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The Green Building Council South Africa (GBCSA) is an independent, non-profit company that was formed in 2007 to lead the transformation of the South African property industry. We exist to inspire the property industry to design, build, operate and tenant better, greener buildings. GBCSA operates in the commercial, residential and public sectors. Our aim is to work with our membership community to sustainably transform the built environment. We strive to preserve the planet for future generations and operate through advocacy, membership, certification and training. 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 South African property industry.

Green building is a growing global movement, with research now showing significant social, environmental, economical, and health and wellness benefits. The 2015 integrated report aims to retrospectively reflect our values and mission through the transparent reporting of the financial, environmental and social aspects of our work.



SEANA NKHAHLE:

A message from the Chair



Chair: Green Building Council South Africa

Seana Nkhahle

Seana Nkhahle

As I reflect on the last twelve months, I am tremendously encouraged by the strides that the global green movement, and the GBCSA in particular, have made in leading the transformation of the building industry towards a greener future and creating a better living and working environment for all.

In 2015, the GBCSA team worked hard to consolidate the solid foundation built up since 2007, through our core values of passion for the higher cause we serve; thought leadership in green building principles and practices; and collaboration and care. Our work to date has helped to position South Africa at the forefront of thought-leadership and performance in the green building sector worldwide. As stated in the World Green Building Trends 2016 Report referenced later in this document, "South Africa has the highest green share currently of any country in the study, with impressive growth also expected." (Summary: Country Findings - Global Regional Observations, pg9)

This is not only a triumph for our local sector and for the GBCSA itself, but also implies a significant responsibility as leaders in the advocacy, design and development of greener and healthier buildings, precincts and cities moving forward.

In order to achieve this strategic vision, partnerships with key stakeholders in both the public and private sectors are critical to furthering the Council's mandate. One such partnership was the conclusion of the Green Building Leadership Network (GBLN) agreement with the South African Local Government Association (SALGA) in September 2015. One of SALGA's six key mandates in its 2012-17 Strategic Plan is to position SALGA as a centre for Local Government knowledge and intelligence. Since the United Nations adopted seventeen Sustainable Development Goals in September 2015 (2030 Agenda for Sustainable Development), SALGA has recommitted to sharing knowledge that builds municipalities' capabilities to deliver on these SDGs.

The signing of the Memorandum of Understanding between the GBCSA and SALGA in September 2015 is therefore significant both in terms of capacitating local government and in terms of realising SALGA's own vision. I believe that, in signing agreements like this one, and in setting up systems for future collaborations and partnerships, we have succeeded in enhancing the scope and reach of both SALGA and the GBCSA. I remain convinced that working together towards enhancing sustainability in the built environment and urban development will boost the efficient functioning of towns and cities in South Africa and the continent, and thus enable urban and infrastructure systems to support a better quality of life for all Africans.

The Council is at an important chapter, where green building is rapidly gaining momentum worldwide. Countries are committing to climate change mitigation strategies and there is a broadening public recognition that green buildings yield better economic returns than conventional buildings and by extension, creation of more efficient urban systems.

These drivers, together with a general understanding that improved liveability bodes well socially, enabled the GBCSA to formally table a set of commitments at COP21 in Paris in December 2015. These included growing engagements with the private and public sectors; ambitious targets around Green Star SA certifications; and supporting other African nations on their own green building journeys.

As we look forward together, it is with a strong sense of the inter-dependency of the built environment, society and the economy. Let us use this opportunity to work collaboratively in broadening awareness, developing expertise and capacity, and implementing best practice, with the vision of South Africa as a global green building leader.

BRIAN WILKINSON:

A message from the CEO



CEO: Green Building Council South Africa

Brian Wilkinson

It has been a huge privilege to have led the GBCSA team for the past four years and I am more than confident that we will continue to leverage what is an incredible success story of green building in South Africa. We have seen a wonderful turnaround from 2014 with all indicators showing huge growth. We are immensely proud of the way that the property industry (including a number of public sector entities) has embraced the opportunity that green building presents – the chance to “do well, by doing good”. The recent “World Green Building Trends” report positions South Africa as a global leader, with SA showing the highest share of current, as well as expected, green building projects.

Our Advocacy, Education and Certifications showcase world-class, innovative implementations that benefit people, planet and profit, and we were thrilled to see the cumulative number of certifications between end 2014 and end 2015 more than double from 75 to 157. It is also very pleasing to see our Energy Water Performance (EWP) and Existing Building Performance (EBP) tools starting to take hold. Continuing in this spirit of action, the GBCSA has worked towards and achieved several other major accomplishments this year.

We committed to some very bold targets at COP21 and we’ve already started working towards those goals. In establishing our 2020 pledge we have committed to our fellow GBCs and the world to work towards high-level transformation in the local built environment. By 2020, we aim to secure Statements of Commitment in respect of green building principles and practices from the leading and largest property owners in the country; target 2,500 commercial green building certifications, representing around 10 million square metres of gross building area; target 10,000 residential green building certified homes; train 12,000 professionals in green building principles and practices; train 10% of applicable local government staff to drive greening and sustainability in local government; and continue to assist fellow African countries to establish and capacitate GBCs by providing

support with rating tools and training for example, with a target of five more established African GBCs. In addition, we have committed to introducing a net zero building certification scheme by 2020, to drive leadership and innovation in the green building space.

