



**GREEN
BUILDING
COUNCIL**
SOUTH AFRICA

**INTEGRATED
ANNUAL REPORT
2018**

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The Green Building Council South Africa (GBCSA) is an independent, non-profit organisation that was formed in 2007 to lead the transformation of the South African property industry. We exist to inspire all sectors – public as well as private – to design, build, operate and tenant better, greener buildings that effectively add to overall sustainability of the built environment.

GBCSA operates in the commercial, public and residential sectors. Our aim is to work with our member community to sustainably transform the built environment. We strive to preserve the planet for future generations while stimulating new industry and employment creation. GBCSA is a member-based, non-profit organisation focusing on green building and sustainability advocacy, training and certification.

As a pioneer in the green building sector in Africa, we work with our collaborators and all interested built environment stakeholders to develop market-based green solutions for the African built environment sector.

The global green building movement has grown significantly over the past 10 years, with research now showing significant social, environmental, economical, and health and wellness benefits.

Our 2018 integrated report aims to retrospectively reflect our values and mission through the transparent reporting of the financial, environmental and social aspects of our work.

FOREWORDS



NKOSINATHI MANZANA

Chair, GBCSA

It gives me great pleasure to present the GBCSA's latest integrated report. This is the first report we have published since I was elected Chairman of the GBCSA Board last October. But my association with the organisation dates back to when I first joined the Board in 2015.

Four years on, I am pleased to report that GBCSA is now positioned more strongly than ever to lead the green building movement in South Africa and beyond. Indeed, we are now recognised as the fastest growing member of the World Green Building Council and last year we passed another important milestone with our 400th certification – a big win.

TURNAROUND DELIVERED

It is important to acknowledge upfront that we have arrived at this position of strength after a comprehensive turnaround programme that we started in 2017 and completed last year. At this point, I would like to thank our CEO, Dorah Modise, for the exemplary leadership and dedication that she displayed during a challenging time for everyone within the GBCSA. Bringing a loss-making non-profit organisation back into the black in such a short time is an outstanding achievement that deserves recognition.

INFLECTION POINT

We celebrated our turnaround with one of the brightest highlights of my time with the GBCSA: the 11th Green Building Convention in Cape Town last October. After a visible fall in delegate numbers at the previous conferences, we realised that rethinking our

approach to our flagship event was an imperative. In 2018, the biggest challenges we faced involved finding space for delegates lining up to attend oversubscribed sessions – a great problem to have!

Another highlight to note is the GBCSA's flourishing relationship with the public sector at national, provincial and local level. Indeed, the public sector's growing commitment to acting on our message marks a defining inflection point in the evolution of South Africa's green building movement.

2019 PRIORITIES

To keep up the momentum, it is important that we now produce a clear, persuasive value proposition that gives members and potential members a compelling reason to support our work as the economy continues to squeeze their budgets. There is a cost to what we do, but persuading organisations to see the value beyond the cost is step one towards securing a sustainable future for the GBCSA and giving us the financial viability and structural stability to pursue our vision.

Other items on our priority list for 2019 include – in no particular order – broadening our commercial sector footprint; consolidating our links with the public sector; engaging with homeowners and the wider residential sector; and maintaining our status as a respected regional leader. It is also time to start looking beyond the boundaries of single buildings and developments to assess and mitigate their wider impact on factors such as, for example, local traffic patterns or neighbourhood businesses. Work on integrating our tools into this broader vision marks another inflection point for the GBCSA.

“ With such strong take-up from government, notably the Department of Public Works (DPW), it is clear that green buildings are no longer just nice-to-haves. Instead, we are now on our way to incorporating the principles of green building into national policy and, eventually, regulations. The pieces are falling into place.

”

ACKNOWLEDGEMENTS

I would like to acknowledge the commitment and dedication of the entire team-GBCSA. I must also give credit to my fellow Board members as well as our external partners, sponsors, collaborators and supporters. Every day, I am honoured and humbled to be leading people of such calibre and talent.

Thanks to their collective efforts, I can now emphatically state that I am not aware of any significant development in South Africa that goes ahead without considering a Green Star rating. Yes, we will always have more work to do, but we are certainly on our way.

Nkosinathi Manzana

Chair: Green Building Council, South Africa



DORA MODISE

Chief Executive Officer, GBCSA

I am proud to introduce our 2018 integrated report by noting that since we published our last report two years ago, the GBCSA has undergone a comprehensive financial and organisational turnaround that has reinforced our status as leaders of the green building movement in Africa.

Our financial figures from 2018 are a strong expression of our renewed stability and strength. We ended the year with a surplus of R670 448 from a total income of R25 584 373. This compares to a loss of R137 134 in 2017 from a total income of R27 633 645.

Although we can take pride from the results of our successful turnaround, it is important to acknowledge that it was not an easy process. It is very unusual for an NGO such as the GBCSA to regain full stability within such a short space of time. The credit for this achievement is directly attributed to the hard working men and women within the GBCSA and all the stakeholders who lead and support them. The GBCSA is now back in the black and even more determined to realise our vision of inspiring a healthier, greener and more productive environment for all South Africans.

CONVENTION SUCCESS

I would certainly agree with our Chair, Nkosinathi Manzana, that our 11th Green Building Convention in Cape Town during October 2018 was arguably the year's biggest highlight. Backed by a tireless and passionate organising committee, we produced a rich programme that distinguished GBCSA from other players in the South African property sector by inspiring delegates with innovative insights and practical guidance on turning the principles of green building into green buildings.

In total, the event attracted 740 delegates – more than double the 2017 total – and registration numbers for our 12th Green Building Convention in 2019 are looking even stronger.

GOING PUBLIC

Significantly, the 2018 event attracted more public sector participants than ever before. Again, I would agree with our Chair that the growing strength of relationship with the government at national, provincial and local level was another positive achievement to emerge from last year. Winning the hearts, minds – and buy-in – of policy makers at all levels has been top of GBCSA's priority list for many years and it is immensely encouraging that our message is now gaining traction among legislators in a big way.

Among other positive developments, the Department of Public Works (DPW) launched its Green Building Policy in 2018, a strong indication that South Africa's public sector – the country's largest property owner – is now fully committed to actively transforming its buildings. Linked to this, we trained over 200 officials from different DPW offices across the country and we are confident that we've created capacity that will effectively implement this policy.

BACKING DIVERSITY

Our thriving relationship with government is a two-way street as we continue to support its efforts to empower South Africa's economically marginalised communities. The GBCSA launched a training programme designed to bring greater diversity to South Africa's green building sector, specifically among small, medium and micro-sized enterprises (SMME). In its first year, the programme – which was delivered with the financial support of J.P. Morgan – welcomed 92 people from 60 SMMEs to its networking, knowledge-sharing and training events. Overall, it's worth noting that our training division had a particularly strong 2018 as we continue to attract a growing number of trainees – especially from the public sector.

Of course, the commercial sector continues to play a transformative role in greening South Africa's built environment. It's worth noting, for example, that in 2018 we passed an important milestone with our 400th certification; and, significantly, most of these certifications were in the commercial office space. We remain committed to achieving the same level of buy-in across all sectors.

Other 2018 highlights to note include the launch of our new publication, + Impact. Published in print and digital formats, +Impact (or Positive Impact) celebrates the work of our members and with an emphasis on the tools and ideas that they are using to transform South Africa's built environment.

The publication gives us control over our own voice while helping to generate income through advertising. What's more, it will act as an essential mouthpiece for GBCSA as we ramp up our efforts to broadcast our message as widely as possible across the commercial, public and residential sectors. Of course, we place equal value on all three audiences. At the same time, one of the key lessons to emerge from 2018 was the importance of strengthening our efforts to engage and educate stakeholders in the residential sector – especially ordinary South Africans.

GREENING THE GRASSROOTS

The success of residential developments such as the EDGE-certified Candlewood Crescent estate in Boksburg, Gauteng (see case study, page 41), suggests that more and more people from middle- and low-income communities are already learning that green buildings are not only kinder to the environment, they are also kinder on their pockets. In other words, green building is not just for corporate HQs and government offices, it's for everyone. Watch this space as we continue to convey this message during 2019 and beyond.

FUTURE CHALLENGES

Having turned GBCSA around in 2018, we still have work to do when it comes to securing our long-term viability. Among other measures, this means persuading members and potential members to invest in us by demonstrating the value we add. Although there is a growing but tentative consensus that South Africa's economy is showing signs of stabilising, the property industry – including the green building sector – remains vulnerable to turbulent economic headwinds.

We are equally vulnerable to South Africa's volatile socio-economic dynamics – especially at election time. In a society that is as polarised as ours, ensuring that the green building message reaches communities and individuals at both ends of the social divide will always be a formidable challenge and remains a work in progress.

“ The growing strength of relationship with the government at national, provincial and local level was another positive achievement to emerge from last year. Winning the hearts, minds – and buy-in – of policy makers at all levels has been top of GBCSA's priority list for many years and it is immensely encouraging that our message is now gaining traction among legislators in a big way. ”

ACKNOWLEDGEMENTS

The good news is that we are working from a position of strength thanks to the enduring commitment of all those associated with our organisation. Accordingly, I would like to sign off by acknowledging the indispensable support of our members, partners, supporters, collaborators and sponsors. I would also like to extend my gratitude to the Board Chair, Nkosinathi Manzana, and all non-executive directors for always being there during a critical period in the GBCSA's relatively short history. Above all, I must acknowledge our employees, whose relentless professionalism and commitment means that, post-turnaround, we are now better placed than ever to lead South Africa's green building movement.



Dorah Modise
CEO: Green Building Council, South Africa

INSIDE GBCSA





ABOUT US

Our purpose is to inspire a built environment in which people and planet thrive.

The GBCSA is one of around 70 members of the World Green Building Council alongside Australia, the United States and the United Kingdom. Founded in 2007, we are a dedicated team working in collaboration with industry bodies, leaders, government departments and professionals to develop market-based green building solutions for the transformation of the South African property industry.

We are a member-based organisation whose core focus is green building certification and training. We advocate for all buildings to be designed, built and operated in an environmentally sustainable manner.

WHAT WE DO

The GBCSA works with our membership community to champion a collective cause – to accelerate the development and adoption of best green building practices so that all buildings are designed, built and operated in an environmentally sustainable way.



1



WE ADVOCATE

We host a mix of events and campaigns to advocate for a better built environment.



We advocate with...

- Members
- Partners
- Sponsors
- Our green building professionals' network.



Our shared aim?

To advocate for solutions and tools that achieve environmentally responsible building design, construction and operation.

How we advocate



Planet Shapers

Planet Shapers is about... Advocating and sharing big ideas, inspirational insights and practical know-how.
It involves... Collaborating with our members to host events that drive our movement forward.



Annual Convention

- As our flagship advocacy platform, our annual convention is the very public face of the GBCSA brand
- Last year's convention was one of 2018's most memorable highlights
- Registrations for our 2019 convention are already above target.



Campaigns/Initiatives

We are involved in a mix of strategic programmes designed to advocate for sustainability on the widest possible scale.



As the voice of the green building industry, we organise member events, training and education programmes to amplify and broadcast the green building message.



Under the theme Race To Zero, the 11th Green Building Convention was an overwhelming success, thanks primarily to the high quality of presentations; plenary sessions featuring an extensive cast of global thought leaders; plus panel discussions and master-classes that appealed to the broadest possible range of green building professionals.



35 TOTAL NUMBER OF EVENTS 2018
(including plaque handovers)
(2017: 22)

04 TOTAL NUMBER OF BUILDING TOURS 2018
(2017: 3)

09 TOTAL NUMBER OF PLANET SHAPER-THEMED EVENTS 2018
(2017: 8)

740 TOTAL NUMBER OF ATTENDEES AT 11TH GREEN BUILDING CONVENTION 2018



2



WE TRAIN

We offer a range of green building education courses, workshops and programmes.



Our learning model

- Combines physical and virtual classroom
- Allows students to
 - learn as individuals online
 - Work with peers to apply new knowledge



Accredited professional programme

Covers the use and application our rating tools



Workshops

Cover broader green building issues.

“

Our training options are among the most effective ways of embedding standard green building practices across the commercial, public and residential sectors.

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How we train

- Multi-part programmes
- Online courses
- Online exams
- Face-to-face workshops
- Customised and in-house courses
- Talks and events
- Built environment tours





A decade of green training

Over the last decade, the GBCSA has trained a new generation of **Accredited Professionals (AP)** to take the green building industry forward:

TOTAL NUMBER OF **APs** **1 887**

COURSES (2008-2018)

- **216** AP WORKSHOPS
- **90** AP ONLINE COURSES
- **113** OTHER AP COURSES

TOTAL NUMBER OF **AP COURSES** **419**

COURSE ATTENDEES (2008-2018)

- **6 957** AP WORKSHOP ATTENDEES
- **2 265** AP ONLINE COMPLETIONS
- **2 193** OTHER COURSE ATTENDEES
- **11 415** TOTAL NUMBER OF COURSE ATTENDEES TO DATE

NUMBER OF HEADS TRAINED PER ANNUM



169 TRAINEES FROM VARIOUS TEAMS WITHIN THE DEPARTMENT OF PUBLIC WORKS (DPW) TOOK PART IN GBCSA COURSES DURING 2018.

3 WE CERTIFY

Our rating tools offer an objective measurement of how green a building really is.



