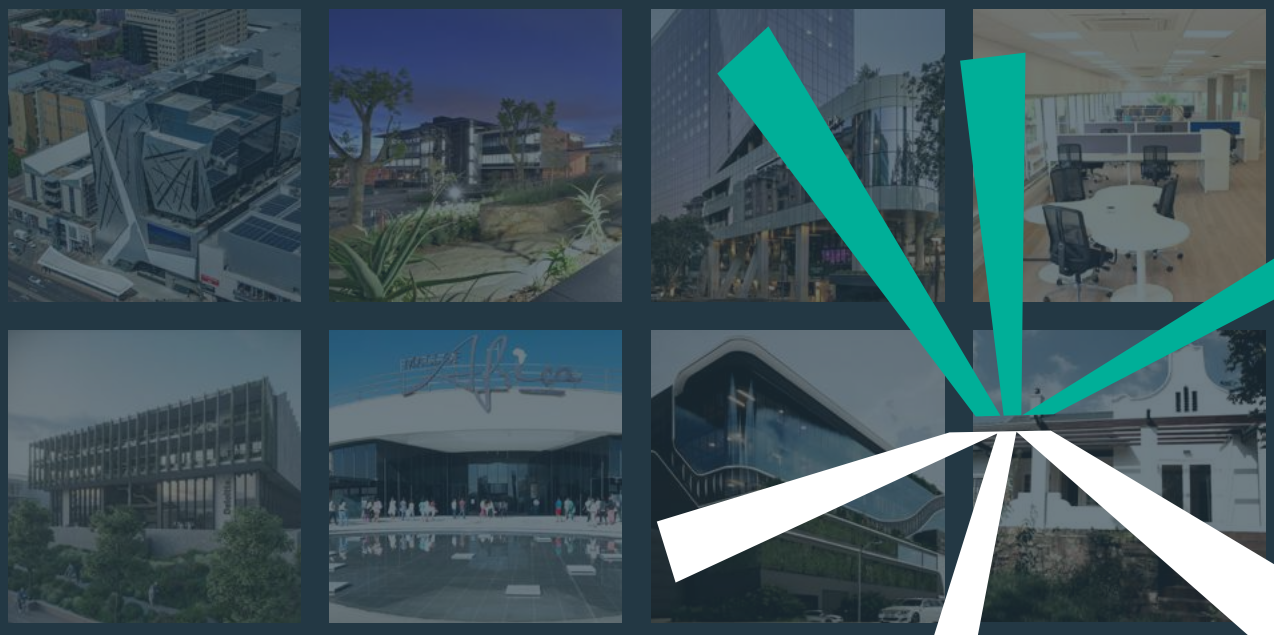
GREEN BUILDING COUNCIL SOUTH AFRICA



INTEGRATED ANNUAL REPORT

JANUARY – DECEMBER 2020





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CEO'S
FOREWORD

A message from our CEO
Lisa Reynolds

When I started as CEO in June 2020, South Africa had been in an extended lockdown and the GBCSA reflected the state of flux. Having been involved with the GBCSA from inception and having served on the board before, I had quite a clear vision of who and what the organisation should (and could) be. Covid-19, and the lockdown, gave GBCSA the prospect of being part of the green recovery and to renew ourselves as an organisation. It gave us the opportunity to 'build back better' in an environment of uncertainty and change.

It wasn't that the GBCSA was doing things wrong and in dire need of a pivot. It was that we needed to update our identity to respond to a changing global context and a changing market. We needed to reorganise and to declutter. Covid-19 pushed the accelerate button on that, which ultimately set the stage for a transformation that I am extremely proud to be a part of.

In just over a year that I have been at the helm, we have focused on becoming more member-centric, agile, and responsive as an organisation. I wanted GBCSA to be very visible and this translated into me, as CEO, meeting personally with many of our members, having conversations, and uncovering what it is that the market wants and needs, while also being a positive support. We also consulted extensively with our AP community who are putting our tools to work on the ground and witnessing the latest trends. We had similar conversations with the property and the manufacturing sectors. Our members are an extension of our field of view into the industry and provide us with very valuable insight.

Of course, I am indebted to my hard-working team – the GBCSA staff. They have worked tirelessly, and under pressure, through the lockdown and a very difficult year. Their hard work and commitment have demonstratively paid off. The GBCSA board has also been phenomenally supportive. Their hands-on attitude speaks to the spirit of collaboration we have developed in the organisation.

From a financial perspective, GBCSA ended 2020 positively, which I accredit to the fact that we were visible and also relevant throughout the year – we were in the trenches getting our hands dirty – and people noticed. I am pleased to report that in a time where people are extremely cost, time, and commitment sensitive, we have certified more buildings than the previous year and we are diversifying our membership base. I think this positive growth reflects the growing global consciousness about sustainability and green buildings, and its effect on the local market.

Our members' knowledge of green buildings is far more sophisticated now than it was ten years ago, and with the rise of ESG reporting internationally, companies have their own green agendas. We want to stand in the gap as a credible and reliable independent body that can help them achieve their goals.

In response to the changing needs of the built environment and the enhanced accessibility of virtual platforms, we have overhauled and increased our training offerings. GBCSA AP courses are the backbone of our training; and are now online and on-demand. Our bespoke training courses are gaining more prominence as we expand both the subjects and the audiences.

Our partnerships with the World Green Building Council and C40 Cities continued in 2020, in the race to achieve net zero carbon for all new buildings by 2030, and all buildings by 2050. What was interesting to see during the worldwide lockdown, was how nature came back into its own as if to give us a glimpse of what a world without human intervention could be. Thus, people had a taste of what a low carbon future could actually look like, and they wanted to be a part of it. So perhaps unexpectedly, the lockdown has helped the sustainability agenda gain momentum.

Covid-19 also put the spotlight on health and wellness, and responding to this was a key part of our strategy. We brought out a few key publications such as the 'Guideline for the Safe Return to the Workplace' in partnership with Zutari, and Covid-19 guidelines in relation to Green Star ratings. GBCSA were part of the network of Green Building Councils worldwide, who formed the Advisory Committee for the World Green Building Council's Global Health & Wellbeing Framework which was launched Internationally in November 2020.

One of my highlights for the year was GBCSA's first virtual convention. We were in two minds about whether it would be possible to have a convention at all, and there were some risks in attempting a big online interactive event. But in the spirit of being early adopters, we went in head-first! Yes, there were some technical teething problems, but I think it was an all-round success. I look forward to GBCSA's 'hybrid' convention in 2021.

So, in summary, 2020 has been a year of laying our green recovery foundational roots. 2021 will be a year of growing strong, and ultimately branching out from those roots. One of the branches is a standardised version of the custom EBP Industrial Rating Tool. Another amazing new branch will be Version 2 of the Green Star New Build Rating Tool. We are currently in the planning stage of this work.

I am reminded of a quote by Leon C. Megginson (often misattributed to but inspired by Charles Darwin): "It is not the strongest of the species that survives, nor the most intelligent that survives. It is the one that is most adaptable to change." GBCSA's purpose will always be 'to inspire a built environment in which people and planet thrive'. However, we will focus on being agile, flexible, and responsive to the market, and we will lead with resilience.

Lisa Reynolds
CEO



> Gbcsa's purpose will always be 'to inspire a built environment in which people and planet thrive'.

CHAIRPERSON'S
FOREWORD

A message from our Chairman
Giles Pendleton

2020 was a year that took us all by surprise, and the effects that Covid-19 and lockdown had on the business side of things at the GBCSA, meant for steep challenges. As a whole, I think that the GBCSA has emerged consolidated, stronger, and more resilient than ever before, and we are moving forward into 2021 with fresh vigour.

To put things in perspective, when I first joined the board nearly three years ago, the organisation was on the back foot. This was from a financial perspective as we are tied to the health of the South African economy including the property space. But it was also the view of the board members at the time, that the organisation was not reacting adequately to the fast-changing landscape of sustainability in the property industry. We set out to reaffirm the GBCSA as a thought leader and pioneer in the green building sector, and so began a transformation, which was – perhaps unexpectedly – facilitated by the challenges that Covid-19 brought our way.

Our first step was to re-energise the board by making sure that it was more representative of the property industry across the board. We've now brought in a full complement of the industry including banks, insurance companies, residential developers, and even the JSE. In my opinion this is the strongest board that the GBCSA has ever had from an industry representation perspective.

With a strong board as a foundation, we set out to re-engineer the business side of the organisation. Part of this was combining the office space from two locations into one, in order to consolidate the business. We said a fond farewell to our previous CEO, Dorah Modise, and welcomed Lisa Reynolds to the role in June 2020. Lisa was an inspirational find and she has already contributed so positively to the GBCSA, despite her relatively short stint in office so far.

2020 was also a year of consolidating our processes and migrating to a digital business. This was of course catalysed by the lockdown and the urgent need to be online to access members. We also pulled off our online virtual convention which was very well received by the industry.

On the training side, we felt that we needed to open our training offerings to include the broader value chain of stakeholders in buildings, and also to cover new forms of legislation that are coming out. We are excited to be opening our repertoire to include a modified AP certification course for professional teams and to develop future additional training on subjects like EPC certificates.

So in summary, 2020 was the year of laying strong foundations at the GBCSA. 2021 will be a year of reacting to market demands by updating our rating tools. The priority is updating the new build tool, but we've also seen a massive increase in registrations for EBP certifications. Industrial is a highly active sector at the moment and we'll be refining a tool for this sector too.

We'd also like to increase our engagement with government as the biggest owner of buildings, and one of the largest tenants in the country. We continue to advocate where we can and hope that the GBCSA can be a true partner in helping the government lead the sustainability agenda, particularly when it comes to the 2030 net zero goals.

In the private sector, I am incredibly pleased to see a number of the big corporates in South Africa starting to realise that they not only have a role to play, but also an obligation to push the green building agenda forward as we approach 2030 - it's all about collaboration and working together. The bottom line, for me, is that property is a multi-year commitment, and consideration of the future should affect the decisions we make today. Green building is about making our cities future-proof and resilient.

Thank you to my board. Your steadfast commitment to your 'second job' in an industry we are all passionate about, has helped to drive this engine forward. We would also not have been able to survive this challenging year without the staff at the GBCSA. We have huge confidence in them, and they continue to inspire the board with their hard work and enthusiasm. I think they've weathered quite a brutal storm, over the last two years especially. But the GBCSA is back on track now, stable, and ready for the next chapter in our story.

Of course we couldn't do anything without our AP community who are our eyes and ears on the ground, and who patiently provide us with the feedback we need to improve and to be one step ahead of the curve.

And lastly, an indebted thank you to our dedicated members. The entire green community has shown huge resilience over the last year and I think, that as we see sustainability becoming more prominent in society and business (especially now that we are seeing the rise ESG reporting), that the GBCSA and its members will be at the centre of driving this agenda.

