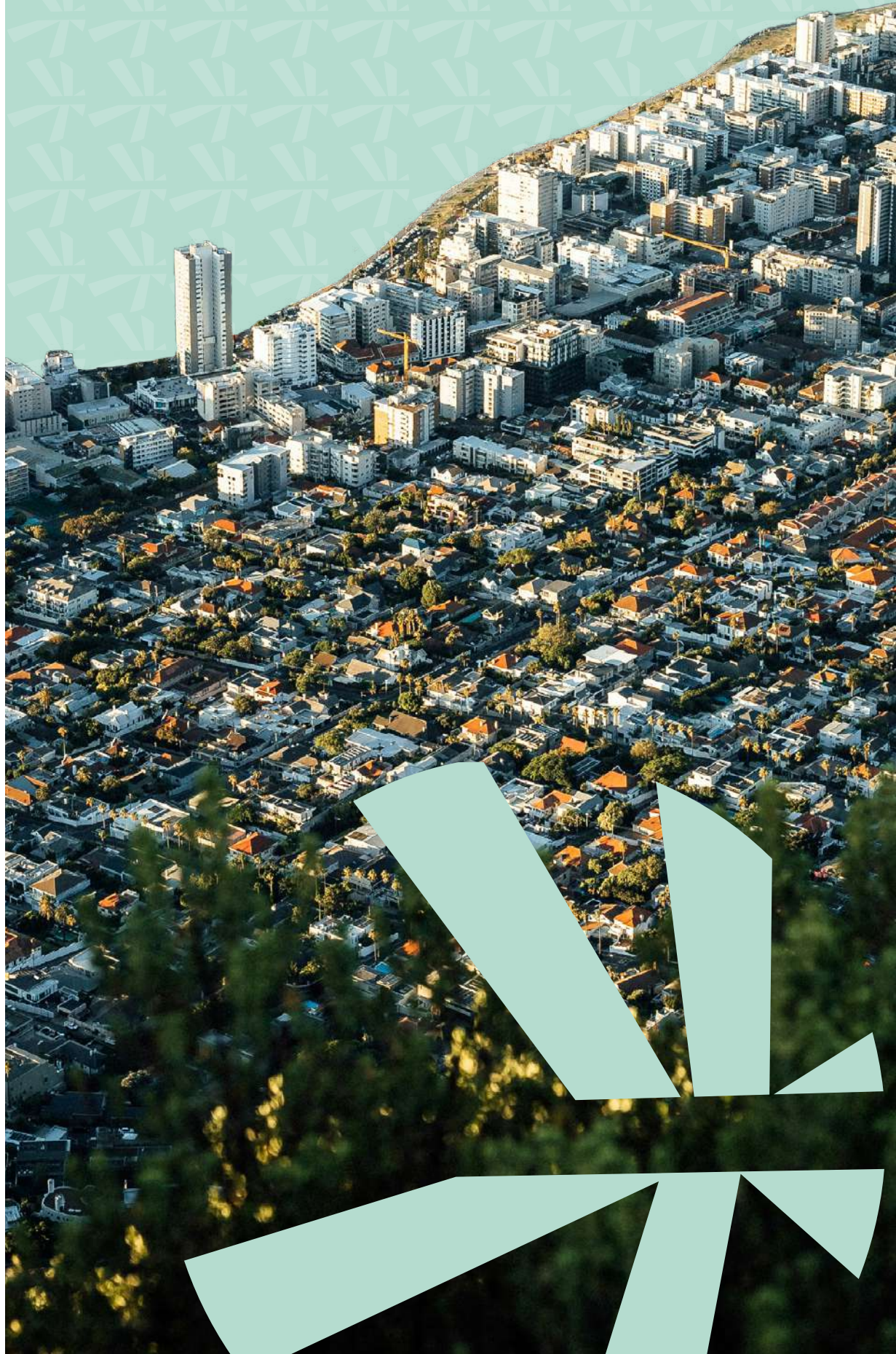


# GBCSA INTEGRATED ANNUAL REPORT

JANUARY – DECEMBER 2023



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# African Buildings Demonstrating World Leadership



## 6-Star Green Star Projects Certified in 2023



### Nedbank Namibia Head Office Windhoek

Green Star New Buildings & Major Refurbishments

[Explore the project](#)



### Hasso Plattner d-school Afrika

University of Cape Town

Green Star New Buildings & Major Refurbishments

[Explore the project](#)



### Greenbay Barn

Gordon's Bay, Cape Town

Green Star New Buildings & Major Refurbishments

[Explore the project](#)



### 5 Parks Boulevard

Dunkeld, Johannesburg

Green Star New Buildings & Major Refurbishments

[Explore the project](#)



### Visual Arts Building

Stellenbosch University

Green Star Existing Building Performance

[Explore the project](#)

## CEO'S FOREWORD

**Lisa Reynolds**

2023 marked a shift in our mindset from 'green recovery' to 'green growth'.

In the same way we encourage incremental progression in a building's sustainability measurements, we hold ourselves, as an organisation, accountable to making steady progress toward our goal of transforming the South African built environment. Our integrated report is an annual measure of this evolution, and I'm pleased to say that 2023 held some significant shifts for us.

Since 2020, much of our organisational focus has revolved around the 'green recovery'. Due to internal and external factors, we were essentially in survival mode for several years. In contrast, 2023 was a year of 'green growth' and expansion.

From a financial perspective, we did better than previous years. This improvement enabled us to allocate budget towards various growth-focused activities, beyond simply 'business as usual'. One such project was a preliminary dive into the broader property sector, ESG (environmental, social, governance), and sustainable finance. We also recapacitated the GBCSA team and added some new capacity.

With the addition of our new Advocacy, Public Policy, and Sustainability Specialist, I'm pleased to say that our advocacy work is bearing fruit. We have strengthened our relationship with government and are frequently receiving invitations to give input to policy and regulatory documents and/or take part in discussions and events.

Our renewed marketing focus has also yielded results. The mind shift to 'green growth' included refreshing our logo as we celebrated our 16th birthday in 2023. I believe that our new logo, by being shorter and more flexible in its use, reflects our 'beyond building', responsive philosophy as an organisation. For those who may not have noticed, the gap in the star is quite deliberate. It echoes our commitment to openness and the path forward within the industry.

Ongoing development of our New Build Version 2 tool also took centre stage in 2023. While progress made on this tool in 2022 focused on developing the essence of the tool, 2023 revolved around more technical input and testing. This involved initiating the development of the calculators and background technology – progress which has been made possible through generous sponsorship from Balwin Properties. We're hoping to be ready to pilot the tool in 2024.

I am so appreciative of all the special people that keep the GBCSA striding ahead - from our members and APs to our wonderful staff, and our strategic board. This collective makes a team of very committed individuals who don't compromise on green principles. We are all invested in a shared goal for people and planet to thrive, and it shows!

Another key shift in our approach and philosophy in 2023 has been moving beyond the idea of green buildings as a niche concept, to making green buildings the norm for everyone. Whether we're talking about energy security, water security, waste management, or healthy buildings, it must be in a context that includes all people in all walks of life. As an organisation, we want to be agile and member-focused, but we also want to pull the market into greener spaces while keeping the standards robust and excellent. We want to keep everyone moving forward and not leave anyone behind.

As the old proverb goes, "If you want to go fast, go alone. If you want to go far, go together". That ancient wisdom is truly relevant for 2023 and beyond! Let's continue this journey together, championing green growth and inclusive sustainable practices that uplift all South Africans.



