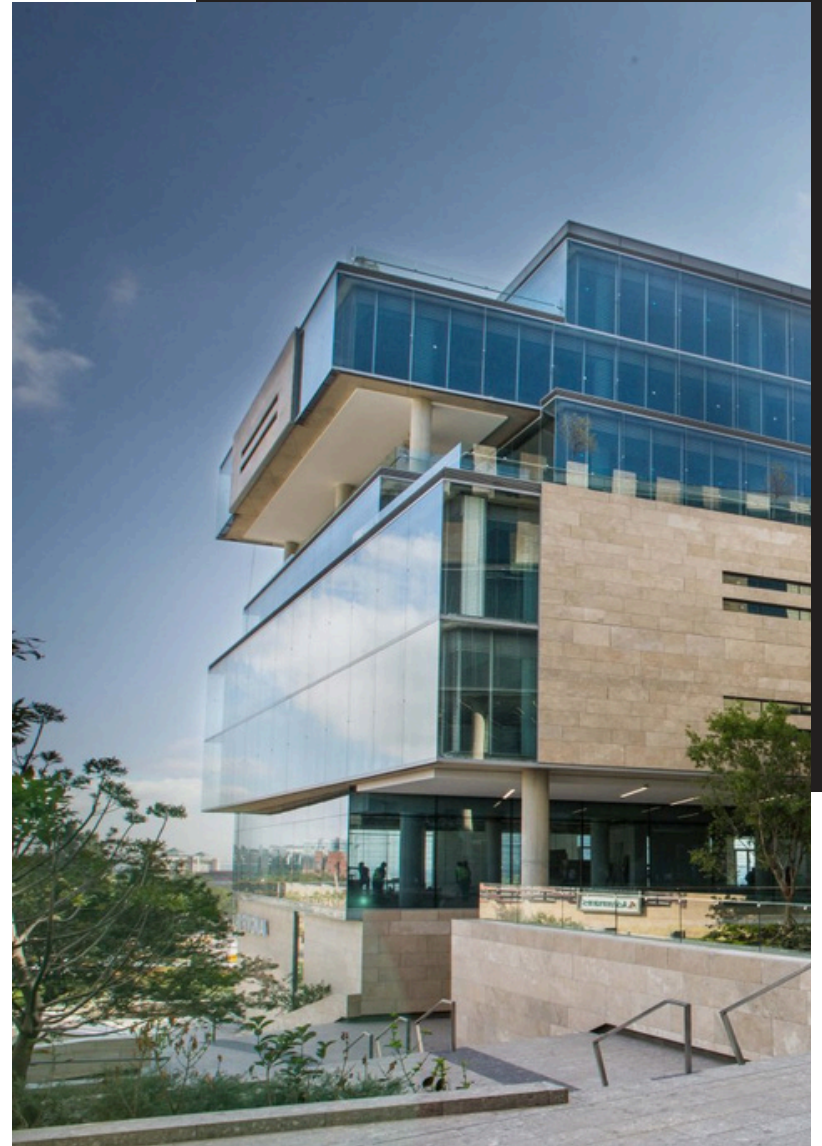




# **2024 Certification Pricing**

**Transforming the built  
environment for people  
and planet to thrive.**

[gbcsa.org.za](https://gbcsa.org.za)



# Certify your project


**Green Certification adds value to people, planet, and the profitability of projects.**

Certification allows for independent assessment of your project's sustainability characteristics against international benchmarks. Whether it's a fit-out, new build, urban precinct, or building retrofit, a GBCSA certification is a measure of excellence.

Buildings and portfolios with rigorous independent green building ratings certified by GBCSA are proven to be better for occupant health and wellbeing, more efficient, carry higher valuation potential and are in higher demand.



**Getting your project certified also provides a measurable opportunity to show industry leadership.**



**Over 1 000 projects have been certified by GBCSA to date**

**We use the following rating systems:**



**NET ZERO**



## New Buildings and Major Refurbishments

This tool assesses the environmental impact of a project's site selection, design and construction. The certification awarded may be granted as "Design" or "As Built" or both, dependant on the building's life stage. It is applicable across typologies.