Our certifications

- Celebrate environmental leadership
- Symbolise sustainability achievement
- Provide a shared language and standard
- Promote integrated, holistic design

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We have a rating tool that can credibly and objectively certify the environmental performance of any building in the commercial, public or residential sector.

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How we certify

Our current certification systems are:

	GREEN STAR (for various new buildings/major refurb, existing building performance, interiors, sustainable precincts, socio-economic category, custom)
	EXCELLENCE IN DESIGN FOR GREATER EFFICIENCIES (EDGE)
	ENERGY WATER PERFORMANCE TOOL (EWP)
	NET ZERO (carbon, water, waste, ecology).



Certification stats

	2018	2017
Total number of certifications	75	125
Total number of Green Star certifications	70	109
Total Green Star New Build certifications	35	30
Total Green Star Existing Building Performance (EBP) certifications	32	65
Total Green Star Interiors certifications	3	14
Total Green Star Sustainable Precincts	0	0
Total EWP certifications	0	6
Total Net Zero certifications	4	6
Total EDGE (final) certifications to date and per annum	1	4
Total EDGE units certified to date per annum	630	626

Focus on NET ZERO



The GBCSA's Net Zero Pilot Programme was officially launched in October 2017, with the release of the Net Zero certification programme and the Net Zero Accredited Professional programme. GBCSA awarded a number of Net Zero certifications linked to excellent projects in 2017 and 2018. We have scheduled the release of Net Zero v1 for 2019.



COLLABORATORS AND PARTNERS

We know that we cannot achieve our aims without the backing of supporters who share our vision. That is why we place such a high value on the extensive network of partners and collaborators who continue to believe and back in the work we do.

We will always be grateful to those who supported from the start. As a non-profit organisation, we are always looking for the funding we need to secure our long-term viability while developing new rating tools and creating new products that will move the green building movement forward.

New partners (2017-18)

- Department of Environmental Affairs and German Corporation for International Co-operation (GIZ) on the Climate Support Programme

- Royal Institution of Chartered Surveyors (RICS)



- In partnership with Growthpoint Properties, GBCSA also continued its support for the Greenovate Award programme, which rewards students for coming up with innovative sustainability ideas.

Introducing The Green Building Leader Network

Our Green Building Leader Network (GBLN) comprises a select group of industry leaders from the private and public sector that are committed to strategically driving our long-term expansion and growth.

The GBLN's current members are:

- City of Tshwane
- Growthpoint
- Liberty Two Degrees
- Standard Bank
- South African Local Government Association (SALGA)



SECTOR OVERVIEW

Commercial

South Africa's commercial property sector is experiencing tough times and the green building sector is not immune to the prevailing climate.

This accounts for the fall in the number commercial properties achieving Green Star certifications over the last two years. Before detailing the challenges confronting the commercial sector, however, it's worth reporting two positive trends. First, we are very encouraged by the rising number of speculative, multi-tenant commercial office buildings that are choosing to target certification. Secondly, it is equally encouraging to report the rising number of commercial properties that are undergoing refurbishment to Green Star standards.

STAYING RESILIENT

That said, the commercial sector remains vulnerable to shrinking economic growth rates across many parts of the national economy. An oversupply of office space in some of the major commercial centres has led to a drop in the number of new-build projects specifically in this market. Against this backdrop, it's good to report that the value proposition for green buildings remains resilient thanks to their superior tenant retention rates and lower operating costs versus conventional, non-green buildings.

Still, the adverse economic climate continues to reduce the number of corporate tenants choosing to occupy new office space, which – in turn – has dampened demand for Green Star-certified spaces in this specific sub-set of the commercial sector.

GROWING MEMBERSHIP

While tough economics have forced some of our members to reconsider their membership obligations, a growing number of property sector stakeholders, including product suppliers and manufacturers, now recognise that supporting GBCSA is good for business.

In particular, we are seeing a growing interest in joining the GBCSA from two specific areas: industrial buildings and health care institutions. An increasing number of industrial property funds have joined GBCSA and registered projects to target Green Star certification.

Core loyalty to the green building cause among our existing members in the commercial sector

remains resilient. Within the broadly defined property investor and developer space, there is a solid group of GBCSA members that have aligned their company values and practices with sustainability principles. Businesses in this core group continue to act as persuasive advocates for green building in general and the GBCSA in particular.

BUSTING MYTHS

Our challenge is to build on this loyalty by ensuring that our value proposition is equally persuasive. With this in mind, we continue to support analysis and research into the commercial benefits of green building. In partnership with the University of Pretoria and the Association of South African Quantity Surveyors (ASAQS), we published the first Cost of Green Report, in July 2016. After analysing the capex linked to the first 50 GBCSA-certified buildings, this report conclusively busts the myth that green building is cost-inefficient by showing that the green building premium is typically just 5% and as low as 1.1%. A draft of the second Cost of Green report was presented at the 11th Green Building Convention in October 2018. The final version is scheduled for publication in October 2019 and will incorporate analysis of more green building projects.

Secondly, an annual index jointly released by the MSCI and GBCSA – the IPD Green Index – also enhanced the green building value proposition by indicating that certifying buildings helps to increase total return on investment (ROI) by 45% (2018) compared to non-green buildings. These figures are based on analysis of commercial A- and P-grade office buildings owned by various large companies in South Africa, including listed funds and other corporates.

PORTFOLIO REGISTRATIONS

During the reporting period, we recorded a significant increase in the number of core members who chose to register Green Star-certified EBPs as part of a portfolio. As these tables show, two of our core members, Growthpoint and Redefine Properties, accounted for a significant number of portfolio registrations.

This is an notable trend among all members. EBP portfolio registrations act as a significant differentiator when there is such an oversupply of commercial office space. Another benefit of portfolio registrations is that they offer members a discount.

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Existing Building Performance (EBP) portfolio registrations

Project Owner	Activation Date	No. of buildings/projects registered as a portfolio	Date of certification	Accredited Professional
Growthpoint – Phase 4 and 5	January, May, June, July, December 2017	29 buildings	May, September, December 2017; other buildings in 2018	Range of Aurecon, RHDHV and Aecom
Liberty Group	June 2017	3 buildings	2 buildings certified in 2018	Misplon Consulting
Woolworths – Custom	November 2017	2 stores	Both in stores 2018	Terramanzi
Redefine – Phase 1	April, August, November 2018	5 buildings	3 buildings certified in December 2018; other buildings still in process	Misplon Consulting
Redefine – Phase 2	September 2018	30 buildings	All buildings still to be submitted	Misplon Consulting
Nedbank	August, October 2018	3 buildings	1 building certified in 2019; other buildings still in process	Solid Green
Investec	February, October 2018	2 buildings	1 building certified in July 2018; other building still in process	Ecocentric and in-house
Growthpoint – Phase 6	January, February, May, August 2018	6 buildings	July, November 2017 and other building in January 2019	Range of Aurecon, RHDHV, Aecom and WSP

Energy Water Performance (EWP) portfolio registrations

Project Owner	Activation Date	No. of buildings/projects registered as a portfolio	Date of certification	Accredited Professional
Attacq	June 2017	2 buildings	October 2017	Aurecon (Kyra Rautenbauch)



SECTOR OVERVIEW

Residential

It is encouraging to report that the GBCSA's message is certainly gaining traction among our stakeholders in the residential sector.

At the same time, however, we also recorded a fall in the number of residential properties achieving GBCSA accreditation. It's important to assess the opposing trends at play here.

For a start, rapid urbanisation and an increase in the number of people entering the formal housing market is pushing up demand for affordable housing in South Africa's cities. In parallel, rapidly rising utility prices and challenges associated with energy security means that living in resource-efficient green homes is beginning to make more sense to more people.

CLEAR BENEFITS

While these factors make a persuasive case for green living, falling growth rates across many sectors means consumers have less money to spend while developers have smaller capex budgets to invest in green buildings. And while the commercial sector already takes the benefits of green building as read, the residential sector is still playing catch up.

The good news is that the benefits of living in a green home will become clearer once the first generation of certified homes are released onto the secondary market. Given that the average length of home ownership is between 8-10 years, this will take some time. But in 2018, the GBCSA noted a significant uptick in certifications in rental portfolios, where landlords are now future-proofing their property assets in an increasingly green-aware market.

GROWING CONSENSUS

Another cause of optimism is the growing consensus across the residential sector that green is good for business. This is particularly true across the middle- to high-income housing categories, where buyers, owners and tenants have more disposable income to express their personal commitment to the principles of sustainability.

There is another factor driving the demand for GBCSA's services to the residential sector. Heavy greenwashing in the residential sector can produce disappointing results for environmentally aware consumers making significant investments into

greening up their homes. But GBCSA's independently verified certification systems – both EDGE and Green Star – offer peace of mind by giving consumers a reliable measurement of their homes' environmental performance.

HOME TRUTHS

While there are encouraging signs that the residential sector is embracing the principles of green building, there is still work to be done – especially when it comes to educating people about the benefits and importance of sustainable homes.

The bottom line is that we did not meet our EDGE certification uptake targets in 2018. That said, awareness of EDGE has grown rapidly among key GBCSA stakeholders, most notably investors, developers and professional service groups. Over time, we expect that awareness among consumers will reach the same levels, especially as utility costs continue to rise. This, in turn, will increase the number of projects targeting EDGE certification.

To support the education process, GBCSA joined forces with the national Department of Environmental Affairs (DEA) and the German Corporation for International Co-operation (GIZ) to launch Smarhome – an awareness campaign targeting homeowners, tenants, potential buyers and estate agents in South Africa's residential sector.

We launched Smarhome at our annual 11th Green Building Convention in October 2018 and it attracted high levels of interest from the start.

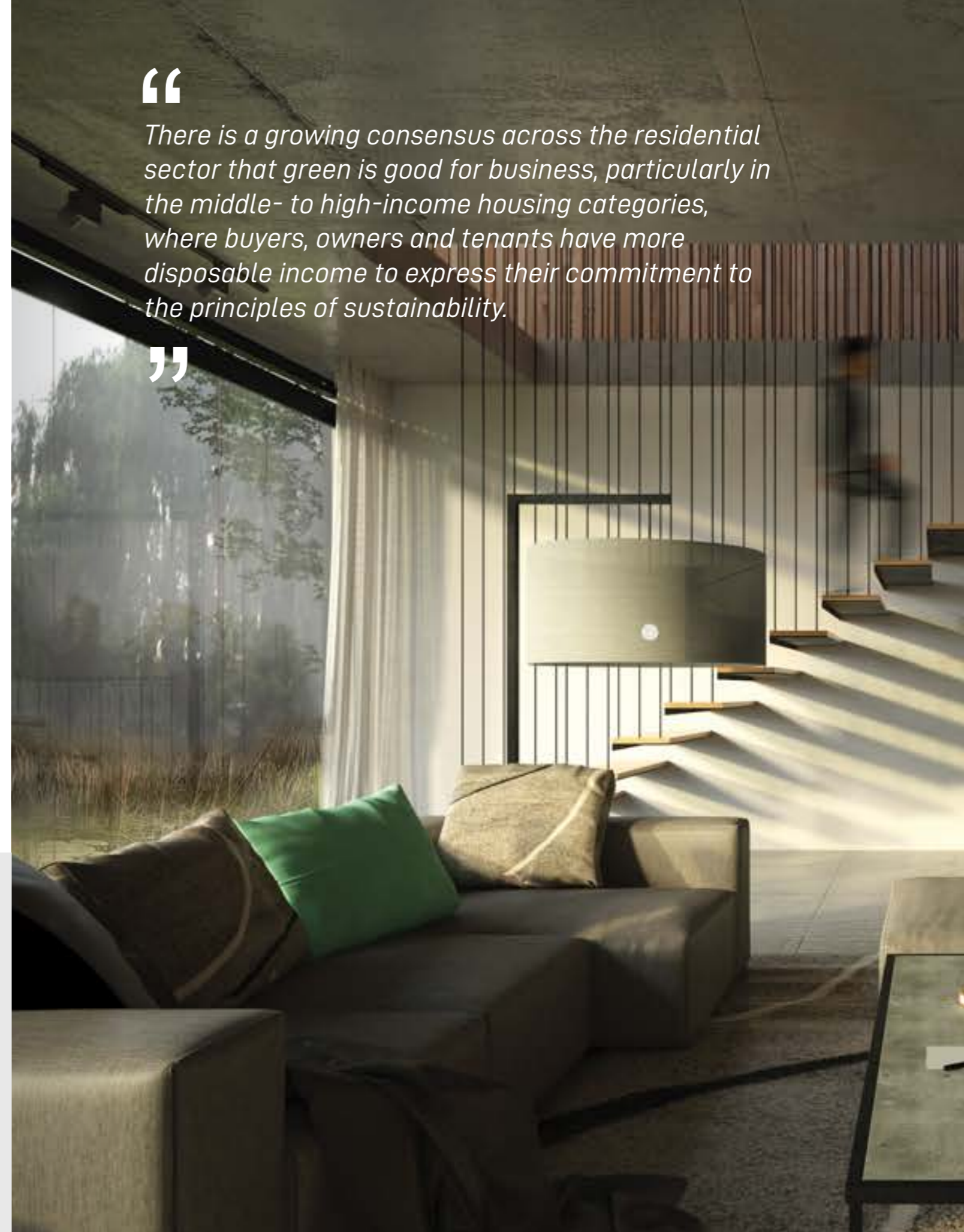
WELCOMING ESTATE AGENTS

One of the year's most exciting developments came when we added estate agents to our list of membership categories for professional services. Pam Golding Properties led the way by becoming the first business to register in this category. Welcoming estate agents sends out a clear message that we are serious about expanding the GBCSA's footprint in the residential sector. That said, home builders have always been on our priority list. For the last two years, for example, we have included a residential strand in our programme to ensure we offer maximum value to all our member organisations – including those with a residential focus.