**Lisa Reynolds**  
CEO

“ We are moving beyond the idea of green buildings as a niche concept, to making green buildings the norm for everyone. ”



## CHAIR'S FOREWORD

**André Theys**

**2023's growth phase allowed us to amplify our impact.**

2023 has been a transformative year for us at the GBCSA. After navigating through a time of financial adversity, strategic measures implemented by the board and the executive committee (Exco), coupled with sacrifices by staff, have enabled us to transition from survival to a phase of strong growth. I am grateful to the previous chair, Brian Unsted, for his tireless work and for handing over the organisation to me in such a commendable state.

Our stronger financial position has fueled key growth initiatives such as renewing our website, expanding our annual convention, and filling some long-vacant internal positions. These developments have broadened our capabilities, empowering us to execute our new strategy despite the challenging economic climate in South Africa. We are poised ready to meet both current and future market demands.

The GBCSA has performed well across all core areas in 2023. We successfully met our targets in certification and advocacy, and our annual convention saw delegate numbers return to pre-COVID levels. Although reaching our training targets posed challenges, contributions from other areas ensured our overall financial performance exceeded expectations.

The current economic climate, characterised by high interest rates and cautious investor sentiment ahead of the 2024 national elections, has impacted the level of new developments seeking Green Star New Build ratings. However, the interest in Existing Building Performance certifications allowed us to meet or surpass our goals.

A significant challenge remains educating property owners and lenders about our mission and the nuances of 'shades of green'. We want to emphasise the message that not all certifications imply genuine sustainability, to avoid greenwashing in the property sector. Our teams are working hard to educate the market about the distinctions between certifications, performance standards, benchmarks, and energy performance certificates.

The GBCSA has faced adversity and challenges before, emerging stronger, agile, and more resilient each time. We have a solid and diverse board, a driven Exco, and a dedicated staff assembled from fantastic people. My sincere thanks to our CEO, Lisa Reynolds, and her small yet passionate team of committed change agents, for their contribution to 2023's performance.

Our achievements this year, and our ability to amplify our impact, owe much to our partners, members, and Accredited Professionals. It is through working together as a collective, passionately committed to transforming the built environment in South Africa and beyond, that we achieve far more than we could alone. United by this shared vision, we edge one step closer to building the sustainable future we all aspire to.



**André Theys**

Chair

“ It is through working together as a collective, passionately committed to transforming the built environment in South Africa and beyond, that we achieve far more than we could alone. ”



# Over 1 000 Green Building Projects Certified, and Counting

Building toward our goal of a resilient, green and healthy net zero built environment.

GBCSA is a dynamic non-profit organisation that has been at the forefront of advancing sustainable practices in the property and construction sectors since its establishment in 2007. From our home in Cape Town, South Africa, we have been driving change through advocacy, training, certification and our community.

GBCSA is a Level 4 B-BBEE Contributor.

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.

GBCSA is also an active member of the WGBC African Regional Network (ARN), on which GBCSA CEO, Lisa Reynolds, continues to serve as Vice Chair.

**Our cumulative total of green projects certified since 2009 equates to approximately...**

**1 080 = 15.8m**  
 certifications m<sup>2</sup> certified

**This equates to approximately 2 250 rugby fields of space certified and annual savings of approximately...**

**1 575**  
 Million kWh

**1 890**  
 Million kg CO<sub>2</sub>

**1 460**  
 Million litres of potable drinking water

**472 800**  
 Cars off the roads in terms of kg CO<sub>2</sub> equivalent

**2 000 170**  
 People's daily drinking water needs

**109 445**  
 Households' energy usage

# The Evolved GBCSA Brand

A symbol of our commitment to change.

GBCSA's 2023 rebrand signifies an evolution in how we see ourselves and our role in a changing world. After 16 years, the GBCSA brand is well established in the market as a progressive, trusted leader. Our new brand identity builds on this legacy. It is bold and courageous, with the dynamic star icon evolving to show direction and momentum toward our goal of a sustainable built environment for all.



**GBCSA Team at Annual Convention 2023**

Left to right, by row:

Back row: Kirwan Daniels, Emma Walker, Jenni Lombard

Dash Coville, Veronica Abrahams, Michelle De Nysschen, Abi Godsell

Michal Hohlfeld, Bakang Moeng, Gretchen Williams, Ann-Mari Malan, Jaci Harrison, Lisa Reynolds

Anja Thompson, Louwna Joubert, Lynleigh Caulfield, Thumeka Tshanyela, Babalwa Tshandu

Front: Cassim Mansoor, Levinia Palmer, Georgie Chennells, Georgina Smit, Shaundré Abrahams

# Our Member Community

We are powered and inspired by a diverse member community which includes stakeholders across the built environment.

The challenge of transforming the built environment cannot be undertaken alone. This is a broad, deep systemic challenge, that requires a network approach to solving.

**In 2023 GBCSA's member network comprised over 500 members from across the built environment, segmented across the following categories:**

- Commercial Property Developers
- Investors, Owners, Property Managers
- Major Corporate Tenants & Retailers
- Building Contractors
- Building Product Manufacturers & Distributors
- Professional Services: Green Building Consultants, Architects, Designers, Engineers, Quantity Surveyors, Project Managers, Legal Firms and other Consultants
- Research Houses, Higher Education, NGO's
- Related Interests: Utilities, Financial, Insurance, etc
- Government & Regulators
- ONE Members (Individuals)

**Membership benefits include:**

- Regular networking events in major cities
- Market visibility: Profiling in the GBCSA Member Directory
- Access to educational resources and discounted training
- Discounts and offers on events, professional training, project certifications, and the annual Green Building Convention
- Advocacy and influence: GBCSA acts on behalf of its members in engaging on policy and other frameworks, to shape a more enabling built environment
- Policy updates including information and thought leadership on changes in building codes, standards, and government policies affecting green building practices
- Access to research and information
- Community engagement: opportunities for members to participate in or contribute to projects, research, and initiatives



**GBCSA Product Member Catalogue**



**+Impact Magazine**

**Be part of an active community that is making a difference by becoming a member of GBCSA.**

**Become a member**

# The Greenovate Student Awards

Since 2015, Greenovate has been inspiring university students to pursue sustainable development.

The annual Growthpoint Properties and GBCSA Greenovate Awards allows property studies and engineering students the opportunity to focus their research outputs on innovative solutions for sustainability within the property sector. This year excitedly also saw the introduction of a proptech stream for entrepreneurs. 37 Students from seven universities entered the 2024 Greenovate Awards.

Participants receive valuable mentorship and collaboration opportunities. They gain access to knowledge and resources needed to turn their research into practical products or services for the property industry. The awards also offer mentorship programmes and expert-led workshops. 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.

**2023 Greenovate Student Awards winners:**

**Engineering**



**1st:**  
**Julian Banks**  
University of Cape Town  
Design of an autonomous energy management agent for a hybrid microgrid.

**2nd:**  
**Willem Barnard and Arnold van der Merwe**  
North West University  
Renewable energy planning app and energy trading platform.

**3rd:**  
**Tiffany Moodley**  
University of Pretoria  
Enhancement of a hot water accumulator by varying volume fraction and maintaining a constant surface area of phase change material.

**Property**



**1st:**  
**Aiden van Wyk and Isobella van der Merwe**  
University of Cape Town  
An investigation into the benefits of EDGE-certified residential estates in terms of real-world savings.

**2nd:**  
**Sindisiwe Kalumba and Hannah Volker**  
University of Cape Town  
An examination of the uptake of net zero buildings in the South African commercial property market.

**3rd:**  
**Riyaadh Dawood, Sechaba Mohlabeng and Xihluke Shivambu**  
University of the Witwatersrand  
The utilisation of eggshells as a partial replacement for cement in concrete.