Giles Pendleton
Chairman



> 2020 was the year of laying strong foundations at the GBCSA. 2021 will be a year of reacting to market demands by updating our rating tools. The priority is updating the new build tool ... Industrial is a highly active sector at the moment and we'll be refining a tool for this sector too.



Hotel Nieu Kanaan, Net Zero Carbon - Net Positive level 2 modelled. Owner Cameron Marais (Pty) Ltd.

ABOUT US

At the Green Building Council South Africa (GBCSA) we are determined to transform South Africa's built environment to a place where people and the planet thrive.

With the help of our members, we can achieve this through certification of buildings, training of people, collaborations to further research, and advocacy to raise awareness on green building and broader climate change issues. Our goal is a resilient, green and healthy net zero carbon built environment.

STRUCTURE & MEMBERSHIP

At our core we are a team of about 20 people working from Johannesburg, Cape Town and Durban, and an active board of directors. However, our true strength lies in our extended network of members. As a non-profit member-based organisation, in 2020 we had over 500 members. Many of these members work closely with us as faculty and Accredited Professionals (APs). These committed people and companies are dedicated to promoting green building and sustainability in the property and construction sectors.

Being a member of the GBCSA unlocks preferential pricing for our offerings including certification, training and events. Being a member also gives access to thought leadership and strategic advice on green building. Our members are the people on the ground who are transforming the built environment and the GBCSA gives them the platform to share news, information and knowledge on how to accelerate the transformation. Through networking opportunities we enable the collaborations required to overcome the challenges facing the green transformation.

WHAT WE DO:

WE CERTIFY
see p.10

WE TRAIN
see p.12

WE ADVOCATE
see p.14

COLLABORATORS
AND PARTNERS

It is thanks to the backing of supporters who share our vision that we are able to achieve our aims and reach our goals. We value our extensive network of partners and collaborators who continue to believe in and support the work we do.

We are grateful to those who have supported us 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.

OUR PARTNERS IN 2020:

NET ZERO GUIDE:

SAFE RETURN TO WORK GUIDE:

WHAT WE DO

CERTIFICATION

Using market-renowned rating tools, we certify buildings and precincts that have worked through the rigorous systems, providing evidence to support this, so that they may be proclaimed certified green buildings.

We certify buildings using the Green Star, Net Zero, EWP and EDGE rating tools. These create a common language and standard of measurement for green buildings. They promote integrated, whole building design, which requires buy-in and collaboration with an entire project team.

There are tools available for most projects, including new and existing commercial buildings, homes, precincts, interior fit-outs, retail and industrial buildings and more. Each tool acknowledges and rewards environmental leadership and is a recognised symbol of sustainability achievement. When seeing a Green Star certified building, you can be assured that the building is striving for sustainability and has considered the important environmental categories of: energy; water; transport; indoor environment quality; management; materials; land use and ecology and emissions.

The certification process of each building is managed internally at the GBCSA by a case manager and externally by the appointed assessors and/or moderators. Each certification is subject to these independent third party individuals who provide transparent feedback to the case manager and project team or accredited professional.

RATING SYSTEMS USED BY THE GBCSA:

greenstar | EWP ENERGY WATER PERFORMANCE V1 | Edge Excellence In Design For Greater Efficiencies | NET ZERO



greenstar AFRICA South Africa | Custom: Design ★★★★★★ | GREEN BUILDING COUNCIL SOUTH AFRICA

600+ CERTIFICATIONS AWARDED BY THE GBCSA SINCE 2009

9 MILLION M² CERTIFIED

This equates to approximately

1 200
Rugby fields of space certified

900
Million kWh/annum will be saved

1 100
Million kg CO_2/ annum will be saved

62 000
Households worth of annual energy will be saved

270 000
Cars off the roads every year in terms of kg CO^2 equivalent

900
Million litres of potable drinking water will be saved annually

1 130 000
Daily drinking water needs for this many people every year

This is a great start, but more action is needed. Globally, the real estate sector contributes over one third of global emissions (IEA). This means there is ample opportunity for improvement in the built environment. Greening buildings has proven to be one of the lowest cost, highest impact ways of tackling the environmental degradation that contributes to climate change.

> **Improving the efficiency of buildings, particularly their use of energy, is one of the fastest and most cost-effective ways of reducing carbon emissions and improving local economic development, air quality and public health** – The World Resources Institute.

WHAT WE DO

TRAINING

The GBCSA Academy provides an education platform for built environment professionals focusing on green building and the Green Star, Net Zero and EDGE rating tools.

Our flagship Accredited Professional (AP) training allows one to become a certified AP, with a depth of green building knowledge and ability to submit a Green Star and Net Zero project for certification. It gives tremendous insight into the Green Star and Net Zero rating tools procedures and processes.

We also provide bespoke training developed specifically for your organisation and focused on your green building priorities.

All of our professional development is available online and on-demand, to allow individuals to kick-start their green building knowledge journey at their leisure. Live webinar workshops then bring trainees together for an intensive exploration of the course material.

GBCSA ACCREDITED PROFESSIONAL CERTIFICATION COURSES ARE STRUCTURED WITH THREE COMPONENTS:

ONLINE LEARNING

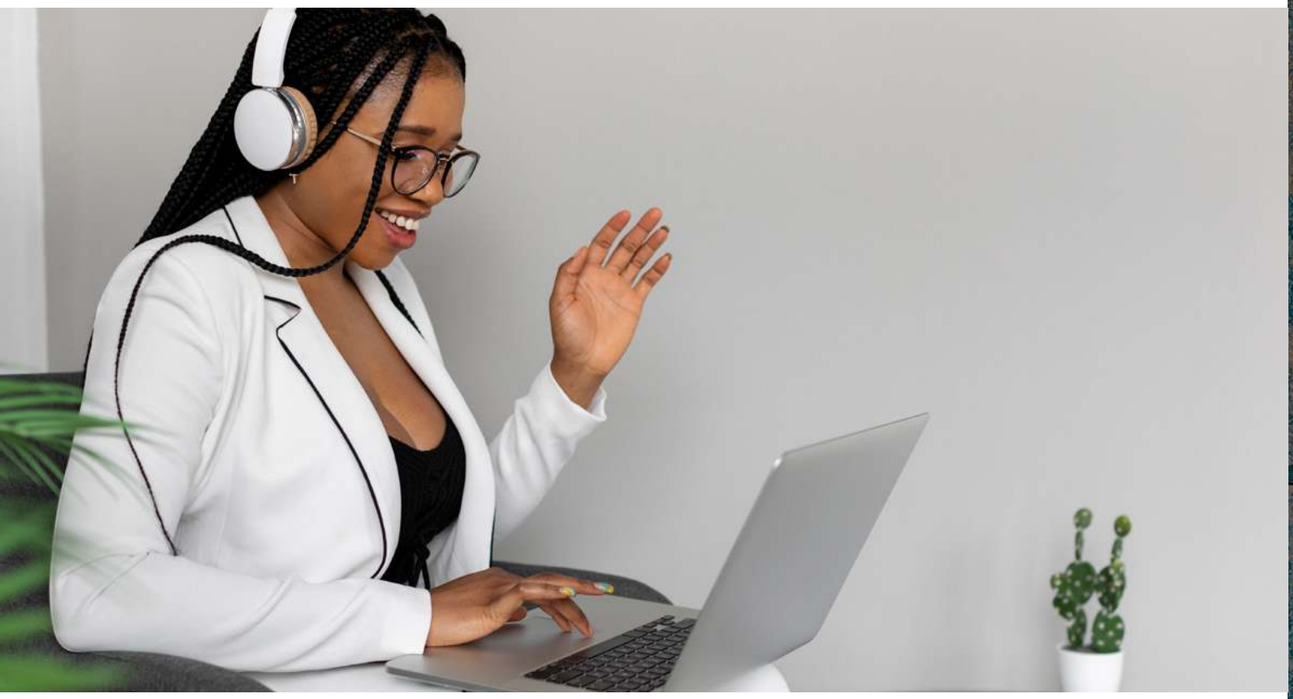
A digital knowledge platform which consists of online lessons and resources that trainees can study at their own pace.

WORKSHOP

A full day live online workshop which allows for face-to-face teaching, networking with other participants, and interactive question and answer sessions. These are run quarterly.

ASSESSMENT

A final assessment which accommodates diverse learning styles, and tests practical knowledge.



COURSES CURRENTLY OFFERED:

- **Accredited Professional and Professional Team Member certification courses are available for all the GBCSA Tools.**

Green Star New Buildings & Major Refurbishments

Green Star Existing Building Performance

Green Star Interiors

Green Star Sustainable Precincts

Net Zero (Carbon, Waste, Water & Ecology)

EDGE Expert Training
EDGE Auditor Training

NEW TRAINING IN THE PIPELINE:

- **Insight training workshops – half day with sector specialists. Topics to include:**

Energy Performance Certificate (EPC) training

Use of Mass Timber in South Africa

Indoor Air Quality (IAQ)

- **Once-off and unique, tailor-made training offerings (watch this space)**

> **An investment in knowledge pays the best interest.**
>
> – Benjamin Franklin

WHAT WE DO

ADVOCACY

In collaboration with our member community we promote discussion, solutions and tools that enable the design, construction and operation of all buildings in a sustainable way. Through advocacy we create strategic partnerships, share knowledge and champion the green building agenda.

We do this through research and collaboration, and campaigns and initiatives to reach broader audiences, as well as hosting events bringing together various built environment professionals. Our flagship annual Green Building Convention provides inspiration, a wealth of information and unbeatable networking opportunities. Our regular Planet Shaper events are a platform for members to share big ideas, inspirational insights and practical knowledge to sustainably transform the built environment.









TYPES OF ADVOCACY WORK THE GBCSA WAS INVOLVED WITH IN 2020:

WEBINARS & EVENTS:

- The GBCSA hosted numerous webinars in 2020. Our focus was on driving content that is technically interesting and relevant to professional members.
- Covid-19 protocols meant few in-person events were held, however plaque handover events still took place.

AWARDS:

- Annual GBCSA awards aimed at active Accredited Professionals (APs).
- Greenovate Awards aimed at students.

NETWORKING:

- Facilitating networking and connecting people in the sector to move the sustainability agenda forward.
- Special interest groups.

COMMUNICATION & CAMPAIGNS:

- Communicating with members and interested stakeholders through a mix of our own channels including newsletters and social media.
- We provide insight on other platforms, often contributing editorial comments in print publications as well as radio and TV interviews.

ANNUAL GREEN BUILDING CONVENTION:

- Showcases green innovation and encourages conversations.
- In 2020 the convention was themed Near Possible – Mapping the Path to a Sustainable Future.
- The 2020 convention was a completely virtual event, due to Covid-19, and we welcomed 130 speakers and 840 delegates from across the globe.

ENGAGEMENT:

- Engaging on various platforms, conferences and in certain conversations around sustainability, and related topics.
- Commenting on draft releases of legislation policy that affects the green building space.
- Accepting invitations to communicate through other platforms, often contributing editorial comments in print publications as well as radio and TV interviews.
- GBCSA CEO sits on various boards and working groups furthering development of national standards and policy related to green building and sustainability.
- Providing technical assistance to private sector financial institutions on green financing.

