



2026 Certification Pricing

Transforming the built
environment for people
and planet to thrive.

gbcsa.org.za



Certify your project

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

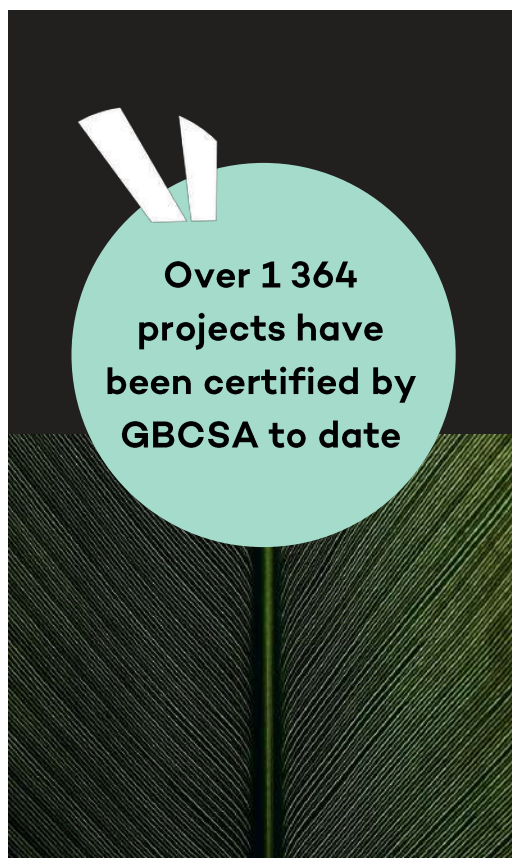
Certification allows for independent third party assessment of your project's sustainability characteristics against international benchmarks. Whether it's a fit-out, new build, precinct or building in operation, GBCSA have a certification to suit your needs.

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.

We use the following rating systems:



NET ZERO



**Over 1 364
projects have
been certified by
GBCSA to date**

Notes on this brochure:

- All fees in this document are in ZAR and include VAT
- 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 us at [GBCSA](https://www.gbcsa.org.za) for further information.



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 V2

Green Star's New Building and Major Refurbishment tool 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. GBCSA is currently piloting

New Build V2 and is calling on all industry leaders to pioneer this tool in collaboration with GBCSA. Register your project with the pilot New Build V2 to provide a market first commitment to sustainability. In order to support the transition of this tool, GBCSA has offered pricing that is cognisant of where a parallel V1 registration also applies.

For project owners whose projects are already on the path of targeting V1 certification, we encourage you to [reach out](#) to us at GBCSA to explore the benefits of also targeting V2.

FEES

Project Area (GFA)	Member	Non-member
<1 500 m ²	R 78 890	R 99 000
1500 - 2 499 m ²	R 106 110	R 147 710
2 500 - 4 999 m ²	R 140 580	R 192 090
5 000 - 9 999 m ²	R 163 510	R 220 790
10 000 - 19 999 m ²	R 191 740	R 246 890
20 000 - 39 999 m ²	R 217 080	R 277 670
40 000 - 69 999 m ²	R 247 430	R 315 470
> 70 000 m ²	R 277 670	R 366 020

* All Fees include VAT



FEES

Project Type	Member	Non-member
All sizes	R 205 000	R 246 000

* Fees include VAT

- Fees include registration fees for Net Zero certification, if this is a strategy used by the project for achieving its V2 targeted rating.
- The Total Fee is made up of Design and As Built Rating fees, and is paid at project registration. Both Design and As Built Rating must be completed for V2 certification.



Interiors

As a tenant, the shell of your building may be fixed, but it is still possible to sustainably set up your space. 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 80,000m² will be calculated as Base fee + Additional fee = R268,800 + (80,000m² - 50,000m²) x 40 cents/m² = R 280 800.