**IFC Edge prize**



**Winner:**  
**Mahima Maharaj**  
University of Cape Town  
Growing bio-building materials from CO<sub>2</sub>.

**Proptech**



**1st:**  
**Oelinga by Songo Didiza and Zadok Olinga**

**2nd:**  
**Kaizen by Rob Whiteley**

**3rd:**  
**Learn Base Energy by Mokete Ratlabala**

Greenovate Student Awards proudly sponsored by **GROWTHPOINT PROPERTIES**

# GBCSA Annual Leadership Awards

Celebrating sustainability 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 certification process and on the strength of the submissions. Individuals are selected by GBCSA based on their proactive and bold engagement on industry leading projects, quality submissions, and sector development.

## Established Green Star

Recognising continuous contributions to the green building economy

**Winner:** Simon Penso, Imbue Sustainability

**Runner-Up:** Sally Misplon, Misplon Green Building Consulting

## Rising Green Star

Acknowledging emerging Green Star Accredited Professionals (APs)

**Winner:** Kagiso Sebetso, Time Projects

**Runner-Up:** Elri Syfert, Solid Green Consulting

## EDGE Residential Leader

Recognising excellence in sustainability within the residential sector

**Winner:** Sagewood Lifestyle Apartments, Century Property Developments

EDGE Expert: WSP

EDGE Auditor: Yvonne Pelsler



## Highest Rated Building

(Asset Rating Design Project)

Awarded to the project with the highest Green Star rating on an asset rating (New Build, Interiors, Sustainable Precincts)

**Winner:** Hasso Plattner d-school Afrika at the University of Cape Town

6-Star Green Star Public & Education Building Design

APs: Mlondolozzi (Mlo) Hempe and Yogesh Gooljar, PJC + Partners

Property Owner: University of Cape Town

**Runner-Up:** Nedbank, Namibia

6-Star Green Star Office As Built v1.1

AP: Elri Syfert, WCE Consulting Engineers & Solid Green Consulting

Property Owner: Nedbank Properties

## Highest Rated Building

(Existing Operational Performance)

Recognising the project with the highest Green Star rating for existing building operational performance

**Winner:** Visual Arts Building, Stellenbosch University

6-Star Green Star Existing Building Performance

AP: Simon Penso, Imbue Sustainability

Property Owner: Stellenbosch University

**Runner-Up:** The Watershed, V&A Waterfront

6-Star Green Star Existing Building Performance

APs: Francois Retief and Mellissa Titus, Sow & Reap Consulting

Property Owner: V&A Waterfront

## Highest Rated Building for African Green Star Submissions

Awarded to the top African project

**Winner:** Nedbank, Namibia

6-Star Green Star Office As-Built v1.1

AP: Elri Syfert, WCE Consulting Engineers & Solid Green Consulting

Property Owner: Nedbank Properties

**Runner-Up:** First Capital Bank, Lusaka

5-Star Green Star Office Design v1.1

AP: Kagiso Sebetso, Time A&PM

Property Owner: Time A&PM

## Net Zero Submission

Recognising projects demonstrating commitment to net zero goals

**Winner:** dsm-Firmenich

Net Zero – Ecology (Measured)

AP: Marc Sherratt, MSSA

Property Owner: Firmenich (Pty) Ltd.

**Runner-Up:** The White Office

Net Zero – Carbon, Level 2 (Measured)

AP: Alison Groves, WSP

Property Owner: Black Mountain Mining

## Best Quality Submission

(Asset Rating)

Awarded for the highest-quality submission on an asset rating (New Build, Interiors, Sustainable Precincts)

**Winner:** Bracken Nature Reserve Visitor Education Centre

5-Star Green Star Public & Education Building Design

AP: Justine Powrie, Goal Zero Consulting

Property Owner: City of Cape Town

**Runner-Up:** Rewardsco Block A

5-Star Green Star Office Design v1.1

AP: Makhosazna (Khosi) Mthethwa, Solid Green Consulting

Property Owner: Umhlanga Rocks Property Trust



## Best Quality Submission

(Existing Operational Performance)

Recognising the highest-quality submission for existing building operational performance

**Joint Winners:**

29 Springbok Road

4-Star Green Star – EBP Custom Industrial Pilot

AP: Sally Misplon, Misplon Green

Building Consulting

Property Owner: Redefine Properties

ERPM

4-Star Green Star – EBP Custom Industrial Pilot

AP: Sally Misplon, Misplon Green

Building Consulting

Property Owner: Redefine Properties

**Runner-Up:** Grosvenor Corner

4-Star Green Star – EBP

AP: Sally Misplon, Misplon Green

Building Consulting

Property Owner: Growthpoint Properties

## Transforming Tomorrow

(Asset Projects)

Acknowledging leaders contributing to industry transformation

**Winner:** University of Cape Town for the Hasso Plattner d-school Afrika

6-Star Green Star Public & Education Building Design

**Runner-Up:** Pick n Pay Clothing, Blue Route Mall

4-Star Green Star Interiors

## Transforming Tomorrow

(Existing Building Performance)

Recognising leaders in industry transformation for existing buildings

**Winner:** Stellenbosch University

(18 buildings rated using the EBP tool)

**Joint Runners-Up:**

Redefine Properties

(12 EBP Custom Industrial Pilot projects)

Burstone Group

(5 EBP Custom Industrial Pilot projects)

Read all about the awardees in +Impact

Leading Buildings

Accredited Professionals

# Certification

Celebrating leadership and projects that are aiming for the highest levels of sustainability performance and driving market transformation.

2023 was an incredible year for certifications at GBCSA. Demand for certified buildings continues, with more proof than ever of the value of independent green certification. We are grateful to our committed community of certifiers, project teams, APs, and partners who are driving sustainable change in the built environment and are part of this success.

In 2023 we celebrated a major milestone of our 1 000th certification, as well as outstanding leadership in the green building space shown by several 6-Star Green Star, Net Zero, and EDGE projects. Annual registration and certification numbers continue to grow steadily, which confirms the demand for green building independent verification.