“Development in our advocacy efforts established the GBCSA as a knowledgeable and trusted authority in the green buildings sector in 2020. The research, thought leadership and collaborations that result from advocacy, inform tool development and certifications.

– Georgina Smit, GBCSA Head of Technical

HIGHLIGHTS
2020

REVENUES
R23 341069
(2019: R26 879 948)

SURPLUS
R2 921 720
(2019: R867 849)

103
CERTIFICATIONS WERE AWARDED IN 2020 (2019: 87)

600+
CERTIFIED GREEN STAR BUILDINGS SINCE 2009 – AND RISING

ALL OUR TRAINING WAS UPDATED AND MOVED
ONLINE

1 139
PEOPLE WERE TRAINED BY GBCSA IN 2020 (2019: 1 161)

2 547
PEOPLE HAVE QUALIFIED AS AN AP TO DATE (2008-20) (2019: 2 247)

THE **13TH** ANNUAL GREEN BUILDING CONVENTION WAS OUR FIRST EVER **VIRTUAL CONVENTION**

130
INTERNATIONAL AND LOCAL SPEAKERS TOOK PART

840
DELEGATES FROM 17 COUNTRIES ATTENDED

23.3%
OF DELEGATES WERE PROPERTY OWNERS/ MANAGERS

18.8%
OF DELEGATES WORKED IN GOVERNMENT

AWARDS
2020

The winners of our 2020 GBCSA Annual Awards were announced during the 13th Green Building Virtual Convention, which took place from 28 – 30 October.

Congratulations to all our winners and runners-up who are transforming South Africa's built environment!

HIGHEST RATED BUILDING

WINNER
Old Mutual Mutualpark (Cape Town)
6 Star, Green Star – Existing Building Performance v1
Project Owner: Old Mutual | AP: Zoë Rushin (Old Mutual)

1st Runner-up
FormFunc Head Office (Johannesburg)
6 Star, Green Star – Interiors v1
Project Owner: Formfunc | AP: Terramanzi

2nd Runner-up
The Reid Lifestyle Centre (Johannesburg)
6-Star, Green Star – Public & Education Buildings v1 Design
Project Owner: Balwin Properties | AP: Solid Green

BEST QUALITY SUBMISSION

JOINT WINNERS
Nicol Grove – Saatchi & Saatchi (Johannesburg)
4 Star, Green Star – Existing Building Performance v1
AP: Claire Holton, Ecocentric | Project Owner: Investec Property Fund

JOINT WINNERS
Woolands Office Park Buildings 1 to 8 (Johannesburg)
4 Star, Green Star – Existing Building Performance v1
AP: Adrie Fourie, Aurecon (at the time of the project) | Project Owner: Growthpoint

Runner-up
82 Maude (Johannesburg)
4 Star, Green Star – Existing Building Performance v1 rating
AP: Sally Misplon, Misplon Consulting | Project Owner: Redefine Properties

NON-STANDARD AWARDS: NET ZERO

WINNER
Hotel Nieu
First Level 2 carbon (modelled) and as well as Net Positive
AP: Zendrè Compion, Solid Green & founded by Anthony Fitzhenry & Paul Boshoff

Runner-up
House Balwin Ragaven
First level 1 waste (measured) Net Positive waste
AP: Marc Sherratt | Building Owner: Dr Laurel Baldwin Ragaven

ESTABLISHED GREEN STAR



RISING GREEN STAR



THE 2020 MSCI SOUTH AFRICA
GREEN ANNUAL PROPERTY INDEX

It was the fifth year that the index ran, highlighting impressive cumulative results. The Index supports the investment case for Green Buildings in the commercial property sector, and in 2020 – during the pandemic time of crisis, green certified offices showed their strengths.

As the COVID-19 pandemic stressed property fundamentals, green-certified offices proved more defensive, both from an income and capital perspective as its superior capital growth was the result of a better net income growth and lower discount rate.

Amid the impact of COVID-19, the green-certified office sample saw a significantly smaller decline in net operating income when compared to non-certified offices. (-5.8% vs. -10.1%) and had a 40bp lower discount rate when compared to the non-certified sample, implying that its future cashflows were deemed lower risk.

Also telling was a lower vacancy rate of 12.7% versus the non-green sample of 14.9%, highlighting the value occupiers are attaching to green certified premises.

"We are de-risking our assets by certifying them," said Eileen Andrew, Vice President, MSCI South Africa, during the GBCSA Planet Shapers webinar focused on the Index results. She added that this was thanks to certain fundamentals such as faster net income growth and lower vacancies.

GREEN CERTIFIED OFFICES OUTPERFORM IN 2020

For the year ended December 2020, the green-certified office sample delivered a total return of -1.6%, 170bps above the non-certified sample's return of -3.1%. Capital growth was the main driver of outperformance as the green-certified sample held its value better in a challenging operating environment for the office market.

Over the index's five-year history, the sample of green-certified offices delivered an annualised outperformance of 260bps as its compound annual total return of 7.3% exceeded the 4.7% of non-certified P & A-grade offices.

On a cumulative basis, this equates to a total return of 42.1% as it outperformed the non-certified sample by 13.2%.

THE MEANING BEHIND THE RESULTS

The index results reinforced the association between quality and green-certified buildings, as reflected by a 31% higher capital value per square metre, more resilient capital growth and a higher net operating income per square meter compared to the non-certified office buildings.

"It is wonderful to see that after five years of tracking green-certified buildings, we can see real evidence showing they provide higher returns to the investor because they have been more defensive through the economic downturn and the COVID crisis. Primary metrics like higher net income and lower vacancy point directly to desirability of these buildings by tenants. This has translated into better capital growth over the last five years," said Eileen Andrew.

Georgina Smit, GBCSA Head of Technical added that the results emphasise the positive role that certified buildings can play within the broader responsible investing context. "For investors, these results indicate that certified green buildings are attractive investment options as well as ensuring future climate resilience and delivering on mitigation interventions associated with green building design and operation."

HOW THE DATA IS GATHERED

Released annually by MSCI SA in conjunction with the GBCSA and sponsored by Growthpoint Properties, the index is an independent, globally consistent view on the investment performance of green-certified and non-certified offices.

At the end of 2020, the index sample comprised 289 prime and A grade office properties valued at R54.5 billion, of which 139 were green-certified buildings. These were compared to 150 non-certified offices of a similar quality.

THROUGH THE 2020 MSCI SOUTH AFRICA GREEN ANNUAL PROPERTY INDEX,

CERTIFIED GREEN OFFICES SHOWED:

31% HIGHER CAPITAL VALUE/M²
(Certified: 21 216.9/m² / Non-certified: 16 117.1/m²)

LOWER VACANCIES
(Certified: 12.7% / Non-certified: 14.9%)

TOTAL RETURNS 170 BASIS POINTS (BPS) HIGHER THAN THEIR NON-CERTIFIED COUNTERPARTS
(Certified: -1.6% / Non-certified: -3.1%)

A LOWER DECLINE IN NET OPERATING INCOME
(Certified: -5.8% / Non-certified: -10.1%)

The MSCI results demonstrate the long term business case for pursuing certification.
– Georgina Smit, GBCSA Head of Technical

BENEFITS
OF GREEN BUILDINGS

ENVIRONMENTAL BENEFITS

- Minimises 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.



29 Richefond Circle, 4 Star Green Star Office v1.1 As Built. Owner: Growthpoint.

2020 IN REVIEW

CERTIFICATIONS

Despite 2020 being an economically challenging year for most businesses in the property sector, GBCSA ended the year with more certifications (103) than the previous year (87), showing that the appetite for green buildings is growing across the board.

The GBCSA team worked tirelessly throughout 2020 (albeit most of the time from home) processing certifications smoothly. This helped us to achieve the significant milestone of 600 certifications since inception of the organisation in 2007.

EMERGING TRENDS ACROSS THE GREEN BUILDING SECTOR

Some key trends in 2020 included a demand for green building certification tools to go beyond the office typology, and the GBCSA received increased requests from the residential and industrial sectors. There has also been an increasing demand for rating existing buildings in comparison to new build.

We've also noticed how the value of certifications feed into ESG (Environmental, Social, Governance) reporting as different elements of green building certifications speak to climate change risks and mitigation, and also translate into environmental risk management for businesses. Businesses are seeking to level-up their sustainability goals and this is causing the innovation adoption curve to shift in the market - green building practices are no longer seen as reserved for the outliers and the innovators but are becoming more widely adopted. This is very encouraging to see!

COMMERCIAL SECTOR

In the commercial sector, Covid-19 has forced a rethinking of the workplace. We don't believe people are going to reject the concept of the office completely, but it's going to change in shape and form. It's most likely that the workplace of the future will be a 'hybrid' one which incorporates flexibility.

There's been a huge interest in healthy buildings in light of needing well-ventilated workplaces. Recent research into Indoor Air Quality (IAQ) turned the previously somewhat intangible concept of 'health', into something very measurable and tangible. This has put the spotlight on green buildings as an obvious solution to the IAQ problem.

One of GBCSA's key objectives for 2021 in this sector is to begin drafting Version 2 of the New Build rating tool, which will make the certifications more streamlined and accessible, as well as in keeping with the latest trends.

RESIDENTIAL SECTOR

During the Covid-19 lockdown, people had to rapidly transition to working from home. While also spending much more time than usual in their homes and becoming aware of the cost of heating and electricity bills (coupled with load shedding), the GBCSA received an influx of inquiries from individual homeowners about how to green their homes.

We worked with the City of Cape Town on the 'My Clean Green Home' competition which was an important initiative that sought to educate homeowners about low carbon living options. We hope this will further inform our future residential rating tool, which is still in the fund-sourcing stages.

A significant highlight for the residential sector was the launch of Absa's first green bond, in partnership with Balwin and EDGE, called the 'Eco Home Loan'. This is a trend we are likely to see influencing (and growing) certifications in future.

The increasing number of EDGE residential registration signals a market trend for certification in the residential space, not just among homeowners but property developers too.

INDUSTRIAL SECTOR

Responding to requests and feedback from industrial stakeholders in 2020, GBCSA will be customising the Green Star Existing Building Performance (EBP) tool for industrial buildings in 2021. Since industrial stakeholders are also significant consumers of energy and water, we hope to see this trend in greening existing buildings continue to rise. Our goal is that GBCSA's certification tools will assist the upward trajectory.

PUBLIC SECTOR

Although we engage a lot with the public sector, it is not always directly related to certification but it is highly linked because having the legislative drivers in place, is often what incentivises people to take up green building practices.

Our main focus in this sector has been net zero in relation to GBCSA's support of the C40 Cities pledge for new buildings to be net zero carbon by 2030, and all buildings by 2050. This is an ambitious commitment at a local government level, which requires as much support as possible from the private sector, and also industry-related organisations like the GBCSA.