The GBCSA has formed a significant partnership with the South African Local Government Association (SALGA) which will result in councillors, executives and managers in local government being educated and skilled in green building practices and principles, thus aiming for a shift in thinking at a municipal level.

It is exciting to see green building gaining rapid momentum beyond South Africa with office buildings in Rwanda and Namibia both receiving 6-Star Green Star ratings, certified by the GBCSA. The implementation of green building varies widely by country and region, including the rate of growth in green involvement, triggers and obstacles impacting that growth and even the degree of benefits noted. Africa has already made great strides in green building, and these are only its first steps in the significant green building journey of a continent bearing the brunt of the negative effects of climate change.

The introduction of the new EDGE (Excellence in Design for Greater Efficiencies) tool and the appointment of GBCSA as the local operating partner to the International Finance Corporation has yielded a positive response. The certification of the first EDGE-certified preliminary residential projects not only starts our journey into the residential sector, but sets us firmly on the path to achieving our 2020 goal for residential certifications. I predict that the residential sector will probably grow to 50% of our total market going forward.

Our annual convention was, as always, a highlight in 2015. We reset the bar every year and it keeps getting better. Industry leaders joined us for our 2016 convention, which was held in Johannesburg for the first time from 25 - 28 July. And we’ve now also established an on-the-ground presence in a newly

refurbished 6-Star Green Star SA certified heritage building in Johannesburg’s city centre.

Reporting on the green building business case, results in the USA, Australia and now South Africa clearly show there is no significant difference between the building costs of green buildings compared to conventional buildings. However, green buildings show the potential to achieve better investment returns and higher valuations and thus present a compelling business case.

We’ve all been exposed to some measure of the current water crisis and I expect the energy crisis will continue to be a dominant issue for us all – these demonstrate just how much work needs to be done to ensure that we continue to thrive in the broader environment, in our homes and, indeed, in business. Our partners, associates and Green Star SA certified projects have already started reaping the rewards of their green investments through lower operating costs, higher returns on their assets, minimised churn and increased productivity – all while doing their bit for the environment.

The green building movement plugs perfectly into tough market times. So we’re in exactly the right space and we have incredible opportunities. Our job is to inspire and challenge you and your organisation to lift the bar. We could not have achieved the success we have to date without the support of some very big players in the sector, and the support of dedicated and committed individuals, who have pioneered the way to a better place for people and planet. We need to collaborate and face these challenges together – when it comes to climate change, the sum of the parts is always greater than the individual part.

Lastly I wish to acknowledge the incredible support and commitment from a team that is passionate about what we do, and totally dedicated to supporting industry in “changing the way the world is built”.

OUR AIM BY 2020

We aim to secure statements of commitment in respect of green building principles and practices from the leading and largest property owners in the country

TARGET

2,500 commercial green building certifications
10,000 residential green building certified homes



12,000 professionals in green building principles and practices
10% of applicable local government staff to drive greening and sustainability in local government

We commit to introducing a net zero building certification scheme by 2020, to drive leadership and innovation in the green building space.



3.1

WHO WE ARE

About Us

The Green Building Council South Africa is one of 75 members of the World Green Building Council alongside Australia, the United States and the United Kingdom. We are a dedicated team of industry experts working in collaboration with industry bodies, leaders, government departments and professionals to develop market-based green building solutions for the South African property industry.

Purpose and Values

The GBCSA leads the transformation of the South African property industry to ensure that buildings are designed, built and operated in an environmentally sustainable way. This includes a critical focus on radically reducing harmful emissions resulting from conventional building practices. Building green is an opportunity to use resources efficiently and address climate change while creating healthier and more productive environments for people and communities.

OUR
PURPOSE
IS TO INSPIRE
A BUILT
ENVIRONMENT IN
WHICH PEOPLE
AND PLANET
THRIVE.

WE LIVE OUR PURPOSE BY ZEALOUSLY PRACTICING OUR VALUES

1

PASSION FOR THE HIGHER CAUSE WE SERVE

This drives us to work with dedication, focus and commitment to the cause. We keep our eyes on the big picture and know that what we do now matters.

2

THOUGHT LEADERSHIP IN GREEN BUILDING PRINCIPLES AND PRACTICES

Our pioneering origins keep us from complacency. We strive to be courageous and proactive thought-leaders as we mentor our brand 'citizens' and make space for cutting-edge thinking.

3

COLLABORATION, CARE AND WARMTH

Founded in a deep understanding that together we can achieve more, we stay flexible, open and responsive. Everyone who connects with us feels welcome, and we celebrate the positive impact that those in our community have on the world.