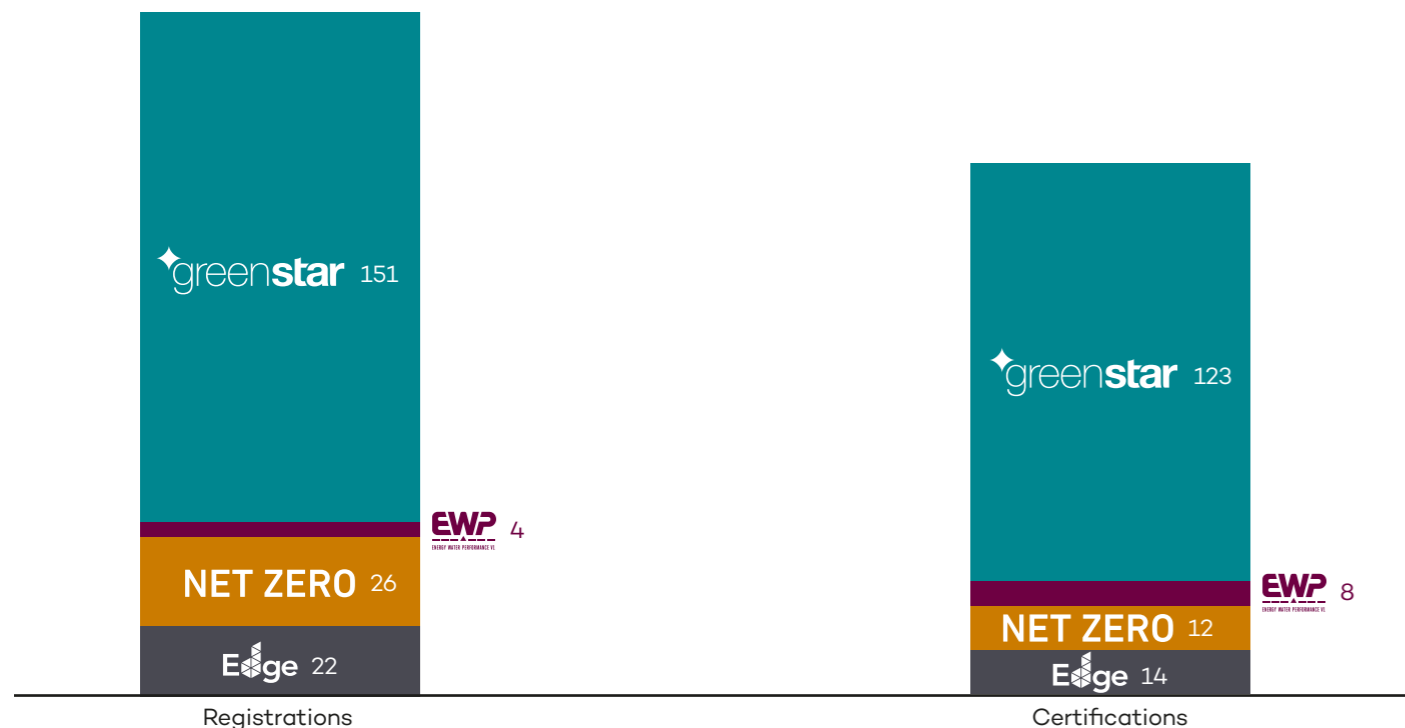
On the global stage, a new alliance between the world's leading green building certification bodies was announced, and is set to bridge the gap between green buildings and the ESG reporting requirements of the finance sector, unlocking sustainable finance at a global scale.



**1 000th project Certification:** The Visual Arts Building at Stellenbosch University. From the first certification in 2009 to the 1 000th in 2023, each certification has contributed to the green building momentum that we see now. Find out more about this building [here](#).

**Green Star, BREEAM & LEED join forces:** Read more about the global green alliance [here](#).

## Total Number of Registrations & Certifications for 2023



# Tool Development



Green Star New Build V2: Pioneering best practices in global green building and a major update for our industry.

The revised Green Star New Build V2 tool pilot is setting new standards, aligning with the latest global green building best practices and thinking.

### Transforming Tomorrow: Leading the Charge

The evolution of the Green Star New Build tool, named "Transforming Tomorrow," was proudly sponsored by Balwin Properties. In late 2023 we launched the pilot initiative, marking a significant step forward, with seven pioneering projects from Balwin, Intaprop, and V&A already committed to the V2 path.

We are actively seeking additional industry-leading projects to further refine and develop the New Build tool during its pilot phase. If your new

build project aligns with our vision, please reach out to us at GBCSA.

### About the Tool: Innovating for the Future

The features of this Transforming Tomorrow tool have been documented through a series of articles in +Impact. These articles unpack each category of the tool, showcasing its current, streamlined, and responsive design.

### Find out more:

- [Responsible & Healthy](#)
- [Resilient, Place, Nature](#)
- [Positive, Leadership, People](#)



Proudly sponsored by



# Certification Highlights for 2023



## African Buildings Demonstrating World Leadership with 6-Star Green Star Ratings

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.

- Nedbank Namibia Head Office**  
 Windhoek  
 Green Star New Buildings & Major Refurbishments  
 Project Owner: NedProperties
- Hasso Plattner d-school Afrika**  
 University of Cape Town  
 Green Star New Buildings & Major Refurbishments  
 Project Owner: University of Cape Town
- Greenbay Barn**  
 Gordon’s Bay, Cape Town  
 Green Star New Buildings & Major Refurbishments  
 Project Owner: Balwin Properties
- 5 Parks Boulevard**  
 Dunkeld, Johannesburg  
 Green Star New Buildings & Major Refurbishments  
 Project Owner: Intaprop/ Oxford Parks
- Visual Arts Building**  
 Stellenbosch University  
 Green Star Existing Building Performance  
 Project Owner: Stellenbosch University

[Read More](#)



Hasso Plattner d-school Afrika plaque handover

# NET ZERO

## Our Net Zero Heroes

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.

- The Reid Lifestyle Centre**  
 Linbro Park, Johannesburg  
 Net Zero Carbon, Level 1 (Modelled)  
 Project Owner: Balwin Properties
- Greenbay Barn**  
 Gordon’s Bay, Cape Town  
 Net Zero Carbon, Level 1 (Modelled)  
 Project Owner: Balwin Properties
- The White Office**  
 Aggeneys, Northern Cape  
 Net Zero Carbon, Level 2 (Measured)  
 Project Owner: Black Mountain Mining
- 2 Pybus**  
 Sandton, Gauteng  
 Net Zero Carbon, Level 2 (Modelled)  
 Project Owner: Redefine Properties
- 90 Rivonia**  
 Sandton, Gauteng  
 Net Zero Carbon, Level 2 (Modelled)  
 Project Owner: Redefine Properties
- Rosebank Link**  
 Rosebank, Gauteng  
 Net Zero Carbon, Level 2 (Modelled)  
 Project Owner: Redefine Properties



The Reid Lifestyle Centre, Linbro Park, Johannesburg



Greenbay Barn, Gordon’s Bay, Cape Town

- 18 Holt Street**  
 Sandton, Gauteng  
 Net Zero Carbon, Level 1 (Modelled)  
 Project Owner: Fujifilm SA
- ISA Standardised Small Clinic**  
 To be implemented in various locations within South Africa  
 Net Zero Carbon, Level 1 (Modelled)  
 Project Owner: Department of Public Works
- Zest WEG**  
 Cape Town  
 Net Zero Carbon, Level 1 (Modelled)  
 Project Owner: West Property Fund
- Firmenich - Firsouth**  
 Midrand, Gauteng  
 Net Positive Ecology, Level 2 (Measured)  
 Project Owner: Firmenich
- Liberty Promenade Mall**  
 Mitchells Plain, Cape Town  
 Net Zero Waste, Level 2 (Measured)  
 Project Owner: Liberty Consortium
- 5 Parks Boulevard**  
 Dunkeld, Johannesburg  
 Net Zero Carbon, Level 1 (Modelled)  
 Project Owner: Intaprop/ Oxford Parks



Rosebank Link plaque handover



Liberty Promenade, Mitchells Plain, Cape Town



## EDGE Highlights

EDGE continues to grow within the residential sector, driving energy, water, and material efficiency.

- Nexus 1**  
 Johannesburg  
 EDGE Advanced, Post-Construction Certified  
 Project Owner: Attacq
- Rubicon Distribution Centre**  
 Cape Town  
 EDGE Advanced, Post-Construction Certified  
 Project Owner: Atterbury Management Services
- The Prime**  
 Maitland, Cape Town  
 EDGE, Post-Construction Certified  
 Project Owner: The Triple Ply
- The Peak**  
 Observatory, Cape Town  
 EDGE, Post-Construction Certified  
 Project Owner: Growthpoint Properties
- Illovo Country Estate**  
 Illovo, KwaZulu-Natal  
 EDGE, Post-Construction Certified  
 Project Owner: Alley Roads



Rubicon, Cape Town



Illovo Country Estate, KwaZulu-Natal

# GBCSA Academy



We continue to provide quality, accessible green building training for a wide variety of stakeholders.

GBCSA Academy continues to offer learning opportunities for all, from those just starting out on their sustainability journey, to seasoned green building professionals.