We saw more net zero certifications happen in 2020, and although the numbers are still small, we look forward to seeing them grow.

CERTIFICATION HIGHLIGHTS & LOOKING INTO THE FUTURE

Some certification highlights for 2020 were the first custom healthcare certification of the Cintocare healthcare facility in Pretoria. We also had our first custom student residence, Avenue Road at the University of Cape Town, certified.

GBCSA's virtual convention was a highlight of 2020, during which we awarded some of the highest-rated and most innovative certified projects of the year, albeit on a virtual stage. These awards also recognise our top-performing Accredited Professionals (APs) during the year.

We value the feedback and support we get from our AP community. Our aim is to be the best supporting certifier to our APs by prioritising a culture of teamwork, being responsive and member centric. We act as the bridge between the public and green buildings, and it's our responsibility to make sure we are a stable and trustworthy one that's easy to walk across.

RESEARCH, THOUGHT LEADERSHIP & COLLABORATIONS IN SUPPORT OF CERTIFICATIONS

Significant development in the advocacy arm of the GBCSA established the organisation as a firm authority in the green buildings sector in 2020. The research, thought leadership and collaborations that result from our advocacy help to inform tool development and certifications.

Some highlights of 2020 included:

- **Webinars:** Monthly (or more) webinars on a large variety of subjects that are of interest to our members.
- **Getting to Zero guide** (in partnership with ASHRAE & C40 Cities).
- **Safe Return to the Workplace guide** (in partnership with Zutari).
- **Health and Wellbeing Framework** (in partnership with World GBC).
- **MSCI South Africa Green Annual Property Index:** Supports the investment case for certified green buildings by comparing data from certified green buildings and similar quality A-grade properties.
- **UK pact program:** Operationalising energy performance certificates in partnership with Carbon Trust and the South African National Energy Development Institute (SANEDI).



Rosebank Link, 5 Star Green Star Office v1.1 As Built. Owner: Redefine Properties.

2020 CERTIFICATION STATS

103 Total number of certifications (2019:87)

93 Green Star certifications

29 Green Star new build certifications

60 Green Star EBP certifications

4 Green Star Interiors certifications

3 Net Zero certifications

7 EDGE Post-construction certifications

2020 IN REVIEW
TRAINING

2020 saw a significant upgrade to GBCSA's training offerings, including a migration of the entire training system to a fully digital platform.

If there was one thing that Covid-19 pushed the accelerate button on across all industries, it was the migration of many traditionally offline events, activities, and training, into the online space. With the sudden absence of in-person events during the first few months of the lockdown, there was an opportunity to spend time not only updating the technology of the training platform at the GBCSA, but also reimagining the entire offering. Updating, upgrading, and bringing it in line with current trends in the e-learning space.

We welcomed education specialist, Jean Rodel, to the GBCSA staff in July 2020, and in only a few short months, she facilitated the streamlining of our training products and processes into a new and improved online learning space – the GBCSA Academy.

GBCSA's training and certifications have always been of a high standard and are in line with the Quality Council for Trades and Occupations (QCTO) methodology. They are also South African Qualifications Authority (SAQA) accredited. Methodologies and trends are constantly changing and evolving, as they respond to worldwide trends, and it was necessary for GBCSA to bring our training offerings in line with the latest e-learning techniques and platforms. We had some collaborative sessions with other green building councils (particularly the Green Building Council Australia), and local green training institutions, which helped us create a solid and well -rounded offering.

Some of the key changes you will see in our new training platform are:

STATE-OF-THE-ART SYSTEMS

We have upgraded our software to a custom-designed Learning Management System (LMS) that caters to the specific needs of our organisation and members. This provides the flexibility to respond to changing market needs much more easily than the previous system did.

COURSES ON-DEMAND

Our courses are now available online on-demand. Apart from the quarterly live training workshops, all training can be done at the pace of the learner. This means that it's technically possible to gain a full AP certification in three months, but it is also possible to stretch it out to as long as necessary for those with very busy schedules.

BLENDED LEARNING

A multi-faceted, more intuitive learning approach has been applied, allowing for greater accessibility to a set of diverse learners. This is also applied to our virtual workshops in order to reduce online fatigue. Attendees are encouraged to be interactive in an enabling virtual environment.

RICHER CONTENT

Our courses have been updated and adjusted to include richer content such as more links to resources that support the understanding of the ideas presented.

LOCATION-INDEPENDENT

Our virtual workshops are now available to participants all over the country and the world, which has created a wonderfully diverse networking experience.

REVAMP OF FINAL ASSESSMENTS

From a previously 3-hour multiple choice quiz that a course attendee had only one chance to complete, the final assessments now incorporate a blended approach which focuses on testing understanding and practical knowledge. The assessment now has no time limit and can also be repeated multiple times. These changes have encouraged learners and made the assessments more accessible.

The flexibility of our new LMS means that we can be more people centric as an organisation because we are able to adjust and tweak things according to user feedback. This is especially important when working in a professional environment. Our users have high expectations, and we aim to meet and exceed those.

2020 saw us offering our new-and-improved core training, the Accredited Professional (AP) certification courses in New Buildings, Existing Building Performance, Interiors, Sustainable Precincts and Net Zero, but also an exciting expansion with an addition of modified AP training for professional team members in green building projects. This training covers the same basic knowledge as the AP course, but includes a different half-day workshop tailored specifically to built environment specialists that play a supporting role to the project lead AP.

In summary, our response to the unexpected challenges of Covid-19 were what helped to leapfrog the GBCSA's training into the future, which was where we wanted to go anyway. Our online offerings have also helped to significantly reduce the carbon footprint of training workshops, while adding an extra layer of diversity and richness. One of our key priorities going forward, aside from making sure we keep our core offerings up to date by responding to feedback from delegates, will be to increase the reach of the GBCSA's training into supporting sectors. Our training covers the entire ambit of what is sustainable, what green buildings are, and how these can be achieved, and this is relevant to so many more people than just our existing green building community.

We are excited to be branching out and look forward to the developments that the next year will hold.



"The GBCSA has been a great launchpad in my green building career. The resources, workshops and comprehensive technical manuals have given me a great appreciation for a sustainable built environment. The interactions and support that form part of the learning process have given me confidence to voice ideas and ask questions, as well as the assurance that I am now part of something bigger and significant. I can now make a valuable contribution as a green building consultant in our project teams, and I feel equipped to be among those pioneering a green building culture in Botswana. And it is a privilege to be part of the first development company to achieve the first 5-Star design certification in Botswana."

Kagiso Sebetso, AP (New building, Existing buildings & Net zero)
Time Projects, Botswana

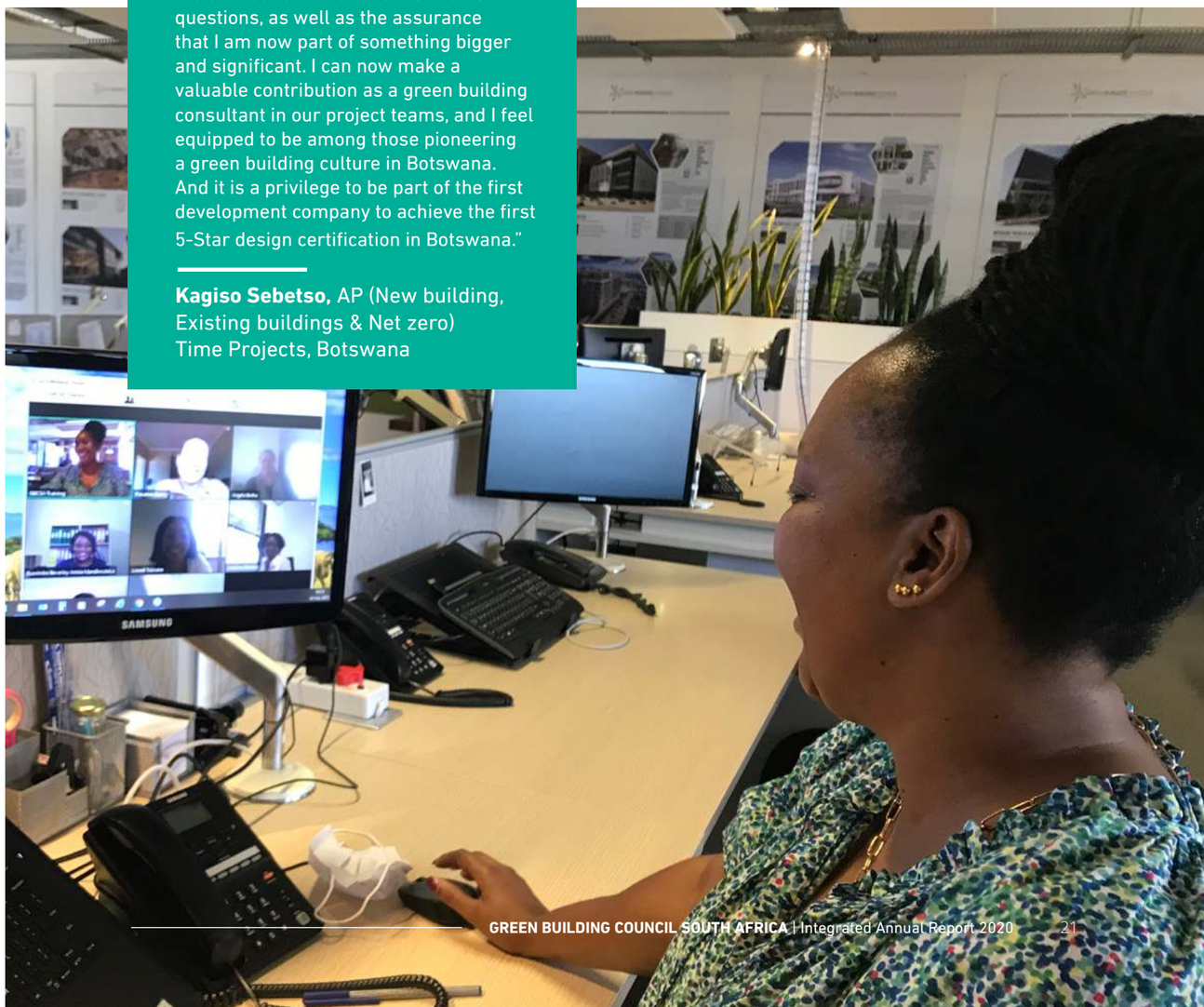
2020 TRAINING STATS

60 Courses Run

1 139 People Trained

300 APs Certified

Delegates from
SOUTH AFRICA, BOTSWANA, NAMIBIA, KENYA, ZIMBABWE AND COSTA RICA



2020 IN REVIEW

ADVOCACY

The Advocacy arm of the GBCSA advances the green building knowledge that underpins membership, certifications, and technical work at the organisation, as well as raising awareness more broadly. This is achieved through a variety of activities, strategic partnerships and collaborations which produce research and thought leadership content for the sector. The lull in 'in-person' activities and events during the 2020 lockdown, left space and time to create some significant contributions in this sphere of the organisation.