## New Buildings and Major Refurbishments

Green Star's New Building and Major Refurbishment has undergone an update in order to respond to local and global sustainability mega-trends. The outcome is a tool, Green Star New Build V2, that speaks to net zero transitions, ESG alignment and resilience.

\* As part of the V2 process, you will need to see through the certification to the As Built stage and, therefore, the total fee applies. This will include the Design rating, but this will lapse after 3 years.

### FEES

Project Area GFA	Member	Non-member
<1 500 m2	72 230	90 650
1500 - 2 499 m2	97 160	135 250
2 500 - 4 999 m2	128 730	175 900
5 000 - 9 999 m2	149 730	202 180
10 000 - 19 999 m2	184 360	237 390
20 000 - 39 999 m2	217 080	277 670
40 000 - 69 999 m2	247 430	315 470
> 70 000 m2	277 670	366 020

\* Fees include VAT



### OPTION 1:

Applying the current V1 tool (New Buildings/Major Refurbishments) with V2. V1 tool pricing applies:

Design Rating	As Built Rating	Total Fee
45 000	45 000	90 000

### OPTION 2:

Applying V2 tool only.

Design Rating	As Built Rating	Total Fee
140 000	55 000	195 000

\* Fees include VAT and are applicable to members only.  
Fees include registration fees for Net Zero certification.



## Interiors

This tool assesses the sustainability attributes of interior fit-outs across a broad range of tenancies, including office, retail and hospitality. It encourages reduced environmental impact of interior projects and promotes increased productivity and enhanced occupant health and well-being.



## Existing Building Performance

This tool assesses the environmental performance for a range of existing buildings. It promotes and rewards efficient building operation and management to maintain optimal performance. It further allows for and encourages a mutually beneficial relationship between building owner and tenant.



## Sustainable Precincts

This tool evaluates large-scale development projects at a precinct or neighbourhood scale. The emphasis is on site-wide issues rather than building-specific issues. The tool only rates the planning, design and construction of a precinct and does not rate specific buildings or assess their operation.

For example, the total Member fee for a project with a site area of 80,000m<sup>2</sup> will be calculated as **Base fee + Additional fee = R268,800 + (80,000m<sup>2</sup> - 50,000m<sup>2</sup>) x 40 cents/m<sup>2</sup> = R280,800**

### FEES

Project Area GLA	Member	Non-member
<500 m <sup>2</sup>	70 740	92 130
500 m <sup>2</sup> - 2499 m <sup>2</sup>	81 440	107 730
2500 - 4999 m <sup>2</sup>	90 650	122 100
>5000m <sup>2</sup>	99 870	133 890

\* Fees include VAT

### FEES

Project Area GLA	Member	Non-member
< 4999 m <sup>2</sup>	73 570,00	95 820,00
5 000-19 999 m <sup>2</sup>	81 440,00	107 730,00
20 000-69 999 m <sup>2</sup>	90 650,00	122 100,00
>70000 m <sup>2</sup>	99 870,00	133 890,00

\* Fees include VAT

### FEES

Project Size (hectares)	Member	Non-member
Base fee for all projects. Projects <50,000m <sup>2</sup> will not have any additional fees beyond the quoted fees in this row.	268 800	338 900
Additional fee. Projects >50,000m <sup>2</sup> will have additional fees for the m <sup>2</sup> that exceeds the 50,000m <sup>2</sup> . (i.e. the site area minus 50,000m <sup>2</sup> ) (cents/m <sup>2</sup> )	0.40	0,55
Fee Capped at	555 100	701 200

\* Fees include VAT



## Energy and Water Performance

This mini-tool allows building and portfolio managers to benchmark their existing office building's energy and water consumption against an industry mean. Making up 40% of the Existing Building Performance tool, EWP is also available as a separate certification.