FEES

Project Area (GLA)	Member	Non-member
<500 m ²	R 70 740	R 92 130
500 m ² - 2499 m ²	R 87 660	R 115 960
2500 m ² - 4999 m ²	R 97 570	R 131 420
>5000 m ²	R 107 490	R 144 110

FEES

Project Area (GLA)	Member	Non-member
< 4999 m ²	R 79 190	R 103 140
5 000 - 19 999 m ²	R 87 660	R 115 960
20 000 - 69 999 m ²	R 97 570	R 131 420
>70000 m ²	R 107 490	R 144 110
Industrial EBP only	R 74 180	R 89 016

FEES

Project Size	Member	Non-member
Base fee for all projects. Projects <50,000m ² will not have any additional fees beyond the quoted fees in this row.	R 268 800	R 338 900
Additional fee per m ² Projects >50,000m ² will have additional fees for the m ² that exceeds the 50,000m ² . (i.e. the site area minus 50,000m ²) (cents/m ²)	R 0.40	R 0,55
Fee Capped at	R 555 100	R 701 200
Re-certification Fee	R 134 400	R 161 280



* All 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.

FEES

Project Type	Member	Non-member
All sizes (office buildings only)	R 22 430	R 28 380

* Fees include VAT



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

Plaque handover ceremonies are one way we celebrate buildings and their project teams achieving certification. These apply to buildings certified with any of the GBCSA certification tools.



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: Carbon, Water, Waste and 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	R 41 740	R 50 130
Net Zero Measured	R 20 220	R 24 070

* 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 (NET ZERO MODELLED & MEASURED)

Number of Buildings	% Discount
5 - 10 Buildings	2,5%
11 - 30 Buildings	5%
31 - 50 Buildings	7,5%
51< Buildings	10%

* All Fees include VAT

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 each category of energy, water and embodied carbon 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)

Member fee

Floor area, Excl. parking	Pricing per m2	Registration Fee	Minimum Fee
< 2 000 m ²	n/a	R 10 000	R 43 050
2 000 m ² – 9 999 m ²	n/a	R 10 000	R 63 500
10 000 m ² – 14 999 m ²	R 5,35	R 10 000	R 63 500
15 000 m ² – 24 999 m ²	R 5,20	R 10 000	R 90 250
25 000 m ² – 34 999 m ²	R 4,35	R 10 000	R 140 000
35 000 m ² – 49 999 m ²	R 4,00	R 10 000	R 162 250
Industrial Projects	R 4,00	R 10 000	R 70 000
*Maximum Fee capped at R130 000			

Expedited Review – 10 day turnaround time

R 11 920

* Refer to the T's & C's on [GBCSA Zendesk](#) for further details

Note on fee calculation:

- The minimum fee applies per floor area bracket. The first two area brackets are subject to a set minimum fee only.
- The minimum fee is inclusive of the registration fee.
- To calculate your project fee for all other brackets, identify the applicable floor area range, multiply your project floor area by the pricing per m², and add the registration fee.

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 since 2025. This is being piloted by GBCSA since 2025 and we reserve the right to withdraw this benefit. Depending on the submission phasing, building count, typology count and sub-project count the pricing above may change. Please refer to the [Ts & Cs on GBCSA Zendesk at this link](#) or [contact GBCSA](#) for further information.

FEES (ALL BUILDING TYPOLOGIES)

Non-Member fee

Floor area, Excl. parking	Pricing per m ²	Registration Fee	Minimum Fee
< 2 000 m ²	n/a	R 10 000	R 51 660
2 000 m ² – 9 999 m ²	n/a	R 10 000	R 74 200
10 000 m ² – 14 999 m ²	R 6,42	R 10 000	R 74 200
15 000 m ² – 24 999 m ²	R 6,24	R 10 000	R 106 300
25 000 m ² – 34 999 m ²	R 5,22	R 10 000	R 166 000
35 000 m ² – 49 999 m ²	R 4,80	R 10 000	R 192 700
Industrial Projects	R 4,80	R 10 000	R 82 900
* Maximum Fee capped at R144 000			

Expedited Review – 10 day turnaround time

R 14 310

* Refer to the T's & C's on [GBCSA Zendesk](#) for further details

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

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