The GBCSA is involved in many knowledge-based activities promoting sustainable building design, construction, and operation. The aim of these activities is to provide solutions, tools, and platforms in partnership with our members and stakeholders. The technical research also informs the continuing development of our Green Star building certification tools.

The trending topics that emerged in 2020 were healthy buildings and related technologies in response to Covid-19, net zero carbon – particularly responses to the C40 cities net zero carbon by 2030 commitment, green homes, de-carbonising the grid in response to load shedding, embodied energy – particularly mass timber, and Environmental, Social, Governance (ESG) reporting.

ACTIVITIES IN THE PRIVATE SECTOR

With no live events during 2020, networking has been challenging, but knowledge sharing has increased with regular online events and webinars. These have been well attended, and allowed us to expand our reach across borders.

Despite an initial lull of activity in the private sector during the first part of lockdown in 2020, there has been significant interest in how the concept of 'health and wellbeing' translates into building practices, which has led to growing interest in sustainability. There has been less demand for office space, but an increase in demand for industrial/warehousing space, which has meant the property industry has had to adapt quickly. This has provided opportunities for the GBCSA to guide the sector in their transitions to new ways of working and doing business.

There has been an increase in environmentally focused products entering the South African market from water and energy to alternative building solutions. This led to the launching of the Circular Economy Special Interest Group in partnership with Belgotex. The aim is to provide information on the circular economy (CE) and determine the need for practical information to guide businesses on their CE journey. This special interest group provides a collaboration space for GBCSA's members and interested parties to share information, resources, and create learning opportunities through webinars and workshops on the circular economy.

On the financial front, the latest version of the MSCI South Africa Green Annual Property Index was published again in 2020, with significant findings. It showed a lower vacancy rate in Green Star certified buildings, and a lower asset risk analysis leading to higher investor confidence – making green buildings a favourable investment. There are also several financial institutions working on green mortgage bonds/eco loans, and GBCSA supports them with technical information regarding building certification.

PUBLIC SECTOR ENGAGEMENT

A strong focus of our advocacy work is to provide strategic advice and guidance to local, provincial, and national governments, and 2020 saw us engaging in the development of important legislative documents in the green building space.

In 2020, GBCSA continued to work with the major metropoles: Joburg, Tshwane, eThekwini, and Cape Town, as part of the C40 Cities South Africa Building's Programme, supporting them in their drive to shift policy and legislation to reach net zero carbon targets and goals by 2030 and 2050.

Through the strengthening of our advocacy approaches, we managed to break barriers of misconception about green buildings in provinces like Mpumalanga, and as a result are assisting the province draft their Climate Change Strategy and Just Transition strategy. GBCSA also assisted Limpopo Department of Public Works with their Green building Strategy.

Some key public sector engagements in 2020 included:

- **Department of Trade, Industry and Competition:** Demand Creation Working Group: Timber in construction sector. Promotion of timber in the construction industry. This project will also support various other government initiatives aiming to reach a point where the forestry sector can play a major role in the transition towards a green economy, with environmental, economic, and social (employment) benefits for society.
- **Department of Trade, Industry and Competition:** Greening of Industrial Parks, Revitalisation of Industrial Parks and Buildings
- **Gauteng Department Agriculture and Rural Development:**
  - Climate Change Coordination Forum
  - Gauteng Environmental Coordinating Forum
  - Gauteng Environmental Research Symposium
- **City of Cape Town Climate Action Plan:** Strategy Meeting, paving the green journey for the City.
- **Providing strategic advice, guidance, and commenting on the following:**
  - **City of Tshwane:** Green Building Policy and Bylaw
  - **City of Johannesburg:** Green Building Policy
  - **eThekwini:** Green Building Policy
  - **Limpopo Department of Public Works:** Green building Strategy
  - **Mpumalanga Department of Agriculture Rural Development Land and Environmental Affairs:** Climate Change Mitigation Strategy and Just Transition
  - **SA Buildings Programme Workshop C40 Cities & Sustainable Energy Africa:** City of Johannesburg, Tshwane Metro, eThekwini, and City of Cape Town engagement.

EVENTS IN 2020:

- 6 Plaque handovers in 2020 (2019: 6)
- 10 Planet shaper-themed events in 2020 - 1 face-to-face & 9 online (2019: 9)
- 27 Total events in 2020 (2019: 31)
- 840 Attendees at the 13th green building convention 2020

KEY RESEARCH & KNOWLEDGE PROJECTS OF 2020

MY CLEAN GREEN HOME

GBCSA supported City of Cape Town as part of the Future Energy Festival with a competition for the creation of a net zero carbon home. A virtual model of the winning house was created, and the physical home was put on display in Greenpoint Park in early 2021. It continues to be well-visited by the public.

DIVERCITY RESEARCH COLLABORATION

This project essentially seeks to answer: Does location count when considering the whole life cycle carbon emissions (embodied, operational, replacement and end of life carbon) of creating and occupying affordable to mid-market housing? The consultants, Arup, have been conducting a quantitative study on typical housing units in typical developments on the urban periphery versus the inner city, in Johannesburg, South Africa.

GETTING TO ZERO: A GUIDE TO DEVELOPING NET ZERO CARBON BUILDINGS IN SOUTH AFRICA

This guide is an overview of the concept of net zero carbon buildings in South Africa and gives guidance and references to approaching a net zero project. The focus is on new and existing commercial buildings, mainly offices, with some reference to the residential sector. It has been produced as a collaboration between: ASHRAE South African Chapter (American Society of Heating, Refrigerating and Air-Conditioning Engineers), C40 Cities Climate Leadership Group (C40) South Africa Buildings Programme, and GBCSA.

HEALTH & WELLBEING FRAMEWORK (WGBC)

The GBCSA technical team contributed to developing and launching this framework produced by the World Green Building Council. This framework specifically highlights the social aspects of green buildings and is another user-friendly, publicly available guide for delivering better buildings, along the entire supply chain.

AQUATECTURE PROJECT

GBCSA supported Studio Sway (Netherlands) in locating a local research partner for research around the development of a façade panel that harvests water off buildings. The panels are installed at the V&A Waterfront and Engineers without Boarders have come forward as research partners to conduct research on the amount of water collected off the panels.

SAFE RETURN TO THE WORKPLACE GUIDE

Partnering with Zutari, who have a deep understanding of green and healthy buildings, GBCSA co-produced a user- friendly, freely available, and technically robust guide for building users, owners, office managers and facilities managers. The guide helps them identify key public health concerns that must be addressed in operating green buildings during the Covid-19 pandemic.

UK PACT FUNDED PROJECT ON OPERATIONALISING EPCS IN SOUTH AFRICA

The GBCSA is partnering with the Carbon Trust in a project to develop the National Building Energy Performance Register (NBEPR) for SANEDI. This will support the implementation of South Africa's new mandatory Energy Performance Certificate (EPC) regulations, which aims to drive energy efficiency in buildings.

CASE STUDY 1
THE RIDGE

CERTIFICATION:
6-Star Green Star Office Design v1.1

OWNER:
V&A Waterfront

LOCATION:
Portswood Ridge District, V&A Waterfront, Cape Town

PROJECT TEAM:
StudioMAS (architects), Arup (comprehensive engineering team) Paragon Interface (interiors), Smith & Co (QS), GVK Siya Zama (main contractor), Core Geotech (geo-tech engineer), Planning Partners (landscape architects), SRL (acoustics)

SUSTAINABLE BUILDING CONSULTANT:
Arup

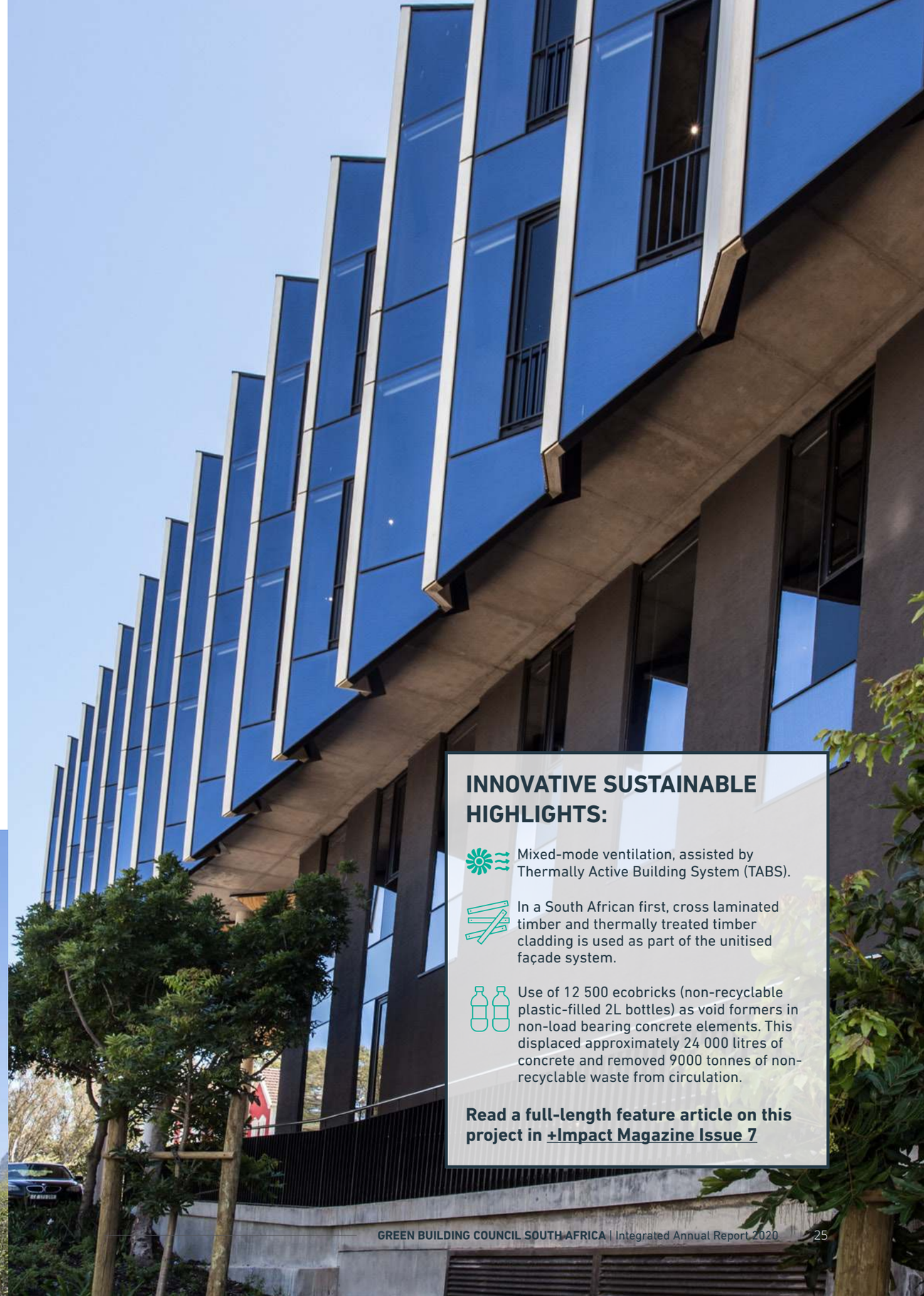
DATE CERTIFIED:
November 2020

The Ridge is a four-storey office building and is home to financial consulting firm, Deloitte. The building is conceptualised as a living, breathing organism, specifically designed to support the health, productivity and wellbeing of the occupants. It achieves this by incorporating features such as natural ventilation, thermally activated building structure (TABS) and displacement ventilation, all carefully controlled by a building management system. Due to its state-of-the-art technology, the building is able to operate as naturally ventilated for 80% of its annual operating hours.