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There is a growing consensus across the residential sector that green is good for business, particularly in the middle- to high-income housing categories, where buyers, owners and tenants have more disposable income to express their commitment to the principles of sustainability.

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SECTOR OVERVIEW

Public

One of the most positive stories to emerge from 2018 was the GBCSA's flourishing relationship with government.

In fact, 2018 will go down as the year when GBCSA finally secured a seat at the table with South Africa's lawmakers at national, provincial and local level.

After years of building relationships with a mix of public sector departments, the critical breakthrough came when the Department of Public Works (DPW) announced the launch of its draft Green Building Policy at a high-profile, sponsored cocktail event during the GBCSA's 11th Green Building Convention in Cape Town. Significantly, this event hosted a record number of public sector delegates. During the year, we also trained 169 DPW government officials.

EMBEDDING KNOW-HOW

Another notable public sector advance involved GBCSA partnering with South Africa's Department of Environmental Affairs (DEA) and the German Corporation for International Co-operation (GIZ) (see Residential overview, page 25). The idea is to equip the DEA with the know-how to implement the country's climate policy more quickly and more efficiently.

Our extensive programme of activities with local government stakeholders included multiple collaborations with many of South Africa's biggest metros. At the end of 2018, for example, the City of Tshwane's Building Efficiency Accelerator (BEA) programme progressed into its second phase. This initiative is a partnership between the World Resources Institute (WRI) and the worldwide ICLEI Local Government for Sustainability network, with the GBCSA acting a training partner and technical advisor on green building policy development and flagship projects. The aim: to speed the implementation of building efficiency policies and programs by local legislators.

GREENING JOBURG

Meanwhile, the Executive Mayor of Johannesburg, Herman Mashaba, invited a GBCSA delegation to a high-profile event at the city's Green Star-certified Council Chambers in Braamfontein, where he unveiled his plans to turn Joburg into a building zone. These plans are part of a wider vision to rejuvenate the inner city through high quality, low-cost developments in collaboration with the

Johannesburg Property Company (JPC).

The participation of JPC's CEO, Helen Botes, at our 11th Green Building Convention in Cape Town and our attendance at the launch event in Braamfontein signal the start of an important relationship with a key metropolitan area embarking on a transformative building programme.

Looking ahead, we plan to build on the progress we made during 2018 by combining a top-down/bottom-up approach to further reinforcing our relationship with the public sector.

INFLUENCING POLICY

Starting from the bottom, we will continue to embed green building know-how among decision makers and implementers through all levels of government. This will help to ensure that government incorporates the principles of creating a sustainable built environment from the earliest planning stages. The training work we are doing with the DPW is an example of our bottom-up approach in action.

Our top-down approach will be anchored in policy making. This will involve providing a GBCSA commentary on policy development through formal channels while building relationships at senior level within government departments to keep those channels open wherever and whenever legislators and policy makers require input on developing sustainable built environments.

BUILDING EMPOWERED COMMUNITIES

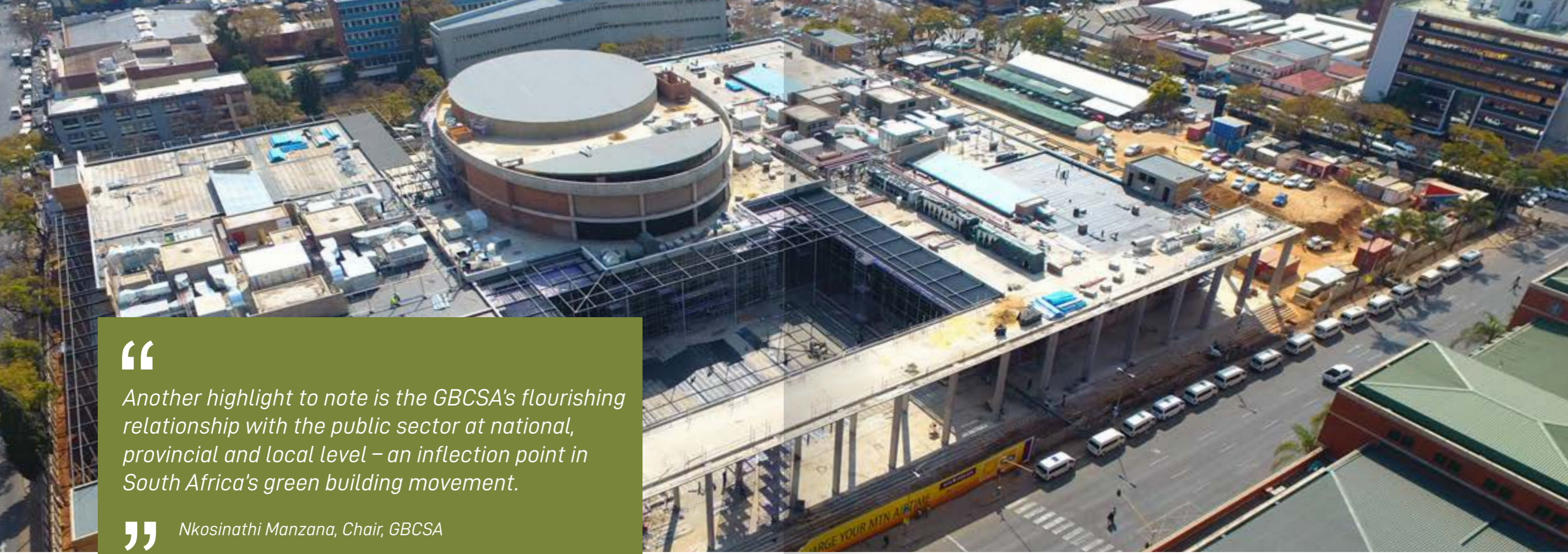
Located in Bellville, Cape Town, the Green Building at Karl Bremer Hospital achieved 5-Star Green Star Rating in two categories: As Built v1 and, significantly, the Socio-Economic Category (SEC). In fact, it is the first building to achieve SEC certification from the GBCSA on the strength of its contribution towards creating jobs and economic opportunities, developing skills and empowering the local community.

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We will continue to embed green building know-how among decision makers and implementers through all levels of government. This will help to ensure that government incorporates the principles of creating a sustainable built environment from the earliest planning stages.

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Another highlight to note is the GBCSA's flourishing relationship with the public sector at national, provincial and local level – an inflection point in South Africa's green building movement.

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Nkosinathi Manzana, Chair, GBCSA

KEY FACTS > Building links with provincial/municipal government

- Western Cape Province is a member of the GBCSA. The province received a New Build Office Certification in September 2018 for its Elsenburg Research Building
- 27 officials from the Western Cape Department of Transport and Public Works completed New Build training
- 150 provincial and municipal officials from the Department of Public Works underwent mass training on new and existing with funding from the German Corporation for International Co-operation (GIZ) in partnership with the Department of Environmental Affairs
- The GBCSA provided technical support to the C40 Cities' Net Zero Carbon buildings programme. We commend the group for its bold commitment to a mapping a Net Zero Carbon buildings development pathway
- In 2017, we signed a memorandum of understanding (MOU) with the National Home Builders Registration Council (NHBRC).

KEY FACTS > Building links with state owned enterprises (SOE)

- Transnet and the South African Revenue Service (SARS) are now GBCSA members
- Around 100 NHBRC inspectors underwent training in 2017
- We formalised our collaboration with the Council for the Built Environment (CBE)
- Sanral Southern Region received As Built Office certification in August 2017
- Three Umgeni Water buildings received EWP and EBP certification in May 2017
- The KZN Department of Education's Ugu District Office was certified in 2017.

HIGHLIGHTS 2018



SURPLUS

R670 448

2017: R137 134 loss



REVENUES

R25 584 373

2017: R27 633 645

400

CERTIFIED GREEN STAR BUILDINGS SINCE 2007 – AND RISING –



11 415

TRAINEES
HAVE ATTENDED A GBCSA WORKSHOP



92 PEOPLE FROM **60** SMMEs ATTENDED DEDICATED GBCSA TRAINING SESSIONS, WITH SUPPORT FROM J.P. MORGAN



14 000

COPIES OF OUR FLAGSHIP PUBLICATION +IMPACT WERE PRODUCED



150 **PROVINCIAL & MUNICIPAL OFFICIALS** FROM THE DEPARTMENT OF PUBLIC WORKS UNDERWENT GREEN BUILDING TRAINING



100+

INTERNATIONAL & LOCAL SPEAKERS TOOK PART IN THE PROGRAMME



40

EXHIBITORS SHOWCASED THEIR INNOVATIONS



740

DELEGATES ATTENDED

11TH ANNUAL GREEN BUILDING CONVENTION CAPE TOWN 2018



20.35%

OF DELEGATES WERE PROPERTY OWNERS/MANAGERS



17.15%

OF DELEGATES WORKED IN GOVERNMENT – A RECORD

IMPACT CASE STUDY #1

78 Corlett Drive



Presenting South Africa's highest-rated green building



CERTIFICATION	DEVELOPER	ARCHITECTS	GREEN BUILDING CONSULTANT	DATE CERTIFIED
6-Star Green Star Office Design V1.1, Net Carbon Zero (Pilot) Modelled Level 1	Legaro	Daffonchio & Associates Architects	Solid Green Consulting	8 January 2018

Welcome to South Africa's highest-rated green building – 78 Corlett Drive in Melrose North, Johannesburg.

The building – which has a floor area of 2 167 square metres – was conceptualised and designed by Daffonchio & Associates Architects on behalf of developer and main contractor, Legaro. The brief was to set a new standard for stylish, vibrant co-working office spaces in a cutting-edge Green Star-rated building.

The Daffonchio team met its brief – and then some, helping to produce a building that became the first office development in Africa to achieve a 6-Star Green Star Office Design v1.1 rating as well as a Net Zero Carbon accreditation. In addition, Legaro collected an award for developing and constructing South Africa's highest-rated green building at our 11th Green Building Convention.

This three-story brownfield conversion presented the project team a number of challenges, including the removal of harmful materials from the original building before it was demolished. The internal fittings also had to comply with strict regulations covering volatile organic compounds.

But perhaps the biggest challenge involved preserving the site's precious topsoil. It can take up to 500 years to produce 2.5cm of topsoil. But all the topsoil was moved from this site to nearby gardens. What's more, the contractors eventually recycled around 90% of demolition waste.

In addition to its carbon-neutral and water-efficient design, the building incorporates a number of notable green features such as electric vehicles charging stations; comprehensive facilities for cyclists, including covered parking, showers and changing rooms; passive solar shading; and a full photovoltaic array.

Looking ahead, Legaro has committed to incorporating the same green building principles into its future commercial and residential buildings.