## Highlights of 2023 Include:

### Growth in Green Star Accredited Professional (AP) Training

Our Green Star AP training has seen steady growth, with over 2 770 professionals now certified. These APs play a critical role supporting the development of successful green building projects.

### Supporting Students and Youth

We maintain strong relationships with tertiary institutions across South Africa, engaging them through the annual Greenovate Competition, as well as through offering courses focused on Green Star and Net Zero skills. In 2023, over 70 students were trained in these areas.

### Public Sector Training

Our public sector training continues to be well received, and plays a strong role in empowering public sector entities, and promoting the adoption of green building policies. A notable highlight was our collaboration with SANEDI (the South African National Energy Development Institute) to enhance EPC (Energy Performance Certificate) knowledge within the organisation.

### Supporting Broader Sector Development

We continue to work closely with our members and partners to develop relevant training programs. Our masterclasses, featuring industry experts, provide in-depth material on technical aspects of green buildings.

### CPD Accreditation

GBCSA Academy has successfully achieved CPD accreditation with several industry bodies for all Green Star and Net Zero training webinars, including:

- South African Institute of Architectural Technologists (SAIAT)
- Engineering Council of South Africa (ECSA)
- African Institute of the Interior Design Profession

Additionally, our masterclasses are individually CPD accredited.

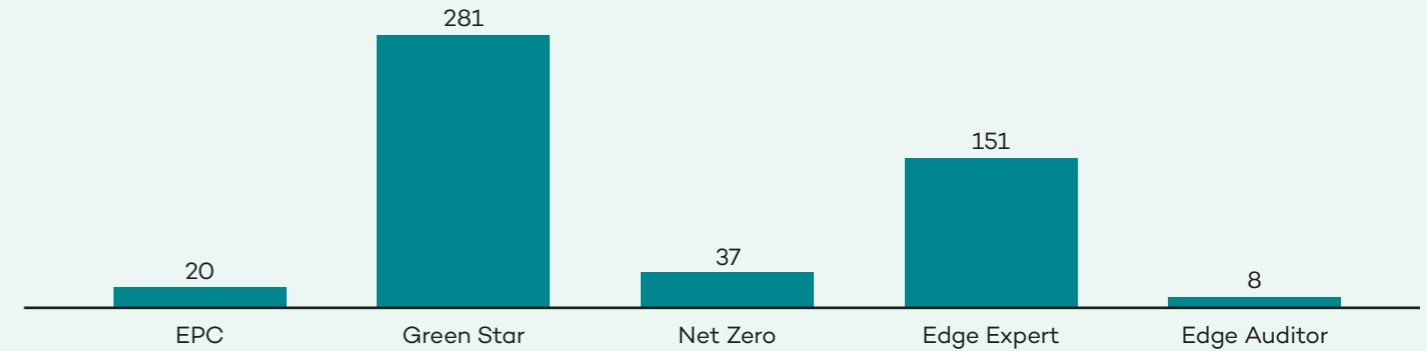
### Green Building Evolution

We continue to evolve our learning content to meet market needs. This includes developing new course content, as well as updating existing tool training, such as the latest iteration of EDGE, Version 3.0.

“Sector development is a cornerstone to driving market transformation within the built environment. GBCSA Academy aims to empower our community to go green at every opportunity.”

- Georgina Smit, Head of Technical, GBCSA

## Number of Delegates Trained by GBCSA Academy

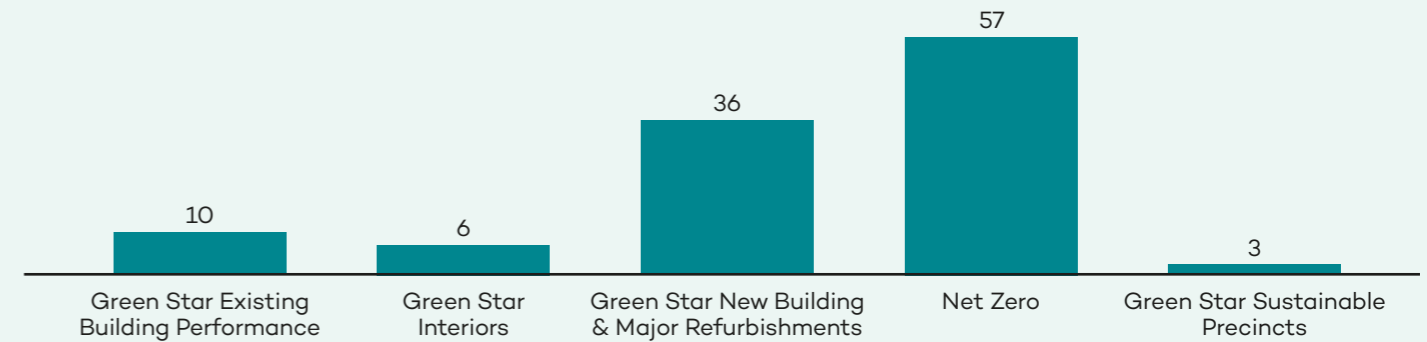


### 489 delegates trained by GBCSA in 2023

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

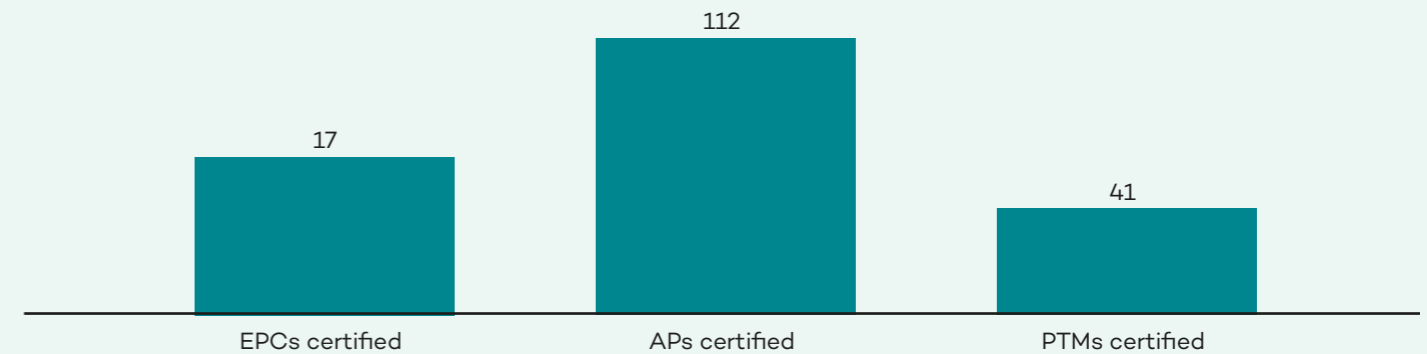
Subjects included Green Star, Net Zero, EDGE tools and Energy Performance Certificates (EPCs).

## Number of GBCSA APs Certified



### 112 APs certified by GBCSA in 2023

## Number of Individual Professional Qualifications Issued by GBCSA Academy



### 170 individual professional certifications issued in 2023

APs are Accredited Professionals. These are individuals who are equipped with green building qualifications.

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.

# Advocacy: Advancing and Promoting Green Building

To transform the built environment, we advance and engage stakeholders across society.

In 2023 we continued to play a key role in the climate change conversation, particularly in addressing how the construction industry can navigate the challenges posed by an evolving climate.

We have continued our commitment to amassing and disseminating technical knowledge, which supports more sustainable design, construction and operations of buildings.

In 2023 it was with great enthusiasm that we observed a positive shift in the green building conversation to become more inclusive. There is now a recognition that for true impact to be achieved, sustainability must be made accessible to all.