The building also features a central atrium between two narrow floor plates which allows daylight to penetrate into the interior of the building while improving cross ventilation. The innovative saw-tooth façade features a combination of cross laminated timber and glazing, which is oriented either directly north or south to minimise heat gains and eliminate the need for external shading.

This project is significant because its submission achieved a very high number of points, scoring well in the management, energy, water and innovations categories, specifically. Thus designating its sustainable design features as world leadership quality.





INNOVATIVE SUSTAINABLE HIGHLIGHTS:

- Mixed-mode ventilation, assisted by Thermally Active Building System (TABS).
- In a South African first, cross laminated timber and thermally treated timber cladding is used as part of the unitised façade system.
- Use of 12 500 ecobricks (non-recyclable plastic-filled 2L bottles) as void formers in non-load bearing concrete elements. This displaced approximately 24 000 litres of concrete and removed 9000 tonnes of non-recyclable waste from circulation.

Read a full-length feature article on this project in +Impact Magazine Issue 7

CASE STUDY 2
CINTOCARE HOSPITAL

CERTIFICATION:
5-Star Green Star Custom Healthcare

OWNER:
Growthpoint

LOCATION:
Menlyn Maine, Tshwane

PROJECT TEAM:
A3 Architects (architects), WBHO (main contractor)

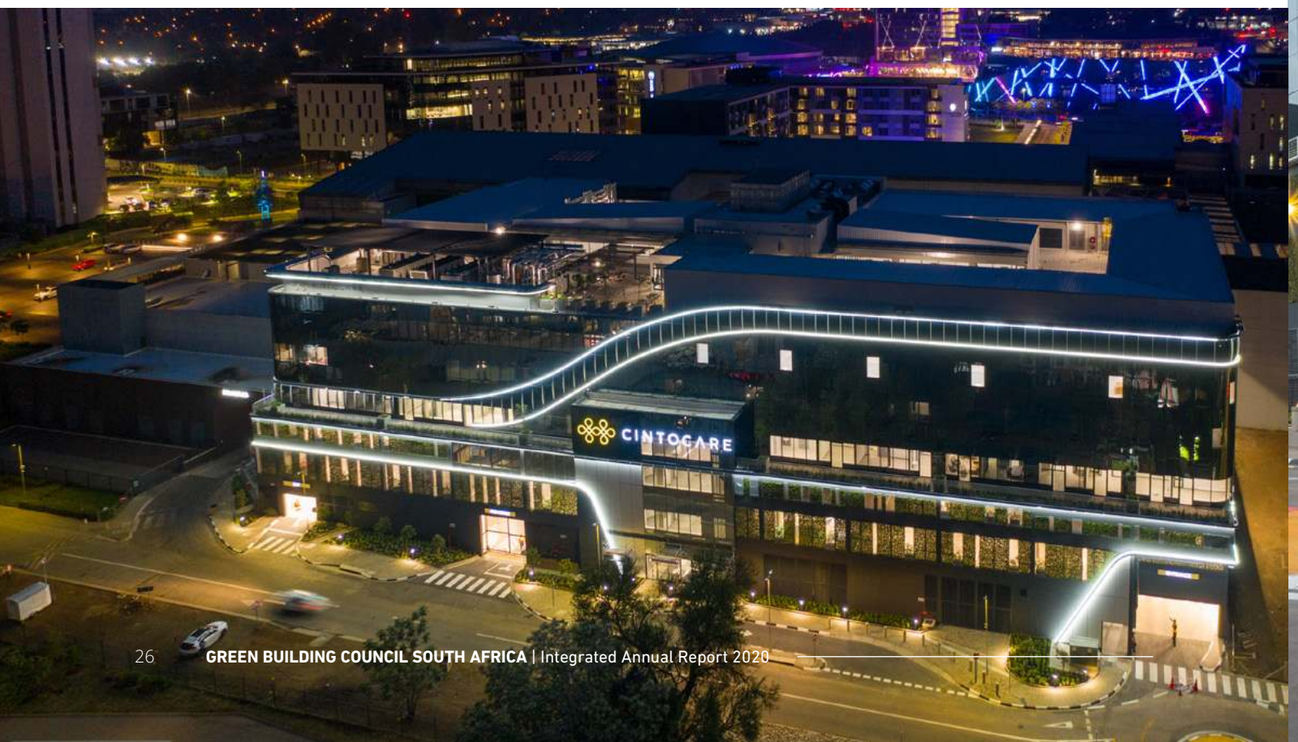
SUSTAINABLE BUILDING CONSULTANT:
Zutari

DATE CERTIFIED:
April 2020

The Cintocare Hospital focuses exclusively on head, neck, spinal, and vascular surgery, with highly specialised medical professionals and state-of-the-art technology. The seven-floor hospital has 100 beds (which can be expanded to 160 beds), 20 consulting rooms and five surgical theatres, one of which is a hybrid theatre, equipped with advanced medical imaging devices which enable minimally invasive surgery. The front of the building features a horizontal shading device, designed to be evocative of the spinal vertebrae found in the neck, which swoops across an impressive glass façade - hinting at the inner purpose of the building. The hospital is well-located and has a direct access-link to the retail and restaurants of adjacent Menlyn Maine Central Square.

Conventional hospitals often have considerable carbon emission profiles due to the energy and water consumption required for their daily operations, but the Cintocare Hospital was able to reduce its operational footprint considerably, while creating a place for healing, not only a place for treatment.

This project is significant because it was the first healthcare facility in Africa to receive any kind of green building accolade, achieving the first Custom Healthcare rating and paving the way for other healthcare facilities to also pursue the green path.



INNOVATIVE SUSTAINABLE HIGHLIGHTS:

- Shading of the glass façade is designed to be evocative of spinal vertebrae found in the neck.
- An advanced air distribution system minimises the risk of particulate and microbial contamination in the internal air supply.
- The entryway walk-off mats capture particulates from people's shoes as they enter and exit the facility.
- A sustainable procurement guide.

Read a full-length feature article on this project in +Impact Magazine Issue 7



CASE STUDY 3

EQUATOR – THE BELT FACTORY™

CERTIFICATION:
5-Star Green Star Custom Industrial Existing Building Performance (EBP)

OWNER:
Equator

LOCATION:
New Germany, Durban

PROJECT TEAM:
Recycling contractor – Wowie Recycling

SUSTAINABLE BUILDING CONSULTANT:
Ecolution

DATE CERTIFIED:
August 2020

Equator is a leather belt and accessory manufacturer that supplies the retail and wholesale fashion industries worldwide, servicing big name brands such as Woolworths, Foschini, Polo, and Levi's, to name a few. The company formed in 2001 and, having outgrown its previous premises by 2018, a decision was made to move to a 4 500 m^2 former textile factory in New Germany, KZN. Built in 1967 – in a different era – the features of the original building paid little heed to green building principles such as energy and water efficiency, waste management, and comfortable working environments. Thus, Equator took the opportunity to retrofit the building in a sustainable way. They soon realised that sustainability did not stop at just the building itself, and committed to a long-term sustainability journey that not only transformed the company, but is having ripple effects across the fashion-manufacturing industry in South Africa.

This project is significant because it was GBCSA's first Green Star EBP rating in the clothing, textile, footwear and leather sector, and the EBP tool was customised to the industrial typology specifically for this project. While achieving a 5-Star rating, which signifies excellent building performance, this project is a precursor to what will become a standardised version of the Industrial EBP tool going forward.





INNOVATIVE SUSTAINABLE HIGHLIGHTS:

- Focus on employee comfort and wellness.
- Cutting-edge and hyper-efficient air conditioning and ventilation system.
- Extensive on-site waste management and recycling, with excess post-production material offcuts donated to local traders for repurposing.
- Ethical procurement.

Read a full-length feature article on this project in +Impact Magazine

Watch a video about Equator's sustainability journey

CASE STUDY 4
GREEN COURT & STEPNEY GREEN

CERTIFICATION:
EDGE

OWNER & EDGE EXPERT:
International Housing Solutions

LOCATION:
Parklands, Cape Town

PROJECT TEAM:
Contractor - Dalmar Construction

DATE CERTIFIED:
November 2020

Green Court and Stepney Green is a mixed-use development with 357 affordable housing units and a small retail space, in Parklands, Cape Town. The development is well-located near to public transport and other amenities.

This project is the latest addition to International Housing Solutions (IHS) development EDGE-certified portfolio. IHS invests in green affordable housing projects located close to job opportunities, transport corridors, and other amenities such as schools, in South Africa, Namibia and Botswana. IHS has also certified Devland Gardens, Waterfall Park, Candlewood Crescent, Village (Clubview), and The Residence, with EDGE.

The one and two-bedroom units were designed to be as energy and water efficient as possible. Smart meters help residents track their resource consumption, helping them to save on utility bills each month. 88 of the units have been sold, while 269 of the units will be retained as rental stock to serve the affordable housing market in the local Parklands community.





SUSTAINABILITY HIGHLIGHTS:

Energy
- Reduced window-to-wall ratio.
- External shading devices.
- Solar hot water heaters.
- Smart meters.
- Energy-saving lighting in internal and external spaces.
- Lighting controls for corridors and staircases.

Water
- Dual-flush toilets and
- Low-flow showerheads and taps for kitchen sinks and washbasins.

Materials
- Hollow core precast slab for the floor and roof.
- Steel sheets on timber rafters for the roof.
- Solid dense concrete blocks for internal and external walls.
- Ceramic tile flooring.