IMPACT CASE STUDY #2

Tshwane House



Tshwane House testifies to the benefits of government support

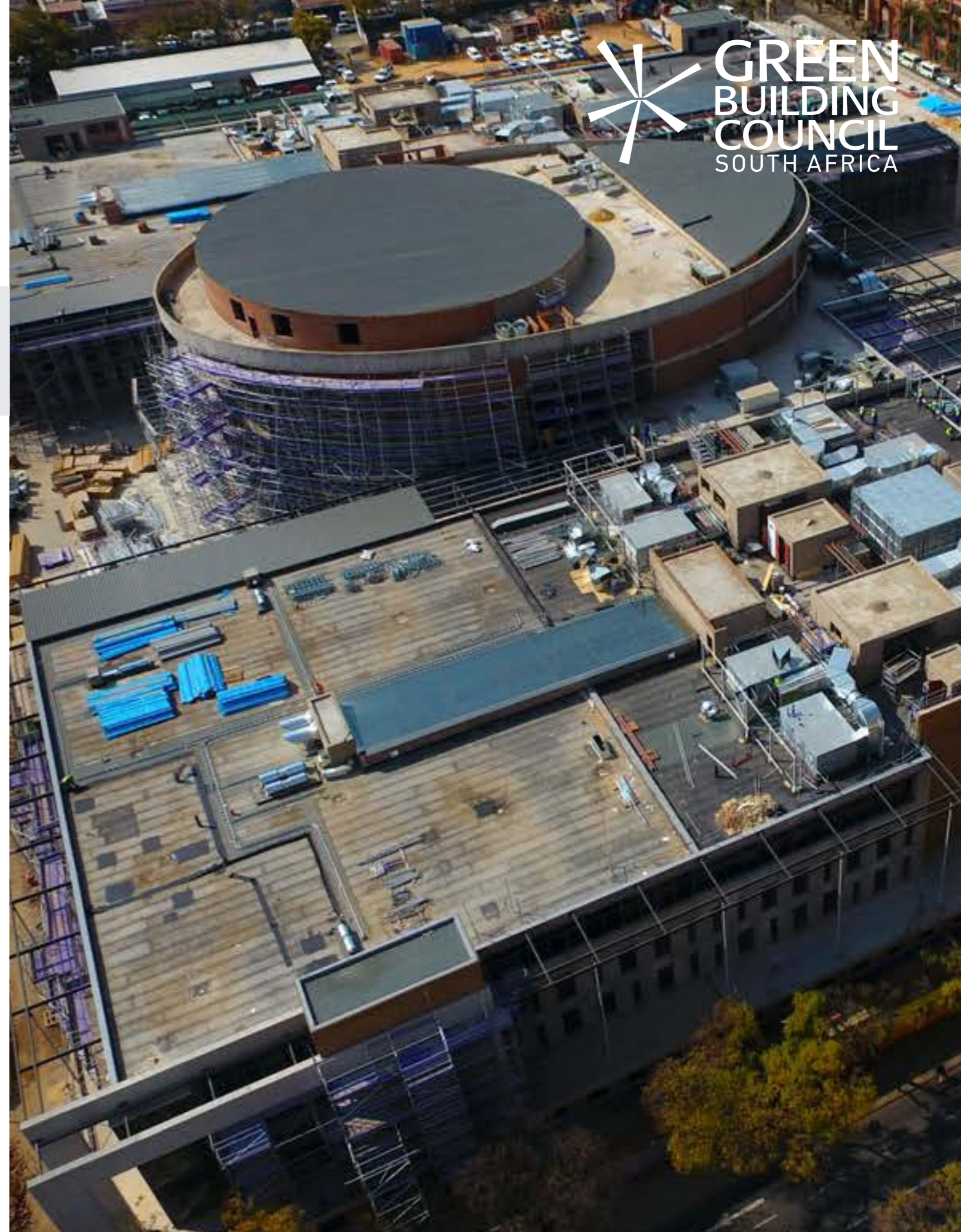
ACCREDITATION	OWNER	LOCATION	ARCHITECTS	SUSTAINABLE BUILDING CONSULTANT	DATE CERTIFIED
5-Star Green Star, Office v1, As Built	City of Tshwane	320 Madiba Street, City of Tshwane	LYT Architecture, Motsepe Architects JV	Solid Green Consulting	Design November 2016; As Built November 2018

As a member of GBCSA's Green Building Leadership Network, City of Tshwane is a great example of a local municipality that is walking the talk when it comes to sustainable building. It commissioned Tshwane House as its municipal HQ after its predecessor, Munitoria, was demolished in mid-2013. The first staff members moved into the new building in June 2017.

Today, Tshwane House on Madiba Street in the heart of Pretoria stands as testimony to what the green building movement can achieve with the full backing of government at national, provincial or local level.

Standing three-storeys high, the H-shaped building provides 75 520 square metres of comfortable, efficient working space for just under 1 600 City of Tshwane employees. Its application for 5-Star Green Star accreditation was based on an environmental strategy that covers transport, indoor environmental quality, energy, water and waste.

Among other sustainable building features, Tshwane House incorporates rainwater harvesting and filtration equipment, which is used to flush toilets and urinals with efficient taps, WCs and shower heads. Grey water is harvested from the showers and used for irrigation. Paints, adhesives, sealants and carpets have low or zero volatile organic compounds (VOC) levels. Fitted with occupancy sensors, all the lighting in the building is designed for maximum energy efficiency. Energy uses of 100kVA or greater and all major water uses are sub-metered and controlled via Tshwane House's dedicated building management system (BMS). Carbon dioxide monitoring ensures an optimum inflow of outside air and the CO2 monitors are connected to a variable air volume (VAV) air-cooled system



IMPACT CASE STUDY #3

Mutual Park



Old Mutual continues its green journey with pioneering waste water solution

CERTIFICATION	OWNER	LOCATION	PROJECT TEAM	GREEN STAR-ACCREDITED PROFESSIONAL	DATE CERTIFIED
5 Star Green Star – Existing Building Performance v1, Commercial	Old Mutual Life Assurance Company of South Africa	Pinelands, Cape Town	In-house	Khiyam Fredericks	October 2016, re-certification scheduled 2019

In August 2018, Old Mutual unveiled its ground-breaking waste water-to-drinking water filtration system at its Mutualpark office complex in Pinelands, Cape Town. In the process, the business effectively took its HQ off the municipal water grid, saving the drought-vulnerable Mother City up to 15 000 kilolitres of water every month.

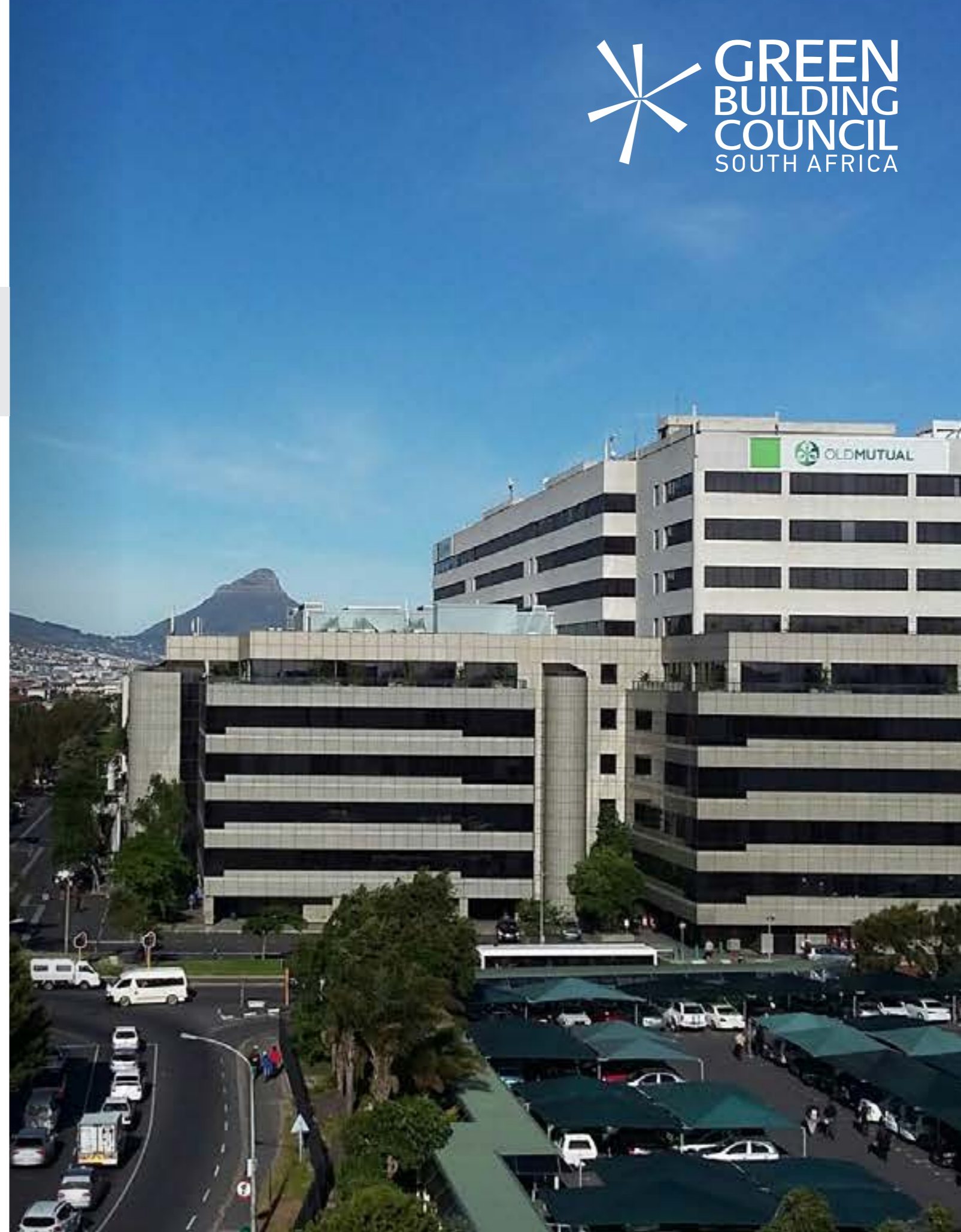
This move – a first by a South African corporate – is the latest step in Mutualpark's journey with the GBCSA, which began in 2016, when the complex was formally certified as the biggest existing office complex in South Africa to achieve a 5-Star Green Star rating.

With its own shops, restaurants, sports facilities and a day-care centre catering for over 300 children, Mutualpark has the potential environmental impact of a small town. Around 9 000 people work in the complex, which has a floor area of 166 000 square metres. On a typical working day, they are joined by up to 2 000 visitors and contractors. To make the certification process even more challenging, Mutualpark comprises buildings of various ages incorporating different designs and technologies.

Following its 2016 certification, Mutualpark now incorporates a long list of sustainable features alongside its pioneering water filtration system. They include energy-efficient lighting, with LED lights in all common areas, WCs and external areas. Office spaces are lit by T5 fluorescent fittings with motion sensing and daylight harvesting.

The project team implemented an aggressive programme to replace diffusers to electronic controlled, localised heating units, removing the massive heater banks and older, inefficient, mechanically controlled units.

Other water-saving measures involve using the blow down water from the cooling towers to flush the toilets on site. Meanwhile, aerators and slow flow systems have been fitted to all water outlets.



IMPACT CASE STUDY #4

Northridge Coastal Estate

Northridge Coastal Estate takes green building to the grassroots

CERTIFICATION	OWNER	LOCATION	ARCHITECTS	SUSTAINABILITY CONSULTANTS	DATE CERTIFIED
4-Star Green Star, Sustainable Precincts v1	Garden Cities	Sunningdale, Cape Town	MLH Architects & Planners	Terramanzi Group	January 2019

Garden Cities may be the Western Cape's oldest residential developer. But in January 2019, it proved its progressive credentials when its planned Northridge Coastal Estate became the first development in Africa to achieve 4-Star accreditation using GBCSA's Sustainable Precincts v1.1 tool.

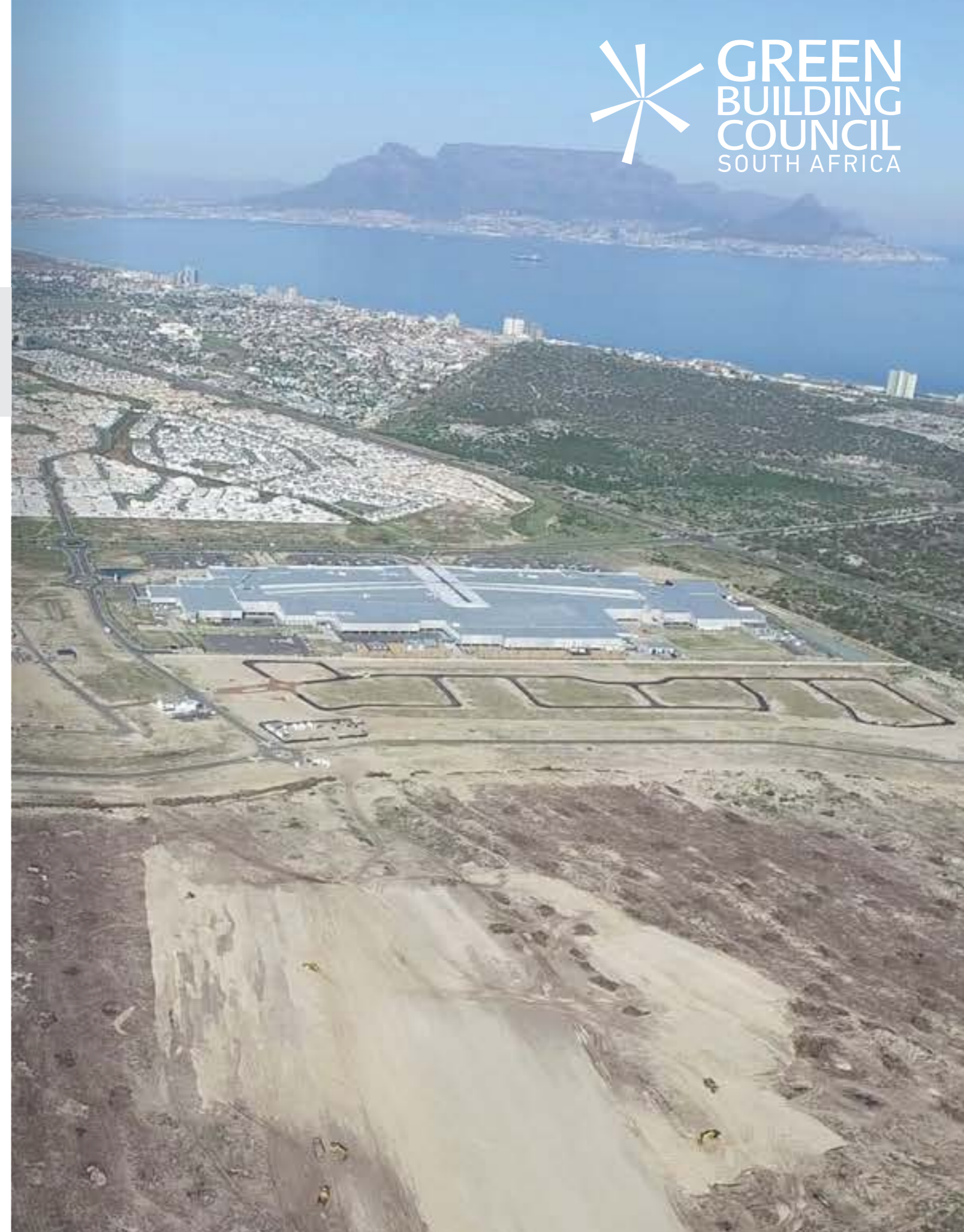
Although this happened in 2019, it is important to acknowledge Northridge Coastal Estate in our 2018 report as the green building industry shifts its focus from buildings to include cities with forward-thinking partners.