Our engagements with varied built environment stakeholders have been geared towards advocating for a greener built environment, and have included numerous activities such as:

- Plan drafting & implementation
- Workshop facilitation
- Committee participation

Partnerships with both private and public sectors remain the cornerstone of our advocacy work.

As our members, stakeholders and partners navigate the evolving ESG landscape, GBCSA continues to play a vital role in supporting them in their ESG journey. We equip them with research-based information to support compliance with environmental requirements within ESG frameworks.



Plaque handover events are an opportunity to celebrate green building achievements with project owners and teams



Building tour of Knightsbridge Block A in Johannesburg

## Hot topics in 2023

- GBCSA's 1 000th Certification
- ESG
- Sustainable human settlements
- Energy security
- Green hydrogen
- Integrated Resource Plan 2023
- Climate Change Bill
- Just Transition
- Race to net zero
- Africa Manifesto for Sustainable Cities & the Built Environment

## GBCSA Events in 2023:



# Public Sector Engagement

GBCSA remains committed to contributing to policy development that fosters the advancement of sustainable buildings, infrastructure, and cities. We are working to support our Public Sector partners in creating an enabling environment for green buildings, green professionals and the green economy to thrive.

We continue to advance partnerships formed over the years, leveraging synergistic collaborations for maximum impact. We engage with the three spheres of government—local, provincial, and national – in our endeavours.

## National Level

A significant milestone in 2023 was the South African National Assembly's vote to pass the Climate Change Bill, a monumental step for our country and organisation. We are proud to work with multiple stakeholders and partners at national level, some of which include:

- National Home Builders Registration Council (NHBRC)
- Agrément
- South African Local Government Association (SALGA)
- National Department of Trade, Industry and Competition (DTIC)
- Department of Public Works and Infrastructure (DPWI) (National)

At National level, notable activities included GBCSA's contributions to:

- Development of South Africa's National Adaptation Plan (DFFE)
- Development of National Climate Change Investment Plan (DFFE)



Bracken Nature Reserve plaque handover

## Provincial Level

In 2023 we supported provinces advancing their efforts toward achieving the Nationally Determined Contributions (NDCs). We participated in numerous workshops, knowledge-sharing sessions, and green programmes. Notable engagements included:

- Premier's Expert Advisory Committee on Climate Change (PEACCC) & Sub-committee on Climate Mitigation
- Member of the Gauteng Environmental Co-ordination Forum
- Department of Public Works and Infrastructure (DPWI) (Western Cape)

## Municipal Level

We have actively collaborated with cities such as Johannesburg, Tshwane, eThekweni, and Cape Town, which are part of the C40 Cities South Africa Buildings Programme. We support them through information dissemination and policy reviews, as well as supporting the development of incentive policies and bylaws to create an enabling and sustainable environment for green building.

## World GBC Africa Regional Network

This is an important forum 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. GBCSA CEO, Lisa Reynolds, continued her role as Vice Chair of the African Regional Network (ARN) in 2023.

A notable event was the Africa Climate Summit, which resulted in the [African Leaders Nairobi Declaration on Climate Change and Call to Action](#). The continent is making strides in the green building space.



ISA Standardised Clinic plaque handover

# The Green Building Convention

Africa's leading sustainable building convention.

The 2023 Green Building Convention was a dynamic three-day event, featuring top-tier thought leadership, cutting-edge innovation, interactive learning sessions, and extensive networking opportunities. Centred around the theme "The Year of Y/our Space," the convention explored the transformative impact of space within the built environment, emphasising sustainability's pivotal role in shaping our future.

With a world-class program boasting over 100 local and international speakers, the convention offered high-quality sessions tailored to diverse built environment stakeholders. Delegates left empowered with practical insights, actionable knowledge, and renewed inspiration.



**3 Days**

**22 Exhibitors & 15 SMME Exhibitors**

**100+ Speakers, workshops, and discussions**

**700 Delegates**

**Industry sectors that attended:**

- Accredited Professionals
- Architects & Designers
- Building & Construction
- Engineering
- Environmental & Consulting Services
- Education & Training
- Energy/ Water/ Waste/ Utilities
- Financial Services
- Government
- Manufacturing & Distribution
- Property Management
- Real Estate
- Other

**2023 Convention Highlights**

“ The Green Building Convention has truly grown to become one of the most dynamic spaces where built environment professionals from various disciplines come together for our common goal to drive transformation. ”

- Lisa Reynolds, GBCSA CEO



# Research & Knowledge Sharing

In 2023 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 is the coordination of market-relevant research that empowers decision makers to go green.

## Contributions to World Green Building Council Knowledge Sharing

GBCSA is proud to be a contributing member of the WGBC in creating and sharing frameworks and reports that tackle some of the most challenging aspects of building green in our current context.

GBCSA also supports WGBC forums such as Better Places for People, Advancing Net Zero, and the ESG/Sustainable Finance Forums.

### 2023 Contribution Highlights Included:



#### Sustainable Affordable Housing Report

This busts the myth that green buildings are only possible for, and only add value to elite and expensive developments. It showcases some of the most exciting innovations in sustainable housing, from the developing world.

[Read More](#)



#### Building a Water Resilient Future - Catalogue

This catalogues key research, tools, techniques and lenses for a built environment that uses water sustainably, sparingly and in creative ways that start to address the challenge of an adequate fresh water supply for the future.

[Read More](#)



#### Social Impact Across the Built Environment Report

This report highlights the S of ESG thinking. It concisely demonstrates the links between green buildings and the communities that create and reside within them, while providing a framework for proactively adding social value beyond the building.

[Read More](#)

## 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

# Report: Green Building in South Africa: A Guide to Costs and Trends

The 3rd edition of the report continues to provide valuable local data that can inform decision making. It is highly regarded, benefiting from academic rigour and industry collaboration. The report is published by GBCSA, with the Association of South African Quantity Surveyors (ASAQS) and the University of Pretoria (UP).

### Key findings include:

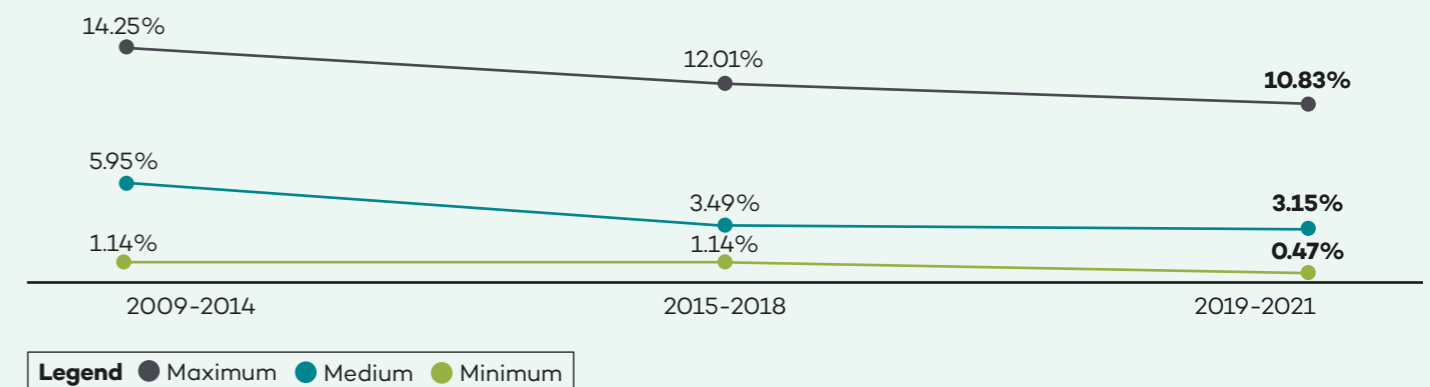
- The green cost premium appears to be progressively diminishing over time, largely as a result of a growing maturity in the green industry.
- The median green construction cost premium has diminished from 5.95% in 2015 to 3.15% in 2022.
- A 4-Star certification is possible from as little as 0.47%.