PREDICTED SAVINGS OF EDGE CERTIFICATION

22% Energy Savings

36% Water Savings

55% Less Embodied Energy in Materials

CERTIFIED
PROJECTS

PROJECT NAME	RATING TOOL	DESIGN/AS BUILT/ INT/EBP/EWP	PROJECT OWNER	RATING ACHIEVED
Rosebank Link	Office v1.1	As Built	Redefine Properties	5 Star
FNB Ferndale Contact Centre	Office v1.1	As Built	FirstRand Bank Limited	5 Star
Discovery Head Office	Office v1	As Built	Growthpoint	6 Star
Knightsbridge B	Existing Building Performance v1	EBP	Emira Property Fund	4 Star
Knightsbridge A	Existing Building Performance v1	EBP	Emira Property Fund	4 Star
2 Pybus Road	Office v1.1	As Built	Redefine Properties	4 Star
The Marc (129 Rivonia ENS Office Tower)	Office v1.1	As Built	Eris Property Group	4 Star
Lakeview Phase II	Office v1.1	As Built	Abland (Nedbank)	5 Star
Lakeside Offices	Office v1.1	As Built	Growthpoint	6 Star
Sabis International School	Public & Education Buildings v1	Design	Ace nairobi one limited	4 Star
Equites - Lords View Industrial Park	Custom Industrial	As Built	Equites Property Fund	4 Star
Fredman Towers	Existing Building Performance v1	EBP	Growthpoint	4 Star
Merchant Place Campus	Existing Building Performance v1	EBP	Rand Merchant Bank	4 Star
Woodmead North Development	Office v1.1	As Built	Zenprop	4 Star
Delicio Wood Home	Multi Unit Residential v1	As Built	Verde Hotels	5 Star
JP Morgan Chase & Co	Office v1.1	As Built		4 Star
Nedbank	Office v1.1	Design	NedProperties (Pty)Ltd	5 Star
Klein D'Aria - Building E	Office v1.1	Design	D'Aria Vinyards (Pty)Ltd	4 Star
Cintocare (Pretoria Head & Neck Hospital)	Custom Hospital	CUS	Growthpoint	5 Star
The Ingress Phase 1	Office v1.1	Design	Attacq waterfall investment company (pty) ltd	4 Star
Equator Accessories	Existing Building Performance v1	EBP	JCE Industries (Pty) Ltd	5 Star
Nedbank - 105 West	Existing Building Performance v1	EBP	Nedbank	4 Star
Education District Office (EDO) South	Office v1.1	Design	Western Cape Government Transport and Public Works	4 Star
Nedbank	Interiors v1	INT	Nedbank	5 Star
Unilever Nigeria - Lagos Office	Interiors v1	INT	Unilever	4 Star
Lords View Industrial Park (Pilot)	Net Zero - Carbon	Level 1, Modelled	Virgin Active South Africa (Pty) Ltd	Carbon
29 Richefond Circle	Office v1.1	As Built	Growthpoint	4 Star
Oracle Interior Fitout	Interiors v1	INT	Oracle	5 Star
Menlo pinnacles (Hennie Meyer)	Multi Unit Residential v1	Design	Delta Built Environment Consultants	4 Star
Investec Head Office	Existing Building Performance v1	EBP	Investec Bank Limited	
The Ridge	Office v1.1	Design	V&A Waterfront	6 Star
Westend - Building C	Office v1.1	Design	Abland	4 Star
Oxglen Phase II Block 1 & 2 (Building 3 and 4)	Office v1.1	Design	Barrow Construction	4 Star
Menlyn Central	Office v1.1	Design	Abland	4 Star
Vopak Terminal Lesedi	Office v1.1	Design	Vopak South Africa Developments	5 Star
Knightsbridge G	Existing Building Performance v1	EBP	Emira Property Fund	3 Star
Serra services	Existing Building Performance v1	EBP	Growthpoint	
Chiselhurston	Existing Building Performance v1	EBP	Growthpoint	3 Star
Avenue Road Student Residence	Custom Mixed-use	Design	UCT	4 Star
Towers Main - Commercial Office Levels	Office v1.1	Design	JHB Tower Commercial Ltd	4 Star
Pareto - The Atrium	Interiors v1	INT	Pareto Limited	5 Star
Edgecombe Office Park Recertification	Existing Building Performance v1	EBP	Growthpoint (Abland)	4 Star
BCX Durban 1 Recertification	Existing Building Performance v1	EBP	Growthpoint (Abland)	4 Star
Nicol Grove - Saatchi & Saatchi (Nicol Grove - DQ 6)	Existing Building Performance v1	EBP	Investec Property Fund	4 Star
Nicol Grove - Business Centre (DQ 1)	Existing Building Performance v1	EBP	Investec Property Fund	4 Star
Nedbank Umhlanga Rocks	Existing Building Performance v1	EBP	Investec Property Fund	4 Star
Investec Durban	Existing Building Performance v1	EBP	Investec Property Fund	4 Star
30 Jellicoe	Existing Building Performance v1	EBP	Investec Property Fund	4 Star
4 Protea Place	Existing Building Performance v1	EBP	Investec Property Fund	4 Star
3 Sandown Valley Crescent	Existing Building Performance v1	EBP	Investec Property Fund	4 Star

PROJECT NAME	RATING TOOL	DESIGN/AS BUILT/ INT/EBP/EWP	PROJECT OWNER	RATING ACHIEVED
Nedbank - George	Existing Building Performance v1	EBP	Nedbank Limited	5 Star
Woodlands Office Park Buildings 1 to 8	Existing Building Performance v1	EBP	Growthpoint	4 Star
The Reid Lifestyle Centre	Public & Education Buildings v1	Design	Balwin Properties Limited	6 Star
Mall of Africa	Existing Building Performance v1	EBP	Attacq	4 Star
Maxwell Office Park (Buildings 2-7)	Existing Building Performance v1	EBP	Attacq	4 Star
Mayfair on the Lake	Existing Building Performance v1	EBP	Growthpoint	4 Star
Ridgeview Umhlanga	Existing Building Performance v1	EBP	Growthpoint	3 Star
ABSA Towers North	Existing Building Performance v1	EBP		4 Star
ABSA Pretoria Campus	Existing Building Performance v1	EBP		4 Star
WDB Investment Holdings	Office v1.1	Design	Intaprop Property Development and Investment (Oxford Parks Pty Ltd)	4 Star
3 The Boulevard - Re-Certification	Existing Building Performance v1	EBP	Growthpoint	4 Star
25 Rudd Road	Existing Building Performance v1	EBP	Growthpoint	4 Star
Hertford - Buidling G	Existing Building Performance v1	EBP	Abland	4 Star
Menlyn Corner	Existing Building Performance v1	EBP	Growthpoint	4 Star
Hatfield Gardens	Existing Building Performance v1	EBP	Growthpoint	4 Star
Belvedere Office Park	Existing Building Performance v1	EBP	Growthpoint	4 Star
Accenture (Avon)	Existing Building Performance v1	EBP	Redefine Properties	3 Star
82 Maude	Existing Building Performance v1	EBP	Redefine Properties	5 Star
5 Sturdee Avenue	Existing Building Performance v1	EBP	Redefine Properties	5 Star
Standard Bank Centurion	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Eagle Park	Existing Building Performance v1	EBP	Redefine Properties	5 Star
150 Rivonia Road	Existing Building Performance v1	EBP	Redefine Properties	3 Star
Silver Point Office Park - Building 1	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Silver Point Office Park - Building 2	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Silver Point Office Park - Building 3	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Grayston Ridge Office Park - Block B	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Grayston Ridge Office Park - Block C	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Bryanston Place_CCF - Building 1	Existing Building Performance v1	EBP	Redefine Properties	5 Star
Bryanston Place_CCF - Building 2	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Bryanston Place_CCF - Building 3	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Ballyoaks_CCF - Building A	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Ballyoaks_CCF - Building B	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Ballyoaks_CCF - Building C	Existing Building Performance v1	EBP	Redefine Properties	5 Star
Ballyoaks_CCF - Building D	Existing Building Performance v1	EBP	Redefine Properties	5 Star
Ballyoaks_CCF - Building E	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Hillside House	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Hillcrest Office Park - Egret Place	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Hillcrest Office Park - Laurie Place	Existing Building Performance v1	EBP	Redefine Properties	4 Star
66 Peter Place - Building 1	Existing Building Performance v1	EBP	Redefine Properties	4 Star
66 Peter Place - Building 2	Existing Building Performance v1	EBP	Redefine Properties	4 Star
90 Rivonia Road	Existing Building Performance v1	EBP	Redefine Properties	5 Star
3 Sturdee Avenue	Existing Building Performance v1	EBP	Redefine Properties	4 Star
Nieu Kanaan Net Positive Level 2 Modelled	Net Zero - Carbon	NET	Cameron Marais (Pty) Ltd	Carbon
House Baldwin Ragaven	Net Postive - Waste	Level 1, Measured	Dr Laurel Baldwin Ragaven	Waste
Canal Walk	Existing Building Performance v1	EBP	Hyrop Investments Ltd	5 Star
Waterfall Corporate Campus Building 4	Office v1.1	Design	Corporate Campus Joint Venture	4 Star

FINANCIALS

The GBCSA's annual financial statements have been audited by Mazars in compliance with the applicable requirements of the Companies Act of South Africa.

Despite the difficult macroeconomic conditions in 2020 due to the Covid-19 pandemic, the 2020 financials reflect a surplus of R2.9 million, which is a great improvement of the previous years' results.

- Levinia Palmer, Head of Finance and Operations

STATEMENT OF FINANCIAL POSITION

FIGURES IN RAND	2020	2019
Assets		
Non Current Assets		
Property, plant and equipment	53,133	431,612
Right of use assets	-	1,242,364
Deposits	31,664	356,774
	84,797	**2,030,750**
Current Assets		
Trade and other receivables	527,318	1,174,866
Cash and cash equivalents	14,604,691	10,659,065
	15,132,009	**11,833,931**
Total Assets	**15,216,806**	**13,864,681**
Equity and Liabilities		
Equity		
Accumulated loss	(1,192,567)	(4,114,287)
Liabilities		
Non Current Liabilities		
Lease liabilities	-	671,351
Current Liabilities		
Lease liabilities	-	789,301
Trade and other payables	3,681,248	3,515,450
Income received in advance	2,202,123	2,841,314
Deferred income	10,046,002	10,161,552
Provisions	480,000	-
	16,409,373	**17,307,617**
Total Liabilities	**16,409,373**	**17,978,968**
Total Equity and Liabilities	**15,216,806**	**13,864,681**