Located in Sunningdale, north of Cape Town, the Northridge Coastal Estate comprises around 429 residential dwellings on a site covering 56.5ha. It has been planned with a specific emphasis on preserving the area's rich natural heritage while also giving residents every opportunity to nurture an active, healthy and sustainable lifestyle.

For example: a conservation area covering around 7ha has been set aside to protect the estate's dune thicket vegetation, while a boardwalk, footpaths and cycling facilities have been installed for the benefit of residents. With the focus on community wellbeing and cohesion, a community zone with a community centre and food garden are also in place – all within easy walking distance of people's homes.

The estate's other sustainable building features include rainwater harvesting tanks and equipment to capture downstream storm water. To minimise energy consumption and light pollution, the lighting infrastructure is fully LED. Looking ahead, around 30% of the estate's annual energy needs will be met using on-site power generation systems.

Northridge Coastal Estate's ground-breaking accreditation comes at a time when the property industry is realising that demand for sustainable buildings is moving beyond the commercial and public sectors to include ordinary homeowners and their families.



IMPACT CASE STUDY #5

Candlewood Crescent



IHS brings green living to ordinary South Africans at Candlewood Crescent

CERTIFICATION	DEVELOPER	ARCHITECTS	GREEN BUILDING CONSULTANT	DATE CERTIFIED
EDGE	International Housing Solutions (RF) Proprietary Ltd.	LN Designs Architects	Marius Erasmus, e2 Architects	October 2017

The success of the Candlewood Crescent residential development in Boksburg, Gauteng, is an encouraging sign that green building in South Africa is moving beyond corporate HQs, government offices and high-end homes to include the country's middle- and lower-income communities.

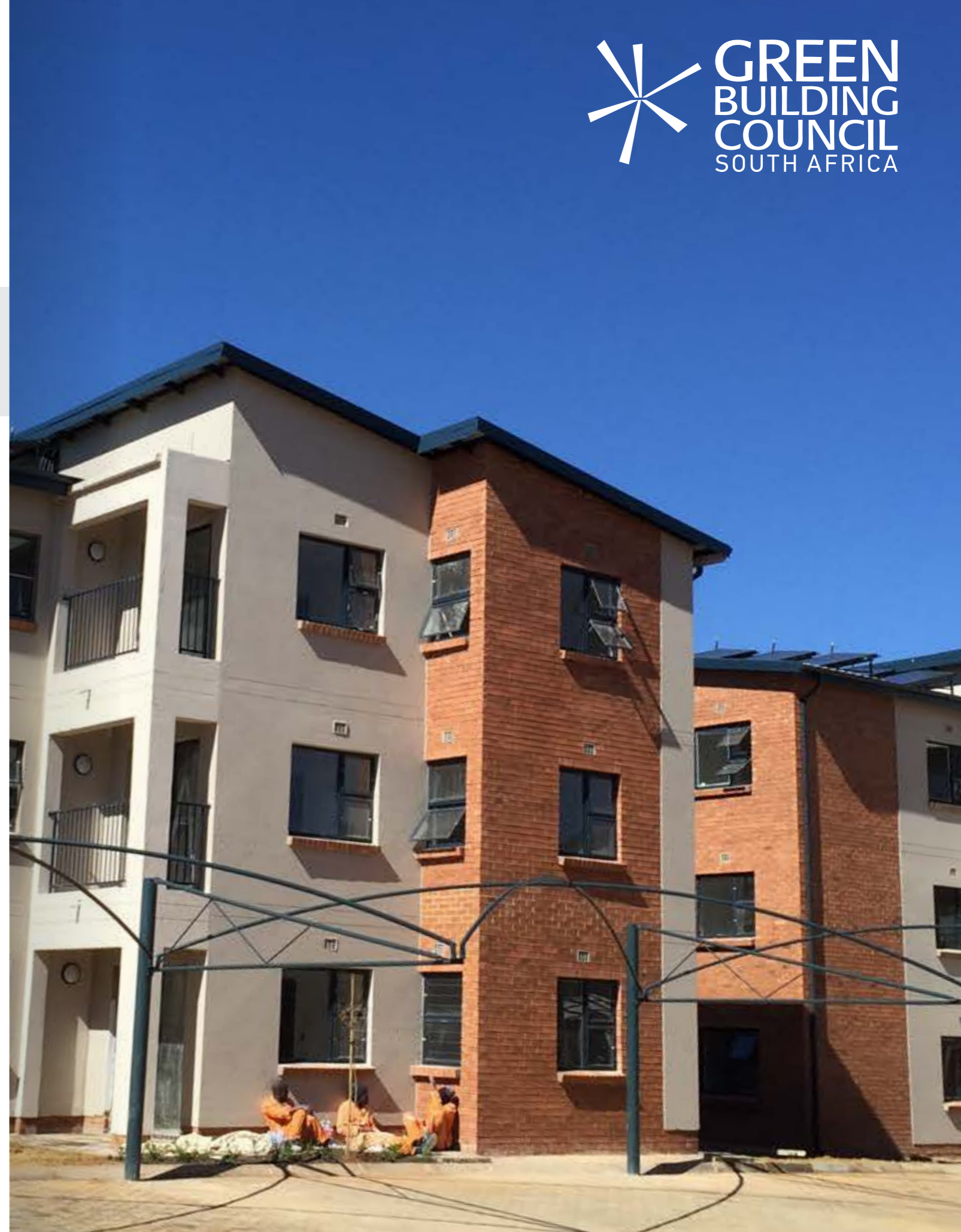
Originally named Ravenswood, Candlewood Crescent was developed by the South African private equity fund, International Housing Solutions (IHS). IHS specialises in developing affordable residential housing, partnering with financial institutions, real estate developers, private capital groups and local government to provide equity finance for projects. Funded by the International Finance Corp (IFC) and German development bank KfW, among others, IHS has created around 2 000 affordable residential units since it launched in 2008.

Comprising 188 affordable housing units over almost 5 000 square meters, this multi-storey complex is the first residential development in Africa to achieve EDGE certification. EDGE – or Excellence In Design For Greater Efficiencies – is the tool that the GBCSA uses to assess the environmental performance of buildings in the residential sector. IHS collaborated closely with IFC and the GBCSA during the launch phase of the EDGE programme.

Among other green features, the housing units at Candlewood Crescent incorporate solar hot-water geysers, water-efficient fittings; low-energy lights; increased insulation levels; low-emission glass windows; and low-energy embedded materials.

By incorporating EDGE-certified energy efficiency measures into homes at Candlewood Crescent, IHI expects to save each unit around R3 200 every year on its utility costs. Which proves that green buildings are not only kinder to the environment, but they are also gentler on people's pockets. The next challenge is to convince ordinary South Africans that the benefits of green building start in their own homes

By the end of 2018, IHS had registered approximately 600 residential units for EDGE certification. Many of these are still to be certified, demonstrating that IHS remains fully committed to green building certification through its funds.



IMPACT CASE STUDY #6

Linden Vleihuis



Raising green architecture to new aesthetic and functional levels

CERTIFICATION	OWNER	LOCATION	ARCHITECTS	SUSTAINABLE BUILDING CONSULTANTS	DATE CERTIFIED
Net Zero Carbon (Pilot) modelled Level 2; Net Zero Water (Pilot) modelled Level 2; Net Positive Ecology (Pilot) modelled Level 1	Sherratt Sustainability Architects	13 Sixth Street, Linden, Johannesburg	Sherratt Sustainability Architects	Solid Green Consulting	September 2018

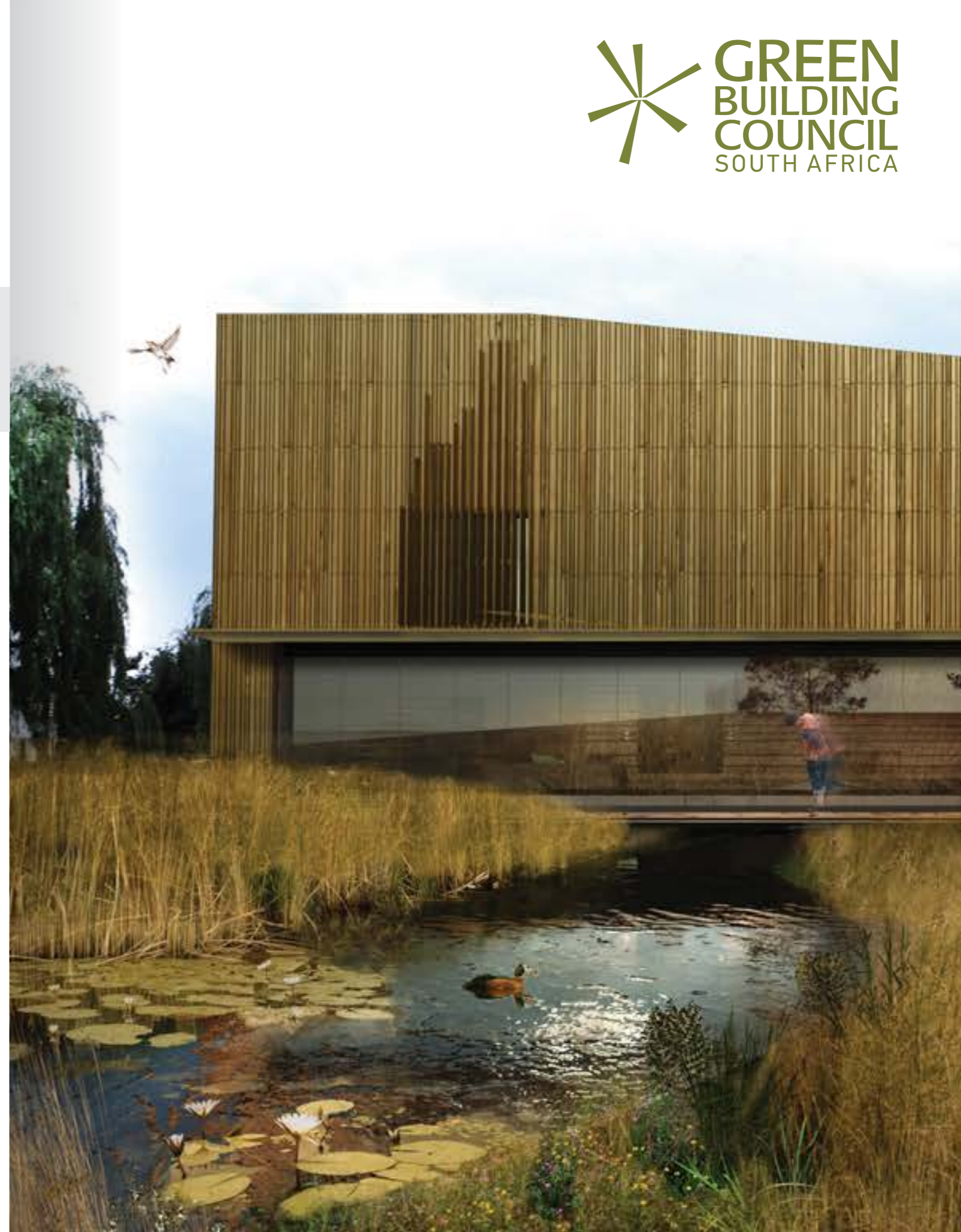
Before starting work on Linden Vleihuis in Johannesburg, the project team visited Botswana to see first-hand the pristine wetlands of the Okavango Delta. The idea was to return an equally diverse and truly indigenous ecology to Linden, which – until relatively recently – was dominated by grassland, wetland and koppie. In their words: “We wanted the residential units we were planning to sit as sensitively in urban Johannesburg as a bird’s nest sits in the Okavango wilderness.”