Bulk discounts apply for certification in cases where a project applicant registers multiple projects simultaneously. The bulk discount and registration thresholds vary between tools. Please contact GBCSA for further information.

## FEES

Project Type	Member	Non-member
All sizes (office buildings only)	20 340	25 730

\* Fees include VAT



# NET ZERO

## Net Zero Modelled & Measured

Net Zero and Net Positive Certification awards projects which go beyond the partial reductions recognised in the current GBCSA tools. These projects have taken the initiative to reach the endpoint of completely neutralising or positively redressing their impacts.

GBCSA offers projects the option to demonstrate their Net Zero or Net Positive impact in different categories, namely: Net Zero Carbon, Net Zero Water, Net Zero Waste and Net Zero Ecology.

Start your Net Zero journey today.

**Be recognised as a responsible leader in your sector with GBCSA's Net Zero certification**

## BASE FEES

Project Type	Member	Non-member
Net Zero Modelled	33 680	40, 940
Net Zero Measured	17 500	20 830

\* Fees include VAT

**NET ZERO**  
carbon

**NET POSITIVE**  
carbon

**NET ZERO**  
water

**NET POSITIVE**  
water

**NET ZERO**  
waste

**NET POSITIVE**  
waste

**NET ZERO**  
ecology

**NET POSITIVE**  
ecology

## FEE FOR PRECINCTS OR PORTFOLIOS

Number of Buildings	Fee Above Base Fee %
2 - 5 Buildings	90%
6 - 10 Buildings	90%
11 - 20 Buildings	80%
21 - 30 Buildings	75%
31 - 50 Buildings	70%
51+ Buildings	65%

EDGE is a green building design tool, certification system and global green standard developed by the International Finance Corporation (IFC). To achieve an EDGE rating, a minimum saving of 20% in energy, water and embodied energy in materials must be proven through initiatives implemented in the design phase and confirmed during construction.

GBCSA is licensed to award Excellence in Design for Greater Efficiencies (EDGE) certification for all EDGE typologies in South Africa and, throughout the rest of Africa.

## FEES (ALL BUILDING TYPOLOGIES)

Project Area	Member		Non-member	
	Base Fee & Prelim Certification Fee	Post-Construction Fee Per Submission	Base Fee & Prelim Certification Fee	Post-Construction Fee Per Submission
1-1 500 m <sup>2</sup>	30 000,00	25 000,00	36 000,00	30 000,00
1 500 - 4 000 m <sup>2</sup>	43 000,00	25 000,00	51 600,00	30 000,00
4 001 - 10 000 m <sup>2</sup>	46 000,00	25 000,00	55 200,00	30 000,00
10 001 - 12 000 m <sup>2</sup>	48 000,00	25 000,00	57 600,00	30 000,00
12 001 - 20 000 m <sup>2</sup>	59 000,00	25 000,00	70 800,00	30 000,00
20 001 - 30 000 m <sup>2</sup>	100 000,00	35 000,00	120 000,00	42 000,00
30 001 - 40 000 m <sup>2</sup>	131 200,00	35 000,00	157 440,00	42 000,00
40 001 - 50 000 m <sup>2</sup>	173 000,00	40 000,00	207 600,00	48 000,00
50 001 > m <sup>2</sup>	194 000,00	40 000,00	232 800,00	48 000,00

\* Fees include VAT

Bulk discounts apply for certification in cases where a project applicant registers multiple projects simultaneously. Please [contact GBCSA](#) for further information regarding bulk registration discounts if required.

Depending on the submission phasing, building count, typology count and sub-project count the pricing above may change. Please refer to the following [Ts & Cs](#) or [contact GBCSA](#) for further information.

Residential projects approved for, and receiving, a Consolidated Capital Grant (CCG) by the Social Housing Regulatory Authority (SHRA) will be eligible for a 8% discount on the cited fees for projects registered in 2024. GBCSA is piloting this during 2024 and reserves the right to withdraw this benefit.







**Contact us today  
to start your  
certification  
journey.**

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