This research has also been recognised internationally. The report's authors, Danie Hoffman and Karl Trusler, were recognized with an award from the Pacific Association of Quantity Surveyors for their work.

“ The green cost premium appears to be progressively diminishing over time, largely as a result of a growing maturity in the green industry. A 4-Star certification is possible from as little as **0.47%**. ”

- Georgina Smit, Head of Technical, GBCSA

## Green Construction Cost Premium Over Time



These values represent the average Green Construction Cost Premium (GCCP) as percentage of the total project cost.

No matter if measured from the minimum GCCP – usually associated with 4-Star ratings, or from the Maximum GCCP – usually associated with 6-Star ratings, the cost of going green in South Africa is falling, making green certified building more affordable than it has ever been.



[Download the Report Here](#)



The Association of South African Quantity Surveyors



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# The MSCI South Africa Green Annual Property Index 2023



One of our key annual research projects which tracks the investment case for green buildings in the commercial property sector.

The MSCI SA Green Annual Property Index provides an independent, globally consistent view on the investment performance of green-certified and non-certified offices in South Africa. Released annually since 2016, the 2023 index continued to support the investment case for energy and resource-efficient real estate.

The index is released by MCSI in conjunction with GBCSA, and sponsored by Growthpoint Properties.

## Results from the 2023 index (End 2022 Sample):

- Green-certified offices continue to outperform non-certified offices in South Africa.
- Green-certified Prime and A-grade offices produced an improved total return in 2022 and outperformed non-certified office assets of a similar quality by 50bps during the year.

## Green Offices Outperformed by 20.9% since 2016

The green-certified office sample delivered a total return of 6.1%, 50bps above the non-certified sample's return of 5.6%. Since the index's inception in 2016, the sample of green-certified offices outperformed the non-certified sample by a cumulative 20.9%.

[Read more about the 2023 Report \(end of 2022 sample\)](#)

## Green Office Cashflows Deemed Lower Risk

Green certified offices boasted significantly lower per square meter usage of electricity (-4.5%) and water (-14.3%) when compared to non-certified offices.

With administered costs rising at rates more than inflation, these costs can have a significant impact on performance over the lifecycle of a property.

## Green-Certified Offices Better Across All Measures

The Index demonstrated the positive relationship between green-certified buildings and investment returns but also of its impact on property fundamentals that could underpin future performance.

## Index Sample:

303 prime and A-grade office properties valued at R58.2 billion. These were made up of:

- 164 green-certified office properties
- 112 non-certified office properties of a similar quality

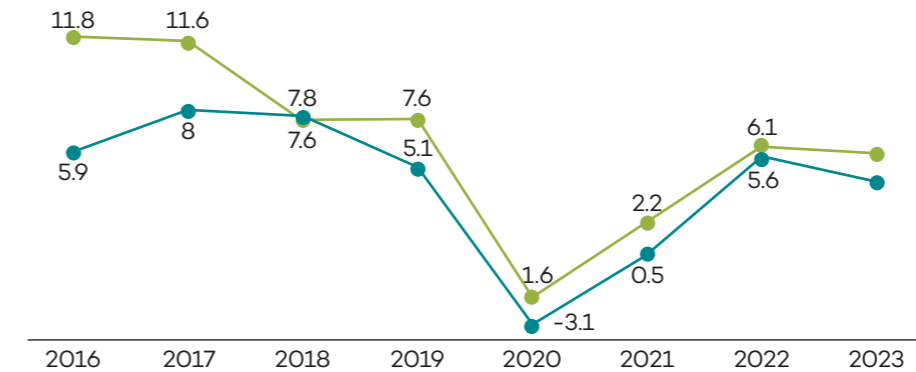
“ These results confirm that there are long term benefits associated with pursuing green building certification. With some tough market conditions at play, green-certified buildings are demonstrating their resilience and value. ”

- Georgina Smit, Head of Technical, GBCSA

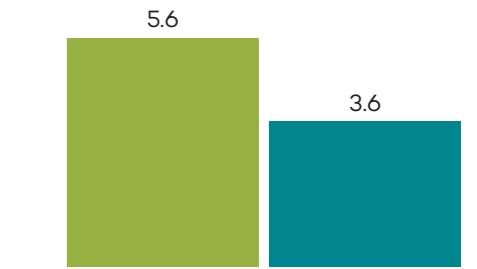
## Total Return (%)

### Certified Prime & A-Grade Offices vs Non-Certified Prime & A-Grade Offices

Per Annum



8-year Annualised

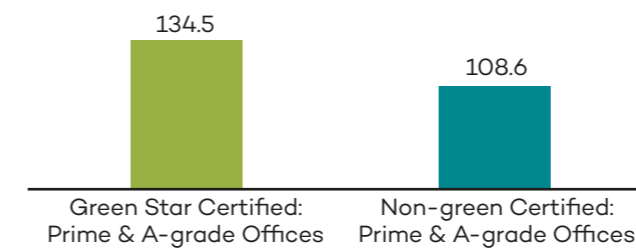


Legend ● Certified ● Non-Certified

Total return is a metric that represents all returns on an investment, including capital gains and other financial rewards.

This graph shows Total Return over time, and also includes the latest 2023 sample results, released in June 2024. Find this latest report on the GBCSA website.

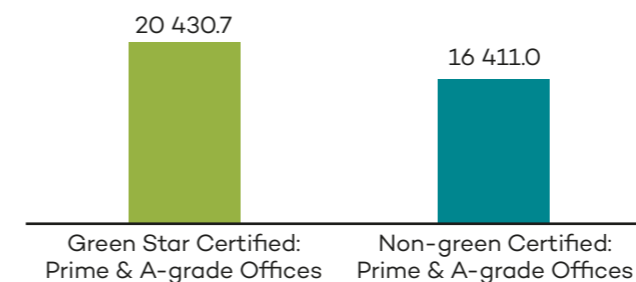
## Average Monthly Net Operating Income per square metre\*



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 NOI in comparison to non-certified offices.

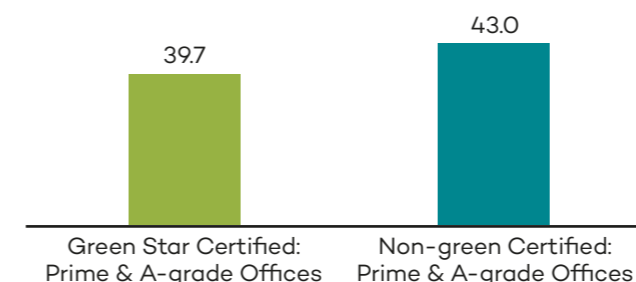
\* Based on same store sample

## Capital Value per square metre\*



Capital Value is the monetary worth of the building. Green-certified offices achieved a higher capital value per square metre in 2022 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 2022, demonstrating that they are more profitable.