Using this aim as their starting point, the team produced a development that has achieved the GBCSA’s Net Zero Carbon, Net Zero Water and Net Positive Ecology pilot accreditations in style. Not only are these five high-end homes aesthetically beautiful, but their environmental performance takes green architecture to a new level.

The development achieved a Net Zero Carbon rating with green features such as efficient LED lighting; natural lighting and double glazing; energy efficient appliances; and solar hot water elements. In addition, each unit incorporates a 3kW solar photovoltaic system with 15kW of storage.

Water-wise features include rainwater harvesting; filtration systems that produce water of drinking-quality; and, of course, the development’s defining feature – the beautifully created wetland that stores and filters drinking water for residents while supporting indigenous wildlife species, many of them threatened.

Creating this wetland was vital to helping Linden Vleihuis achieve Net Positive Ecology accreditation. Other factors include the sensitive restoration of a brownfield site with existing municipal infrastructure; the judicious use of endemic plant species; and the extensive on-site landscaping.



CSI

CORPORATE SOCIAL INVESTMENT



The GBCSA is actively involved in a group of selected organisations and initiatives dedicated to supporting individuals and communities in need. Our long-term corporate social investment (CSI) strategy is to partner with local service providers who uplift and empower communities while operating in an environmentally responsible manner.

To ensure our CSI budget benefits as many people as much as possible, we focus on supporting three organisations: Compass Pre-School, Edenvale, Gauteng; Home of Hope, Table View, Cape Town; and S-Cape, also in Cape Town.

Home of Hope's vision is to end child trafficking and tackle the culture of sexual exploitation, violence and criminality that deprives children of their future. S-Cape provides short- and long-term care to victims of sex trafficking, sexual exploitation and other forms of human trafficking.

We also take part in the annual Nelson Mandela International Day activities.

COMMEMORATING MADIBA

Every 18 July, we celebrate Nelson Mandela International Day by inviting our members to give back to our community by giving children a day to remember. Last year, we once again joined forces with the Gauteng Chapter of the Women's Property Network (WPN) and spent +67 minutes with the young learners at Compass Pre-School.

A large group of GBCSA and WPN members joined the fun on the day by playing with the children, reading to the older kids and tapping into their artistic skills for the face painting session.

The event sponsors included Ancora Group, Brand Platform, Commercial Exchange, Harris Marcus Mahlangu, Kondwani, Moemas, Nthwese Developments, Pareto, Siyaphana, Uhamba and the GBCSA.



CELEBRATING WOMEN'S MONTH

During Women's Month 2018, the GBCSA hosted high tea events in Cape Town and Johannesburg under the theme Life Is An Adventure. Guests were encouraged to bring along a used handbag filled with toiletries as a donation. These handbags and toiletries were donated to the Home of Home and S-Cape.

GREENER GIFTING

When sourcing gifts and items for our events, we only buy from suppliers who offer recycled, handcrafted, locally sourced and/or organic products. Ideally, each gift tells its own story of empowerment and environmental awareness.



GOVERNANCE



AQRate

VERIFICATION SERVICES

MEASURED ENTERPRISE

Company Name	The Green Building Council of South Africa
Trade Name	The Green Building Council of South Africa
Location	2nd Floor, The Old Warehouse Building, Black River Office Park, 2 Fir Street, Observatory, Cape Town, 7925
Registration Number	2007/029477/08
Vat Number	4930243151
Certificate Number	GBC 009919 - REV 5

B-BBEE SCORE PER ELEMENT

Management & Control	16.41
Skills Development	24.77
Enterprise and Supplier Development	28.41
Socio Economic Development	15.00
Total Score	84.59

B-BBEE STATUS

Final B-BBEE Status	LEVEL 4
Final B-BBEE Recognition Level	100%
Empowering Supplier	Yes
Black Ownership	Not Applicable
51% Black Owned	No
30% Black Women Owned	No
Black Designated Group Supplier	No
Applicable Scorecard	Specialised Qualifying Small Enterprise Scorecard
Applicable BEE Code	Gazetted Codes 38766
Issue Date	31 July 2018
Expiry Date	30 July 2019

THE GBCSA IS A
LEVEL 4 B-BBEE
CONTRIBUTOR.

Johan Giliomee
Technical Signatory

AQRate has assessed and verified the relevant B-BBEE Elements of the above-mentioned enterprise, to provide an independent and impartial opinion on the BEE status based on the Amended Broad-Based BEE Codes of Good Practice for QSEs of the enterprise (Code 600), of October 2014.

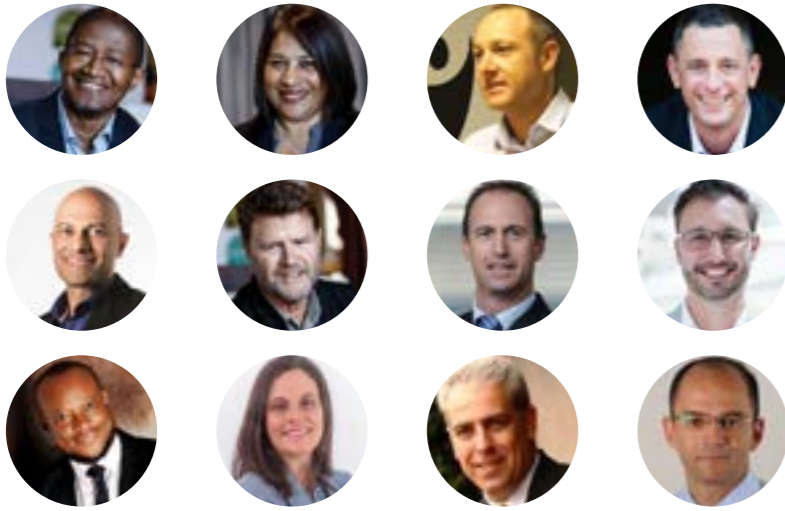


BVA 021

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Left to right: Nkosinathi Manzana (Chair), Faieda Jacobs (immediate past Chair), Stephen Elliot-Wetmore (Vice Chair), Kevin James, Neil Gopal, Anthony Stroebel, Brian Unsted, Marco Macagnano, Mfundo Xulu, Ilse Swanepoel, Howard Rauff, Andre Theys

Executive



Left to right: Dorah Modise (CEO), Manfred Braune (Managing Executive: Sector Development & Transformation)

EXECUTIVE COMMITTEE

Non-executive

Nkosinathi Manzana, Chair
Stephen Elliot-Wetmore
Kevin James

Executive

Dorah Modise, CEO and Executive Director
Manfred Braune, Managing Executive: Sector Development & Transformation and Executive Director
Grahame Cruickshanks, Managing Executive: Market Engagement
Pardon Mutasa, Managing Executive: Finance & Operations



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Stephen Elliot-Wetmore
Kevin James
Melanie Trollip, External/Independent Specialist, PE Corporate Services (PECS)

Executive

Dorah Modise, CEO

GOVERNANCE, AUDIT, SOCIAL & ETHICS COMMITTEE

Non-executive

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Stephen Elliot-Wetmore
Kevin James
Dorah Modise
Pardon Mutasa

