre Theys
- Kevin James
- Manfred Braune
- Gavin Kode
- Gareth Pike (External Subject Matter Expert)
- Lisa Reynolds
- Levinia Palmer (By Invitation)

PEOPLE STAFF

EMPLOYEE NAME & SURNAME	EMPLOYMENT DATE	POSITION
Shaundre Abrahams	15/03/2011	Marketing Coordinator
Jacqueline Harrison	01/09/2012	Company Secretary & Human Resource Manager
Thumeka Tshanyela	01/11/2012	Training Coordinator
Jo Anderson	01/06/2013	Research & Knowledge Management Coordinator
Jennifer Lombard	06/06/2014	Technical Manager
Cassim Mansoor	01/04/2015	Finance & IT Officer
Babalwa Tshandu	15/06/2016	HR Generalist
Michelle De Nysschen	11/05/2017	Key Accounts Manager
Kirwan Daniels	01/09/2018	Debtors Finance Officer
Ann-Mari Malan	01/09/2018	Technical Specialist (EDGE)
Georgina Smit	01/02/2019	Head of Technical
Levinia Palmer	01/03/2019	Head of Finance & Operations
Lisa Reynolds	01/06/2020	CEO
Christy Borman	01/07/2020	Head of Marketing, Comms & Membership (Resigned April 2022)
Jean Rodel	01/07/2020	Head of GBCSA Academy (Contract ended March 2022)
Mthobisi Masinga	20/07/2020	Sustainability, City Resilience & Stakeholder Business Relations (Resigned December 2022)
Emma Walker	01/11/2020	Senior Technical Coordinator
Anja Thompson	01/04/2021	Events Project Manager
Mischa Tessendorf	01/06/2021	Sustainable Development Manager
Manti Seleka	08/02/2021	Research & Knowledge Management Intern
Samuel Fraser	01/03/2022	Finance & Operations Support Officer
Lynleigh Caulfield	01/06/2022	Executive Assistant
Dash Coville	01/09/2022	Technical Manager
Gretchen Collins	01/04/2022	Education Manager
Michal Hohlfeld	01/01/2022	Junior Technical Coordinator

GOVERNANCE BEE CERTIFICATE

Independent Credible Assurance.

AQRate

VERIFICATION SERVICES

AQRate (Pty) Ltd (Reg no. 2002/001364/07) | Unit OL012 Ground Floor Oak Leaf Terrace, Old Oak Office Park, 1 Edmar Street, Bellville, 7530 | Tel: 086 12 77 283 | www.aQRate.co.za

MEASURED ENTITY	
Company Name	The Green Building Council of South Africa NPC
Trade Name	The Green Building Council of South Africa
Location	Ground Floor, Birkdale House 1, River Park Gloucester Road, Mowbray Cape Town, 7700
Registration Number	2007/029477/08
VAT Number	4930243151
Certificate Number	GBC009919-REV10

B-BBEE SCORE PER ELEMENT	
Management Control	21.98
Skills Development	16.47
Enterprise and Supplier Development	30.00
Socio Economic Development	15.00
Additional Y.E.S points	0.00
Total Score	83.45

B-BBEE STATUS	
Final B-BBEE Status	Level Four Contributor
Final B-BBEE Recognition Level	100%
Empowering Supplier	Yes
Discounting Principle Applied to final level	No
Participation in Y.E.S and tier achieved	N/A
Level & Points from Y.E.S. Initiative	No additional levels or points
Exclusion Principle applied to Ownership	N/A
Modified Flow-Through Principle Applied	N/A
Black Ownership	Not applicable
51% Black Owned	N/A
30% Black Women Owned	N/A
51% Black Designated Group Supplier	N/A
Black Youth	N/A
Black Disabled People	N/A
Black Unemployed People	N/A
Black People living in rural/under-developed areas	N/A
Black Military Veterans	N/A
Measurement Period	Financial Year Ended 31 December 2022
Applicable Scorecard	Amended Codes Specialised QSE Scorecard
Applicable BEE Code	Gazetted Codes 38766
Issue Date	27 July 2023
Original Issue Date	N/A
Expiry Date	26 July 2024



Vivesha Anoop

Vivesha Anoop
Technical Signatory



BVA021

AQRate has assessed and verified the relevant B-BBEE Elements of the above mentioned entity, to provide an independent and impartial opinion on the B-BBEE Status of the entity, based on the Broad-Based BEE Codes of Good Practice (Codes 000-500), as amended by Gazette No. 36928 (11 October 2013), Gazette No. 38766 (6 May 2015), Gazette No. 41866 (28 August 2018), and Gazette No. 42496 (31 May 2019), et al.

SAVE / A SPACE

save the
DATE

Think of a space, what does it look like? How does it make you feel? Is it a memory or an imagined space? GBCSA is creating a space like no other for our 2023 Convention.

15 Nov-17 Nov
2023 CAPE TOWN

Century City Conference Centre

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gbsaconvention.org.za

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