STATEMENT OF COMPREHENSIVE INCOME

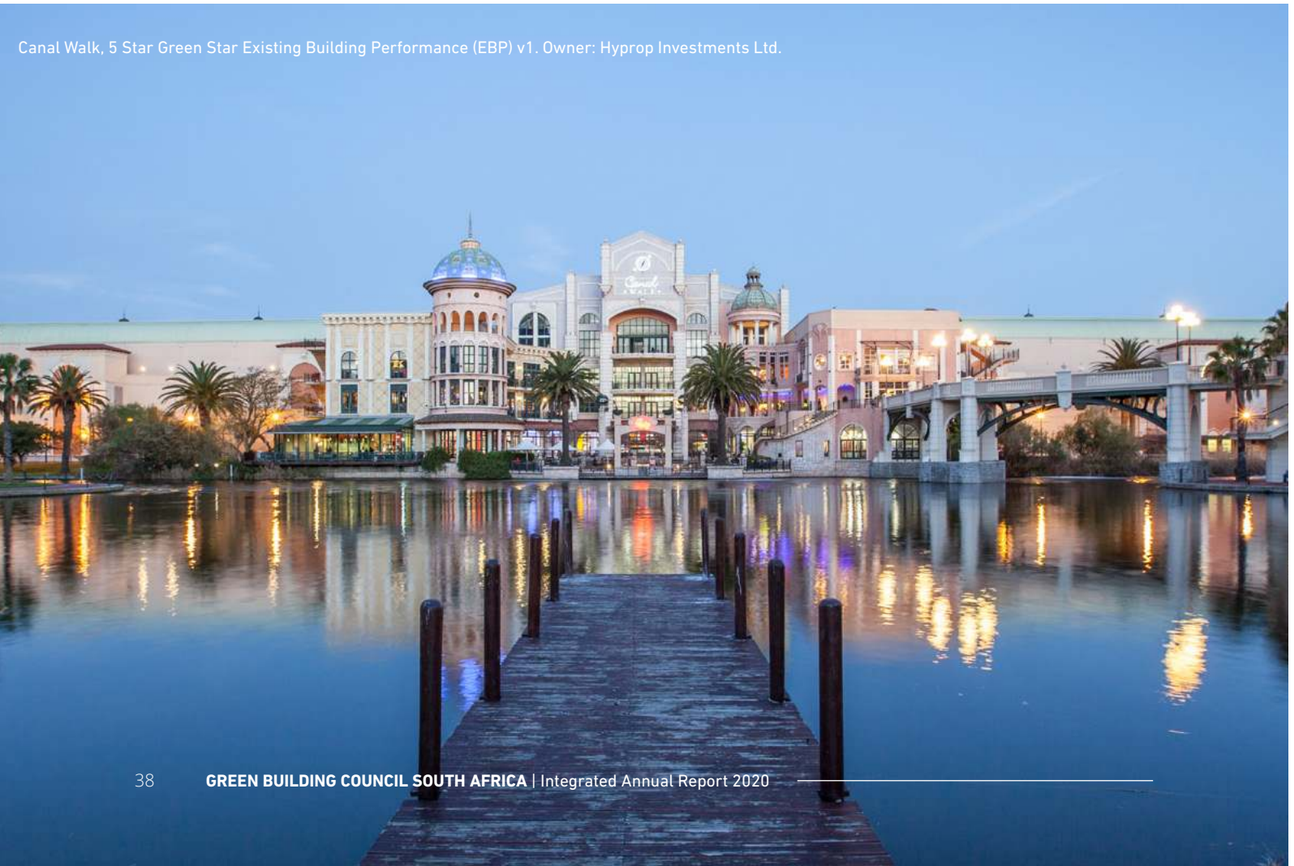
FIGURES IN RAND	2020	2019
Revenue	23,341,069	26,879,948
Other operating income	767,349	521,493
Other operating losses	(168,893)	-
Movement in credit loss allowances	9,236	(22,086)
Other operating expenses	(21,320,387)	(26,594,292)
Operating profit	**2,628,374**	**785,063**
Investment income	390,481	290,630
Finance costs	(97,135)	(207,844)
Profit for the year	**2,921,720**	**867,849**
Other comprehensive income	-	-
Total comprehensive income for the year	**2,921,720**	**867,849**



House Baldwin Ragaven, Net Zero Waste - Net Positive Level 1 Measured. Owner: Dr. Laurel Baldwin Ragaven.

STATEMENT OF CHANGES IN EQUITY

FIGURES IN RAND	ACCUMULATED LOSS	TOTAL EQUITY
Balance at 01 January 2019	**(4,982,136)**	**(4,982,136)**
Profit for the year	867,849	867,849
Total comprehensive income for the year	**867,849**	**867,849**
Balance at 01 January 2020	**(4,114,287)**	**(4,114,287)**
Profit for the year	2,921,720	2,921,720
Total comprehensive income for the year	**2,921,720**	**2,921,720**
Balance at 31 December 2020	**(1,192,567)**	**(1,192,567)**



Canal Walk, 5 Star Green Star Existing Building Performance (EBP) v1. Owner: Hyprop Investments Ltd.

STATEMENT OF CASH FLOWS

FIGURES IN RAND	2020	2019
Cash flows from operating activities		
Cash generated from operations	4,162,885	4,006,345
Interest income received	390,481	290,630
Finance costs paid	(1,191)	(430)
Net cash from operating activities	**4,552,175**	**4,296,545**
Cash flows from (used in) investing activities		
Purchase of property, plant and equipment	(28,290)	((19,999)
Proceeds on sale of property, plant and equipment	94,218	-
Decrease in deposits	325,110	-
Net cash from (used in) investing activities	**391,038**	**(19,999)**
Cash flows used in financing activities	**10,659,065**	**7,383,392**
Payment on lease liability	(997,587)	(1,000,873)
Total cash movement for the year	**3,945,626**	**3,275,673**
Cash at the beginning of the year	10,659,065	7,383,392
Total cash at end of the year	**14,604,691**	**10,659,065**

BOARD OF DIRECTORS



Ilse Swanepoel
(Immediate Past Chair) Non-executive



Giles Pendleton
(Chair)
Non-executive



Brian Unsted
(Deputy Chair)
Non-executive



Kevin James
(Chair of Governance Committee [GAS])
Non-executive



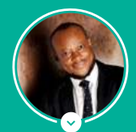
Nkosinathi Manzana
Non-executive



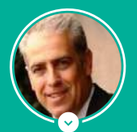
Anthony Stroebel
Non-executive



Marco Macagnano
Non-executive



Mfundo Xulu
Non-executive



Howard Rauff
Non-executive



Andre Theys
Non-executive



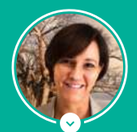
Cormac Cullinan
Non-executive



Engelbert Binedell
Non-executive



Darryl Mayers
Non-executive



Michele Bekkens
Non-executive



Gavin Kode
Non-executive



Manfred Braune
Non-executive



Mokena Makeka
Non-executive



Pardon Mutasa
Executive



Lisa Reynolds (CEO)
Executive

EXECUTIVE COMMITTEE

Ilse Swanepoel – Non-executive
Giles Pendleton – Non-executive
Brian Unsted – Non-executive
Kevin James – Non-executive
Lisa Reynolds – Executive
Pardon Mutasa - Executive

REMUNERATION COMMITTEE

Ilse Swanepoel – Non-executive
Giles Pendleton – Non-executive
Brian Unsted – Non-executive
Kevin James – Non-executive
Lisa Reynolds – Executive
Pardon Mutasa - Executive
Melanie Trollip – External Consultant

GOVERNANCE, AUDIT AND SOCIAL & ETHICS COMMITTEE

Ilse Swanepoel – Non-executive
Giles Pendleton – Non-executive
Brian Unsted – Non-executive
Kevin James – Non-executive
Gareth Pike (External/Independent)
Justin Smith (External/Independent)
Lisa Reynolds – Executive
Pardon Mutasa – Executive
Andre Theys - Non-executive
Gavin Kode - Non-executive
Manfred Braune - Non-executive

STAFF

NAME	SURNAME	TITLE	DATE JOINED
Lisa	**Reynolds**	CEO & Executive Director	01/06/2020
Georgina	**Smit**	Head of Technical	01/03/2019
Pardon	**Mutasa**	Managing Executive: Finance & Operations	01/10/2013
Adrian	**Jackson**	Technical Coordinator	01/09/2015
Anja	**Thompson**	Events & CSI Specialist	26/10/2015
Ann-Mari	**Malan**	Technical Coordinator	01/04/2018
Babalwa	**Tshandu**	Administration Officer	15/06/2016
Cassim	**Mansoor**	Finance Officer	01/03/2014
Christy	**Borman**	Marketing, Communications & Membership Manager	01/07/2020
Emma	**Walker**	Technical Coordinator	01/11/2020
Jaci	**Harrison**	HR Manager & Company Secretary	01/09/2012
Jean	**Rodel**	Head of Training	01/07/2020
Jennifer	**Lombard**	Technical Manager	06/06/2014
Joanna	**Anderson**	Research & Knowledge Management Coordinator	01/06/2013
Kirwan	**Daniels**	Finance Officer	15/05/2017
Levinia	**Palmer**	Management Accountant	29/03/2019
Michelle	**De Nysschen**	Business Development & Key Accounts Specialist	11/05/2017
Mthobisi	**Masinga**	Sustainability, City Resilience & Stakeholder Business Relations	21/07/2020
Shaundre	**Abrahams**	Administration Hub Team Leader	15/03/2011
Thumeka	**Tshanyela**	Training & Sector Development Program Coordinator	01/11/2012



GOVERNANCE

B-BBEE CERTIFICATE

Independent Credible Assurance.

AQRate

VERIFICATION SERVICES

AQRate (Pty) Ltd (Reg no. 2002/001364/07) | 1st Floor Acorn House, Old Oak Office Park, c/o Old Oak & Durban Roads, Bellville, 7530 |
Tel: 086 12 77 283 | www.aQrate.co.za

MEASURED ENTITY	
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, 7925
Registration Number	2007/029477/08
VAT Number	4930243151
Certificate Number	GBC009919-REV7

B-BBEE SCORE PER ELEMENT	
Management Control	12.45
Skills Development	2.20
Enterprise and Supplier Development	30.00
Socio Economic Development	15.00
Additional Y.E.S points	0.00
Total Score	**59.65**

B-BBEE STATUS	
Final B-BBEE Status	Level Eight Contributor
Final B-BBEE Recognition Level	10%
Empowering Supplier	Yes
Discounting Principle Applied to final level	Yes
Participation in Y.E.S and tier achieved	N/A
Level & Points from Y.E.S. Initiative	No additional levels or points
Exclusion Principle applied to Ownership	N/A
Modified Flow-Through Principle Applied	N/A
Black Ownership	Not applicable
51% Black Owned	N/A
30% Black Women Owned	N/A
51% Black Designated Group Supplier	N/A
Black Youth	N/A
Black Disabled People	N/A
Black Unemployed People	N/A
Black People living in rural/under-developed areas	N/A
Black Military Veterans	N/A
Measurement Period	Financial Year Ended 31 December 2019
Applicable Scorecard	Amended Codes Specialised QSE Scorecard
Applicable BEE Code	Gazetted Codes 38766
Issue Date	09 February 2021
Original Issue Date	N/A
Expiry Date	08 February 2022

AQRated Level 7 Contributor
B-BBEE Verified Company

Louis Nel

Louis Nel
Technical Signatory

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

sanas B-BBEE Verification Agency

BVA021

2020 has been a year of laying our green recovery foundational roots. 2021 will be a year of growing strong, and ultimately branching out from those roots. We will focus on being agile, flexible, and responsive to the market, and we will lead with resilience. - Lisa Reynolds, GBCSA CEO



GREEN
BUILDING
COUNCIL
SOUTH AFRICA

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