External/Independent

Gareth Pike
Justin Smith

TECHNICAL COMMITTEE

Howard Rauff
Ilse Swanepoel
Andre Theys

Certified Projects

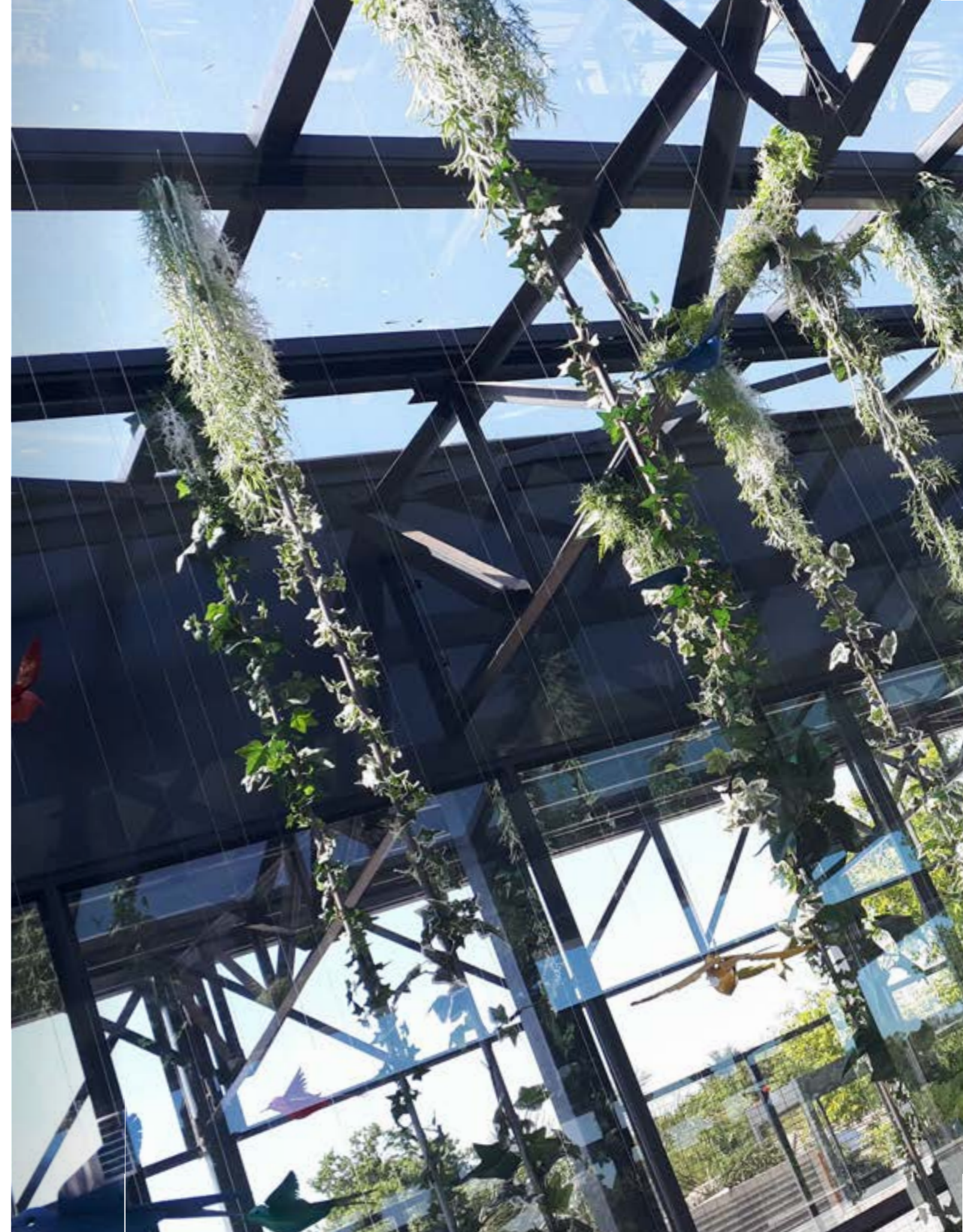
Project Name	Rating Tool	Design/As Built/Int/	Size Certified (sq m)	City	Project owner Company	Date Certified	Rating Achieved
Woolworths Palmyra Junction	Existing Building Performance Custom	EBP	1 200	Cape Town	Woolworths	09 January 2017	5 Star
Golf Air Park 2	Custom Industrial	Design	12 993	Cape Town	Redefine Properties	16 January 2017	4 Star
Omake House Office Building	Existing Building Performance v1	EBP	872	Windhoek	FA.H Properties cc	24 January 2017	6 Star
Standard Bank, Green Acres Shopping Centre	Interiors v1	INT	600	Port Elizabeth	Standard Bank	24 January 2017	4 Star
140 West Street	Office v1	Design	28 070	Johannesburg	Zenprop	14 February 2017	4 Star
MMI Durban	Office v1	Design	12 000	Durban	MMI Holdings Limited	27 February 2017	4 Star
Business Connexion	Office v1.1	Design	35 687	Pretoria	BCX HQ Offices Co-Ownership	03 March 2017	4 Star
Belgotex Floors	Existing Building Performance Custom	EBP	100 000	Pietermaritzburg	Belgotex Floorcoverings (Pty) Ltd	09 March 2017	6 Star
Garden City Residential Phase 1	Multi Unit Residential v1	Design	15 113	Nairobi	Garden City Residential Limited	22 March 2017	4 Star
Standard Bank, Benmore Gardens Shopping Centre	Interiors v1	INT	576	Johannesburg	Standard Bank	23 March 2017	4 Star
Standard Bank, Liberty Midlands Mall	Interiors v1	INT	577	Durban	Standard Bank	23 March 2017	4 Star
Lakeview Phase II	Office v1.1	Design	12 543	Johannesburg	Abland	27 March 2017	4 Star
West Quay	Existing Building Performance v1	EBP	7 193	Cape Town	V&A Waterfront	30 March 2017	4 star
Oxford Corner	Existing Building Performance v1	EBP	8 804	Johannesburg	Growthpoint	07 April 2017	4 Star
Green Stone, Standard Bank	Interiors v1	INT	1 142	Johannesburg	Standard Bank	12 April 2017	4 Star
Polokwane, Standard Bank	Interiors v1	INT	2 339	Polokwane	Standard Bank	20 April 2017	4 Star
Standard Bank, Loch Logan Waterfront	Interiors v1	INT	642	Bloemfontein	Standard Bank	20 April 2017	4 Star
Illovo Corner	Existing Building Performance v1	EBP	10 194	Johannesburg	Growthpoint	26 April 2017	3 Star
Middelburg, Standard Bank	Interiors v1	INT	1 067	Pretoria	Standard Bank	26 April 2017	4 Star
Standard Bank, High street Worcester	Interiors v1	INT	822	Cape Town	Standard Bank	04 May 2017	4 Star
Batho Pele House (Agrivaal Building)	Office v1	As Built	22 501	Johannesburg	National Department of Public Works	11 May 2017	4 Star
Streetsight Schools - Jeppe Park Primary	Interiors v1	INT	1 370	Johannesburg	Streetsight Schools	11 May 2017	4 Star
Engen House	Existing Building Performance v1	EBP	7 501	Johannesburg	Growthpoint	15 May 2017	4 Star
3 The Terrace	Existing Building Performance v1	EBP	3 051	Durban	Growthpoint	15 May 2017	4 Star
9 Frosterley Crescent	Existing Building Performance v1	EBP	1 154	Durban	Growthpoint	15 May 2017	4 Star
Standard Bank, Boardwalk Inkwazi	Interiors v1	INT	1 629	Richards Bay	Standard Bank	16 May 2017	4 Star
Standard Bank, Melrose Arch	Interiors v1	INT	499	Johannesburg	Standard Bank	16 May 2017	4 Star
Umgeni Water Pineside Regional Office	Existing Building Performance v1	EBP	7 118	Durban	Umgeni Water	16 May 2017	1 Star
Umgeni Water Head Office	Energy Water Performance v1	EWP	11 406	Pietermaritzburg	Umgeni Water	16 May 2017	3 Star
Umgeni Water Mkhondeni Regional Office	Energy Water Performance v1	EWP	4 699	Pietermaritzburg	Umgeni Water	16 May 2017	13
Department of Education Ugu District Office	Office v1.1	Design	6 701	Durban	Zatovect (Pty) Ltd	18 May 2017	4 Star
National English Literary Museum	Public & Education Buildings v1	As Built	4 867	Grahamstown	National Department of Public Works	22 May 2017	5 Star
Peter Place Office Park	Existing Building Performance v1	EBP	8 124	Johannesburg	Growthpoint	25 May 2017	4 Star
Sandton Close 2	Existing Building Performance v1	EBP	12 484	Johannesburg	Growthpoint	25 May 2017	4 Star
Eton Office Park	Existing Building Performance v1	EBP	8 795	Johannesburg	Growthpoint	25 May 2017	4 Star
4 Fricker Road	Existing Building Performance v1	EBP	4 805	Johannesburg	Growthpoint	26 May 2017	4 Star
34 and 36 Fricker	Existing Building Performance v1	EBP	4 844	Johannesburg	Growthpoint	26 May 2017	4 Star
Hatfield Gardens	Existing Building Performance v1	EBP	25 845	Pretoria	Growthpoint	30 May 2017	4 Star
Menlyn Corner	Existing Building Performance v1	EBP	10 059	Pretoria	Growthpoint	30 May 2017	4 Star
82 Grayston	Existing Building Performance v1	EBP	7 358	Johannesburg	Growthpoint	01 June 2017	4 Star
Advocates Chambers	Existing Building Performance v1	EBP	7 163	Johannesburg	Growthpoint	01 June 2017	4 Star
Pinmill Farm	Existing Building Performance v1	EBP	22 774	Johannesburg	Growthpoint	01 June 2017	4 Star
12 Alice Lane	Existing Building Performance v1	EBP	8 772	Johannesburg	Growthpoint	02 June 2017	4 Star
The Towers	Existing Building Performance v1	EBP	12 912	Johannesburg	Growthpoint	02 June 2017	4 Star
The Mirage	Retail Centre v1	Design	13 165	Cape Town	Novabuild (Pty)Ltd	12 June 2017	4 Star
8 Rivonia Road	Existing Building Performance v1	EBP	5 325	Johannesburg	Growthpoint	23 June 2017	4 Star
Inyanda 1, 3 & 4	Existing Building Performance v1	EBP	23 196	Johannesburg	Growthpoint	23 June 2017	4 Star
Grosvenor Corner	Existing Building Performance v1	EBP	13 885	Johannesburg	Growthpoint	28 June 2017	4 Star
Product Testing Institute	Public & Education Buildings v1	Design	3 853	Port Elizabeth	The Product Testing Institute	03 July 2017	6 Star
Citadel Claremont	Office v1	As Built	5 787	Cape Town	Citadel Investment Services	14 July 2017	4 Star
FNB Ferndale Contact Centre	Office v1.1	Design	11 901	Johannesburg	FirstRand Bank Limited	19 July 2017	5 Star
The Edge	Office v1	Design	9 793	Cape Town	Cubimanz Investments (PTY) Ltd	25 July 2017	5 Star
ENS House	Existing Building Performance v1	EBP	17 247	Cape Town	Growthpoint	25 July 2017	3 Star
SANRAL Southern Region Office	Office v1.1	As Built	6 983	Port Elizabeth	SANRAL	15 August 2017	5 Star
FNB @ Parkside	Office v1.1	As Built	15 943	Windhoek	First National Bank of Namibia Limited	16 August 2017	5 Star
Sovereign Quay	Existing Building Performance v1	EBP	8 500	Cape Town	Growthpoint	18 August 2017	4 Star
Discovery Head Office (Phase 1 and 2)	Office v1	Design	147 217	Johannesburg	Growthpoint & Zenprop	25 August 2017	5 Star
Golf Park	Existing Building Performance v1	EBP	24 876	Cape Town	Growthpoint	25 August 2017	4 Star
Knightsbridge C	Office v1.1	Design	5 379	Johannesburg	Emira Property Fund	28 August 2017	4 Star
Knightsbridge B	Office v1.1	Design	2 837	Johannesburg	Emira Property Fund	28 August 2017	4 Star
Knightsbridge A	Office v1.1	Design	2 401	Johannesburg	Emira Property Fund	28 August 2017	4 Star
No. 6 Silo	Custom Hotel	Design	12 382	Cape Town	V&A Waterfront	31 August 2017	5 Star
Belvedere Office Park	Existing Building Performance v1	EBP	5 998	Cape Town	Growthpoint	01 September 2017	4 Star
Albion Springs	Existing Building Performance v1	EBP	3 687	Cape Town	Growthpoint	14 September 2017	4 Star
15 Alice Lane	Office v1	As Built	20 545	Johannesburg	Zenprop	27 September 2017	4 Star
No.5 Silo	Office v1	As Built	16 040	Cape Town	V&A Waterfront	02 October 2017	6 Star
Redefine Interior Fit-out	Interiors v1	INT	5 451	Johannesburg	Redefine Properties	02 October 2017	5 Star
Century City Urban Square	Custom Mixed-use	As Built	33 860	Cape Town	Rabie Property Group (Pty) Ltd	02 October 2017	4 Star
Watershed	Existing Building Performance v1	EBP	7 623	Cape Town	V&A Waterfront	03 October 2017	6 Star

Certified Projects

Project Name	Rating Tool	Design/As Built/Int/	Size Certified (sq m)	City	Project owner Company	Date Certified	Rating Achieved
Greenfield Industrial Park	Net Zero- Carbon	NET	21 000	Cape Town	Growthpoint	06 October 2017	Carbon
The Estuaries Plaza	Net Zero - Water	NET	4 136	Cape Town	Asset Matrix	06 October 2017	Water
Langhoogte Farm Two Dam Sustainable Trout	Net Zero- Carbon	NET	874	Cape Town	Two Dam Sustainable	06 October 2017	Carbon
Vodafone Site Solution	Net Zero- Carbon	NET	384	Johannesburg	Vodacom	06 October 2017	Carbon
Vodafone Site Solution	Net Zero- Ecology	NET	384	Johannesburg	Vodacom	06 October 2017	Ecology
Groff 5 Head Office	Energy Water Performance v1	EWP	25 872	Johannesburg	Attacq	30 October 2017	11
Adams & Adams	Energy Water Performance v1	EWP	11 586	Pretoria	Attacq	30 October 2017	8
Aurecon Building	Energy Water Performance v1	EWP	19 104	Pretoria	Lynnaur Investments (Pty) Ltd	31 October 2017	EWP
Menlyn Reconfiguration Phase 1	Retail Centre v1	As Built	37 943	Pretoria	Old Mutual	31 October 2017	4 Star
Kaaimans and Bloukrans	Energy Water Performance v1	EWP	14 266	Pretoria	Attacq	31 October 2017	EWP
Waterfall Corporate Campus - Building 1	Office v1.1	Design	5 694	Johannesburg	Zenprop	31 October 2017	4 Star
Rosebank Tower	Office v1	As Built	28 221	Johannesburg	Abland	17 November 2017	4 Star
Virgin Active Menlyn Maine	Interiors v1	INT	4 056	Johannesburg	Virgin Active Health Clubs - South Africa	20 November 2017	4 Star
Woolworths Communication Park Montague Gardens	Custom Industrial	Design	36 590	Cape Town	Woolworths	28 November 2017	4 Star
Stonewedge	Existing Building Performance v1	EBP	7 095	Johannesburg	Redefine Properties	28 November 2017	4 Star
Delmat House	Existing Building Performance v1	EBP	4 185	Durban	Redefine Properties	28 November 2017	4 Star
18 The Boulevard	Existing Building Performance v1	EBP	5 250	Durban	Redefine Properties	28 November 2017	4 Star
78 Corlett Drive - Design	Net Zero- Carbon	NET	2 167	Johannesburg	Legaro Properties	28 November 2017	Carbon
Pharos House	Existing Building Performance v1	EBP	5616	Durban	Growthpoint	29 November 2017	4 Star
Rosebank Office Park	Existing Building Performance v1	EBP	41917	Johannesburg	Growthpoint	29 November 2017	4 Star
33 Fricker	Existing Building Performance v1	EBP	6299	Johannesburg	Growthpoint	29 November 2017	4 Star
Ridgeview	Office v1	As Built	8 148	Durban	Growthpoint	30 November 2017	4 Star
Thabakgolo	Existing Building Performance v1	EBP	13 784	Polokwane	Redefine Properties	30 November 2017	3 Star
Yellowwood House	Existing Building Performance v1	EBP	2 771	Johannesburg	Redefine Properties	30 November 2017	3 Star
Centurion Gate	Existing Building Performance v1	EBP	11 541	Pretoria	Redefine Properties	30 November 2017	3 Star
CIB Insurance	Existing Building Performance v1	EBP	7 513	Johannesburg	Redefine Properties	30 November 2017	3 Star
Cedarwood House	Existing Building Performance v1	EBP	4 981	Johannesburg	Redefine Properties	04 December 2017	3 Star
2 Flicker Road	Existing Building Performance v1	EBP	4 227	Johannesburg	Redefine Properties	04 December 2017	4 Star
Warich Close Office Park	Existing Building Performance v1	EBP	4 025	Johannesburg	Redefine Properties	04 December 2017	4 Star
Kimberly Clark House	Existing Building Performance v1	EBP	7 163	Johannesburg	Redefine Properties	04 December 2017	4 Star
Kernick House	Existing Building Performance v1	EBP	3 563	Pretoria	Redefine Properties	04 December 2017	4 Star
Duncan Street	Existing Building Performance v1	EBP	1 310	Pretoria	Redefine Properties	04 December 2017	3 Star
Crawford House	Existing Building Performance v1	EBP	1 898	Johannesburg	Redefine Properties	04 December 2017	4 Star
General Electric Customer Innovation Centre	Interiors v1	INT	2 400	Johannesburg	General Electric	07 December 2017	4 Star
90 Grayston Drive	Existing Building Performance v1	EBP	19 883	Johannesburg	Redefine Properties	07 December 2017	3 star
100 West Street	Existing Building Performance v1	EBP	3 850	Johannesburg	Growthpoint	07 December 2017	4 Star
3021 William Nicol	Existing Building Performance v1	EBP	6 690	Johannesburg	Growthpoint	07 December 2017	4 Star
Strathavon 11	Existing Building Performance v1	EBP	9 156	Johannesburg	Growthpoint	07 December 2017	4 Star
15 Georgian Crescent	Existing Building Performance v1	EBP	6 433	Johannesburg	Growthpoint	07 December 2017	4 Star
Freestone Park	Existing Building Performance v1	EBP	5 468	Johannesburg	Growthpoint	07 December 2017	3 Star
Ogilvy	Existing Building Performance v1	EBP	9 155	Johannesburg	Growthpoint	07 December 2017	4 Star
Brookfield Office Park	Existing Building Performance v1	EBP	7 555	Pretoria	Growthpoint	07 December 2017	4 Star
103 Central Street	Existing Building Performance v1	EBP	2 338	Johannesburg	Growthpoint	07 December 2017	4 Star
1 Sixty Jan Smuts	Existing Building Performance v1	EBP	16 544	Johannesburg	Growthpoint	07 December 2017	4 Star
Boundary Place	Existing Building Performance v1	EBP	3 654	Johannesburg	Growthpoint	07 December 2017	4 Star
PwC Ridgeside	Office v1	As Built	5 720	Durban	Penalton Investments (PTY) Ltd	08 December 2017	4 Star
Buckhurst Building	Existing Building Performance v1	EBP	2 736	Durban	Redefine Properties	12 December 2017	4 Star
Observatory Business Park	Existing Building Performance v1	EBP	18 738	Cape Town	Redefine Properties	12 December 2017	5 Star
The Avenues	Existing Building Performance v1	EBP	6 352	Johannesburg	Redefine Properties	12 December 2017	4 Star
The Towers	Existing Building Performance v1	EBP	62 028	Cape Town	Redefine Properties	12 December 2017	2 Star
Wembley 2	Existing Building Performance v1	EBP	17 768	Cape Town	Redefine Properties	12 December 2017	3 Star
Tygerberg Office Park	Existing Building Performance v1	EBP	28 947	Cape Town	Growthpoint	19 December 2017	4 Star
78 Corlett Drive	Office v1.1	Design	2 167	Johannesburg	Michele Brookes Rental Trust	08 January 2018	6 Star
Granger Bay Court	Existing Building Performance v1	EBP	8 700	Cape Town	V&A Waterfront	08 January 2018	4 Star
Liberty Umhlanga	Existing Building Performance v1	EBP	18 411	Durban	Liberty Group Limited	09 January 2018	4 Star
Sable Square	Existing Building Performance v1	EBP	27 503	Cape Town	Fundamental Holdings (Pty) Ltd	18 January 2018	3 Star
Anslov Park Phase 2	Existing Building Performance v1	EBP	7 657	Johannesburg	Growthpoint	22 January 2018	4 Star
Lincoln on the Lake	Existing Building Performance v1	EBP		Durban	Growthpoint	24 January 2018	4 Star
Absa Ridgeside	Office v1.1	Design	8 165	Durban	ABSA+Growthpoint	06 February 2018	4 Star
Roggebaai	Existing Building Performance v1	EBP	12 278	Cape Town	Growthpoint	12 February 2018	4 Star
129 Rivonia Road - Tower 1	Office v1.1	Design	26 874	Johannesburg	Eris Property Group	21 February 2018	4 Star
39 Melrose Boulevard	Office v1	As Built	23 954	Johannesburg	Amdec	01 March 2018	4 Star
Sable Road Offices	Office v1.1	Design	15 812	Cape Town	Rabie Property Group (Pty) Ltd	01 March 2018	5 Star
The Terraces	Existing Building Performance v1	EBP	11 860	Cape Town	Growthpoint	02 March 2018	3 Star
Rosebank Link	Office v1.1	Design	18 558	Johannesburg	Redefine Properties	06 March 2018	5 Star
Mbombela Square	Office v1	Design	13 836	Pretoria	Rangewave Trade and Trust 14 (Pty) Ltd	13 March 2018	4 Star
92 Rivonia	Office v1.1	Design	29 146	Johannesburg	Smartgrowth Investments (Pty) Ltd	23 March 2018	4 Star
Liberty Century City	Existing Building Performance v1	EBP	18 519	Cape Town	Liberty Group Limited	13 April 2018	4 Star
Standard Bank Global Leadership Center	Existing Building Performance v1	EBP	18 830	Johannesburg	Standard Bank	16 April 2018	5 Star