# GBCSA Audited Financial Results

For the year January - December 2023

## Statement of Financial Position

Figures in Rand	2023	2022
<b>Assets</b>		
<b>Non Current Assets</b>		
Property, plant and equipment	502 260	521 544
Right-of-use assets	802 200	1 403 849
Intangible assets	38,356	80 185
	<b>1 342 816</b>	<b>2 005 578</b>
<b>Current Assets</b>		
Trade and other receivables	1 061 524	2 680 633
Cash and cash equivalents	29 091 211	22 174 928
	<b>30 152 735</b>	<b>24 855 561</b>
<b>Total Assets</b>	<b>31 495 551</b>	<b>26 861 139</b>
<b>Equity and Liabilities</b>		
<b>Equity</b>		
Accumulated surplus	8 970 345	6 341 507
<b>Liabilities</b>		
<b>Non-Current Liabilities</b>		
Lease liabilities	735 461	1 319 467
<b>Current Liabilities</b>		
Trade and other payables	3 149 800	3 056 569
Lease liabilities	260 918	182 052
Income received in advance	2 549 293	2 234 448
Deferred income	14 559 377	12 354 096
Provisions	1 270 357	1 373 000
	<b>21 789 745</b>	<b>19 200 165</b>
<b>Total Liabilities</b>	<b>22 525 206</b>	<b>20 519 632</b>
<b>Total Equity and Liabilities</b>	<b>31 495 551</b>	<b>26 861 139</b>

## Statement of Comprehensive Income

Figures in Rand	2023	2022
Revenue	32 523 483	28 452 711
Other operating income	319 382	601 410
Other operating gains (losses)	(604)	-
Movement in credit loss allowances	(66 721)	6 208
Other operating expenses	(31 669 995)	(28 536 126)
<b>Surplus</b>		
<b>Operating surplus</b>	<b>1 105 545</b>	<b>524 203</b>
Investment income	1 652 740	988 164
Finance costs	(129 447)	(108 894)
<b>Surplus for the year</b>	<b>2 628 838</b>	<b>1 403 473</b>
Other comprehensive income	-	-
<b>Total comprehensive income for the year</b>	<b>2 628 838</b>	<b>1 403 473</b>

“ Our organisation continues to display growth year on year. This demonstrates transformation of the built environment and growing demand for green-certified buildings. ”

- Levinia Palmer, GBCSA Head of Finance & Operations

## Statement of Changes in Equity

Figures in Rand	Accumulated Surplus (Deficit)	Total Equity
<b>Balance at 01 January 2022</b>	<b>4 938 034</b>	<b>4 938 034</b>
Surplus for the year	1 403 473	1 403 473
<b>Total comprehensive income for the year</b>	<b>1 403 473</b>	<b>1 403 473</b>
<b>Balance at 1 January 2023</b>	<b>6 341 507</b>	<b>6 341 507</b>
Surplus for the year	2 628 838	2 628 838
<b>Total comprehensive income for the year</b>	<b>2 628 838</b>	<b>2 628 838</b>
<b>Balance at 31 December 2023</b>	<b>8 970 345</b>	<b>8 970 345</b>

## Statement of Cash Flows

Figures in Rand	2023	2022
<b>Cash flows from operating activities</b>		
Cash generated from operations	6 088 889	267 168
Interest income received	1 652 740	988 164
Finance costs paid	-	(6)
<b>Net cash from operating activities</b>	<b>7 741 629</b>	<b>1 255 326</b>
<b>Cash flows used in investing activities</b>		
Purchase of property, plant and equipment	(201 533)	(437 485)
Proceeds on sale of property, plant and equipment	10 773	-
<b>Net cash used in investing activities</b>	<b>(190 760)</b>	<b>(437 485)</b>
<b>Cash flows used in financing activities</b>		
Repayment of lease liabilities	(634 586)	(412 317)
<b>Total cash movement for the year</b>	<b>6 916 283</b>	<b>405 524</b>
Cash at the beginning of the year	22 174 928	21 769 404
<b>Total cash at end of the year</b>	<b>29 091 211</b>	<b>22 174 928</b>

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**GREEN  
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CONVENTION  
2024**

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



# Board of Directors

-  **André Theys**  
Non-Executive Board Chair
-  **Philip Barttram**  
Non-Executive Deputy Chair
-  **Brian Unsted**  
Non-Executive Immediate Past Chair
-  **Manfred Braune**  
Non-Executive Chair of GAS
-  **Anelisa Keke**  
Non-Executive Director
-  **Anthony Stroebel**  
Non-Executive Director
-  **Engelbert Binedell**  
Non-Executive Director
-  **Dr. Gavin Kode**  
Non-Executive Director
-  **Georgina Smit**  
Executive Director
-  **Ilse Swanepoel**  
Non-Executive Director

-  **Joanne Solomon**  
Non-Executive Director
-  **Kevin James**  
Non-Executive Director
-  **Levinia Palmer**  
Executive Director
-  **Lisa Reynolds**  
Executive Director
-  **Michele Bekkens**  
Non-Executive Director
-  **Mokena Makeka**  
Non-Executive Director
-  **Shameela Soobramoney**  
Non-Executive Director
-  **Steve Brookes**  
Non-Executive Director
-  **Lindelani Mfundo Xulu Ka Dlamini**  
Non-Executive Director (Resigned 2023)

## Board Committees

### Executive Committee

- Brian Unsted
- André Theys
- Kevin James (tenure ended September 2023)
- Ilse Swanepoel (tenure ended November 2023)
- Lisa Reynolds
- Levinia Palmer

### Remuneration Committee

- Brian Unsted
- André Theys
- Manfred Braune
- Phil Barttram
- Lisa Reynolds
- Melanie Trollip (external subject matter expert)
- Ilse Swanepoel (tenure ended November 2023)
- Levinia Palmer
- Shameela Soobramoney




### Governance, Audit, Social & Ethics Committee

- Brian Unsted
- André Theys
- Manfred Braune
- Kevin James (tenure ended Sep 2023)
- Dr. Gavin Kode
- Gareth Pike (External Subject Matter Expert)
- Lisa Reynolds
- Levinia Palmer

# Staff

Name	Date of Appointment	Title
Shaundré Abrahams	2011	Marketing Coordinator
Jaci Harrison	2012	Company Secretary & Human Resource Manager (Retired July 2023)
Thumeka Tshanyela	2012	Training Coordinator
Jo Anderson	2013	Research & Knowledge Management Coordinator (Resigned February 2023)
Jenni Lombard	2014	Technical Manager
Cassim Mansoor	2015	Finance & IT Officer
Babalwa Tshandu	2016	HR Manager
Michelle De Nysschen	2017	Key Accounts Manager
Kirwan Daniels	2018	Finance Officer
Ann-Mari Malan	2018	Technical Specialist
Georgina Smit	2019	Head of Technical
Levinia Palmer	2019	Head of Finance & Operations
Lisa Reynolds	2020	CEO
Emma Walker	2020	Senior Technical Coordinator
Anja Thompson	2021	Events Project Manager
Mischa Tessendorf	2021	Sustainability Development Manager (Resigned February 2023)
Manti Seleka	2021	Research & Knowledge Management Intern (Resigned January 2023)
Michal Hohlfeld	2022	Junior Technical Coordinator
Samuel Fraser	2022	Finance & Operations Support Officer (Resigned September 2023)
Gretchen Williams	2022	Education Manager
Lynleigh Caulfield	2022	Executive Assistant
Dash Coville	2022	Technical Manager
Abigail Godsell	2023	Research & Content Project Manager
Bakang Moeng	2023	Advocacy, Public Policy & Sustainability Specialist
Louwna Joubert	2023	Senior Technical Coordinator (Resigned November 2023)

### In 2023 we welcomed these new team members:

-  **Abigail Godsell**  
Research & Content Project Manager
-  **Bakang Moeng**  
Advocacy, Public Policy & Sustainability Specialist
-  **Louwna Joubert**  
Senior Technical Coordinator (Resigned November 2023)

### In 2023 we celebrated 5 years of service with these team members:

-  **Kirwan Daniels**  
Finance Officer
-  **Ann-Mari Malan**  
Technical Specialist



# GBC SA

Green  
Building  
Council  
South Africa

Join us



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08610 42272



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