GBCSA Certified Projects

Project Name	Rating Tool	Design/As Built/Int/	Size Certified (sq m)	City	Project owner Company	Date Certified	Rating Achieved
Monte Circle - Building C	Office v1.1	Design	17 763	Johannesburg	Abland	17 April 2018	4 Star
Virgin Active Site	Interiors v1	INT	3 880	Cape Town	Virgin Active Health Clubs - South Africa	02 May 2018	4 Star
Menlyn Maine Central Square	Custom Mixed-use	As Built	50 529	Pretoria	Menlyn Main Investment Holdings	08 May 2018	4 Star
Pran Boulevard - Umhlanga	Office v1.1	Design	9 130	Durban	Shree Property Holdings	23 May 2018	4 Star
Electricity House	Office v1	Design	10 578	Cape Town	City of Cape Town	24 May 2018	5 Star
129 Rivonia Road - Tower 2	Office v1.1	Design	34 287	Johannesburg	Eris Property Group	30 June 2018	5 Star
Mon Tresor Business Gateway	Office v1.1	Design	13 493	Mauritius	MAREF Mon Tresor Investment 1 Limited	09 July 2018	4 Star
The Main Straight Office Park - Building C	Office v1.1	Design	2 265	Johannesburg	The Main Straight (Pty) Ltd	16 July 2018	4 Star
Green Building Council SA, Johannesburg Office	Interiors v1	INT		Johannesburg	GBCSA	17 July 2018	4 Star
Waterway House (Dock Road Office Building)	Office v1.1	As Built		Cape Town	V&A Waterfront	18 July 2018	5 Star
PWC Interior Fitout	Interiors v1	INT	9 253	Cape Town	V&A Waterfront	18 July 2018	4 Star
2929 on Nicol	Existing Building Performance v1	EBP	16 043	Johannesburg	Investec Property Fund Limited	24 July 2018	4 Star
Dunkeld Gardens	Existing Building Performance v1	EBP	2 242	Johannesburg	Growthpoint	27 July 2018	3 Star
Waterfall Park	Existing Building Performance v1	EBP	8 103	Johannesburg	Growthpoint	27 July 2018	4 Star
28 Fricker Road	Existing Building Performance v1	EBP	6 406	Johannesburg	Growthpoint	30 July 2018	4 Star
Equity House	Existing Building Performance v1	EBP		Johannesburg	Growthpoint	30 July 2018	4 Star
Knightsbridge - Building G	Office v1.1	Design	4 003	Johannesburg	Emira Property Fund	02 August 2018	4 Star
257 Oxford Road	Existing Building Performance v1	EBP	3 142	Johannesburg	Growthpoint	02 August 2018	4 Star
138 West Street	Existing Building Performance v1	EBP	10 710	Johannesburg	Growthpoint	17 August 2018	4 Star
19 Impala Road	Existing Building Performance v1	EBP	2 781	Johannesburg	Growthpoint	20 August 2018	4 Star
Menlyn Reconfiguration Phase 2	Retail Centre v1	Design	133 064	Johannesburg		24 August 2018	4 Star
Sandown Erf 169	Existing Building Performance v1	EBP	2 070	Johannesburg	Growthpoint	03 September 2018	4 Star
The Oval	Existing Building Performance v1	EBP	10 876	Johannesburg	Growthpoint	03 September 2018	4 Star
23 Impala Road	Existing Building Performance v1	EBP	1 825	Johannesburg	Growthpoint	14 September 2018	3 Star
The Green Building at Karl Bremer Hospital	Office v1	As Built + SEC		Cape Town	Western Cape Department of Transport & Public Works	17 September 2018	5 Star
Woolworths Distribution Centre Montague Gardens	Custom Industrial	As Built	36 590	Cape Town	Woolworths	17 September 2018	4 Star
Vleihuis Development	Net Zero - Carbon	NET	1 350	Johannesburg	Marc Sherratt Pty Ltd	20 September 2018	Carbon
Vleihuis Development	Net Zero - Water	NET	1 350	Johannesburg	Marc Sherratt Pty Ltd	20 September 2018	Water
Vleihuis Development	Net Zero - Ecology	NET	1 350	Johannesburg	Marc Sherratt Pty Ltd	20 September 2018	Energy
Nedbank Clock Tower	Existing Building Performance v1	EBP	25 431	Cape Town	Nedbank	27 September 2018	3 Star
Milkwood Office Park	Office v1	As Built	11 041	Durban	United African Marine Insurance Brokers (Pty) Ltd	27 September 2018	4 Star
Elsenburg Research Building	Office v1.1	Design	4 413	Cape Town	Provincial Government Western Cape	28 September 2018	4 Star
2 Pybus Road	Office v1.1	Design	12 880	Johannesburg	Redefine Properties	04 October 2018	4 Star
Boogertman Johannesburg Interiors	Interiors v1	As Built	2 265	Johannesburg	Boogertman + Partners	15 October 2018	INT
The Main Straight Office Park - Building D	Office v1.1	Design	2 548	Johannesburg	The Main Straight (Pty) Ltd	15 October 2018	4 Star
Lakeside Offices	Office v1.1	Design		Pretoria	Growthpoint	16 October 2018	5 Star
Woolworths Waterstone Village Somerset West	Existing Building Performance Custom	EBP	3 564	Cape Town	Woolworths	20 October 2018	4 Star
Business Connexion Head Office	Office v1.1	As Built	34 972	Johannesburg	BCX HQ OFFICES Co-ownership	22 October 2018	4 Star
ABSA Ridgeside	Office v1.1	As Built	8 165	Durban	Growthpoint	23 October 2018	4 Star
Waterfall Corporate Campus - Building 1	Office v1.1	As Built		Johannesburg	Corporate Campus Joint Venture	24 October 2018	4 Star
1 Harries Road	Existing Building Performance v1	EBP	5 200	Johannesburg	New Line Investments	08 November 2018	4 Star
Tshwane House	Office v1	As Built	34 401	Johannesburg	Tsela Tshweu Private Company Pty Ltd	16 November 2018	5 Star
Waterfall Corporate Campus - Building 5	Office v1.1	Design		Johannesburg	Corporate Campus Joint Venture	16 November 2018	4 Star
Centennial Place	Existing Building Performance v1	EBP		Cape Town	Growthpoint	22 November 2018	4 Star
200 on Main	Existing Building Performance v1	EBP		Cape Town	Growthpoint	22 November 2018	4 Star
Product Testing Institute	Public & Education Buildings v1	As Built	4 200	Port Elizabeth	The Product Testing Institute	03 December 2018	5 Star
Woolworths Palmyra Junction Custom EBP Tenant - Recertification	Existing Building Performance Custom	EBP	1 200	Cape Town	Woolworths	03 December 2018	6 Star
Waterfall Corporate Campus Building Two (WCCB3)	Office v1.1	Design		Johannesburg	Zenprop (JV Attacq and Truzen 116 Trust)	07 December 2018	4 Star
Central Building	Existing Building Performance v1	EBP		Cape Town	Redefine Properties	12 December 2018	6 Star
Gatehouse	Existing Building Performance v1	EBP		Cape Town	Redefine Properties	12 December 2018	6 Star
Old Warehouse	Existing Building Performance v1	EBP		Cape Town	Redefine Properties	12 December 2018	6 Star
Terraces	Existing Building Performance v1	EBP	9 189	Cape Town	Redefine Properties	12 December 2018	5 Star
Park Building	Existing Building Performance v1	EBP	5 873	Cape Town	Redefine Properties	12 December 2018	4 Star
Collingwood Building	Existing Building Performance v1	EBP	1 993	Cape Town	Redefine Properties	12 December 2018	6 Star
35 Lower Long	Office v1.1	Design		Cape Town	Abland	12 December 2018	4 Star
The District	Net Zero - Water	NET		Cape Town	Growthpoint	14 December 2018	NA
4 Bucksburn	Multi Unit Residential v1	As Built		Cape Town	Vineyard Hotel	18 December 2018	5 Star



STAFF

ACKNOWLEDGEMENTS

FULL NAME	JOB TITLE	DATE JOINED
Dorah Modise	CEO, Executive Director	1 February 2017
Manfred Braune	Managing Executive: Sector Development & Transformation, Executive Director	1 September 2010
Grahame Cruickshanks	Managing Executive: Market Engagement	1 November 2015
Pardon Mutasa	Managing Executive: Finance & Operations,	1 October 2013
Sian Cohen	Business Development and Key Accounts Specialist	7 April 2015
Sanet (Michelle) De Nysschen	Membership & Stakeholder Relations	11 May 2017
Susanna (Anja) Thompson	Events & CSI Specialist	26 October 2015
Emily Adair	Business Development Manager	18 July 2016
Tshegofatso Selahle	Marketing & Communications Manager	1 November 2018
Jaci Harrison	HR Manager & Company Secretary	1 September 2012
Jennifer Lombard	Technical Manager	6 June 2014
Shaundre Abrahams	Administration Hub Team Leader	13 March 2011
Babalwa Tshandu	Administration Officer	15 June 2016
Kirwan Daniels	Finance Officer	15 May 2017
Cassim Mansoor	Finance Officer	1 March 2014
Donne Atkinson	Training & Sector Development Program Manager	18 January 2011
Ann-Mari Malan	Technical Co-ordinator	1 April 2018
Adrian Jackson	Technical Co-ordinator	1 September 2015
Thumeka Tshanyela	Training & Sector Development Program Co-ordinator	1 November 2012
Joanna Anderson	Special Projects	1 June 2013