3.2

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. The GBCSA and its members are driven by the vision for all South Africans to live, work and play in healthy, efficient and productive environments.

Our comprehensive set of rating tools cover the commercial, residential and public sectors. We offer training and certification programmes for our rating tools, in order to equip professionals to turn these goals into a tangible reality. Members also receive access to the latest international and local best practice information and research, significant discounts on training courses and events, and technical support from the GBCSA team.





WE ADVOCATE

The GBCSA is committed to changing the way the world is built. While our core business remains the greening of commercial, residential and public property, we are committed to engaging in sustainability on a social and economic level.

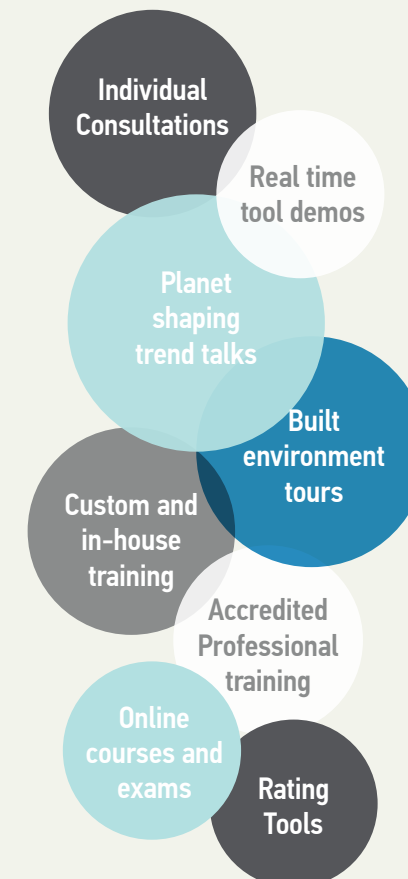
Through strategic partnerships and by being connected into an extensive network through our members in the public and private sectors, we advocate sustainability on a broad scale by raising awareness of the social, environmental and economic benefits, opportunities and solutions in green building. We do this through a number of mechanisms, from structured training and technical support, change and agenda driving campaigns, practical toolkits and ongoing engagement with the media; to planet shaper initiatives, trend talks and events – most notably, the annual GBCSA Green Building Convention.



WE TRAIN

One of the ways the GBCSA aims to drive awareness about how to implement green building practices, is through our extensive training offering. We use 'blended' learning as our model to facilitate dynamic education that combines the physical and virtual classroom, allowing students to learn as individuals online in their own time and apply their learning to scenario based problems when coming together with their peers.

OUR TRAINING TOOLKITS INCLUDE:



During the year under review, in response to market demand, we introduced the concept of customised/bespoke education. This allows organisations to facilitate in-house presentations of our various programmes adapted to suit their needs. This has proven to be a highly efficient and cost-effective method of training for organisations.

Total custom training completed during this period
= **203**
heads trained



WE CERTIFY

CURRENT TOOLS:

EDGE
(Excellence in
Design for Greater
Efficiencies)

Green Star SA
Existing Building
Performance

Green Star SA
Interiors

Green Star SA
Socio-Economic
Category PILOT

Green Star SA
Public &
Education
Buildings

Green Star SA
Multi Unit
Residential

Green Star SA
Retail
Centre

Green Star SA
Office

Energy Water
Performance

Building on the successes of earlier Green Star SA tools, the GBCSA expanded its stable of certification offerings to nine in 2015, including some new brands such as the Energy Water Performance tool and EDGE. The GBCSA's rating tools are all adapted specifically for the South African context but are also a natural touch point for green building movements and councils in other parts of Africa.

Accordingly, the GBCSA is working with other green building councils and structures such as the African Network of Green Building Councils to adapt Green Star SA tools for specific local contexts. By the end of 2015, local context reports had been developed for Nigeria, Kenya, Ghana, Rwanda, Namibia and Mauritius, with the GBCSA working in collaboration with the relevant Green Building Councils to certify buildings in these countries.

Establishing a common language and best practice standard of measurement for green buildings through the development of rating tools allows us to objectively assess just how green a building is. Rating systems provide a menu of green measures that can be used in the design, construction and operation of a building to make it more sustainable.

The objectives of rating tools are to:

- Establish a common language and standard of measurement for green buildings
- Promote integrated, holistic building design
- Raise awareness of the benefits of green building
- Recognise environmental leadership
- Reduce the environmental impact of development

The GBCSA's rating tools are developed using an industry-based stakeholder engagement model, led by volunteer Technical Working Groups, to ensure that rating tools are relevant and practically applicable. Each rating tool has its own working group made up of technical experts and industry practitioners from the relevant market sector.



3.3

WHERE WE DO IT

As a national organisation, the GBCSA occupies premises in both Cape Town, at the Black River Park (BRP) complex in Observatory; and Johannesburg, on the ground floor of the World Wide Fund for Nature (WWF-SA) building in Braamfontein.

Both offices are refurbished, with the Cape Town office achieving its 4-Star Green Star SA Interiors Pilot rating in one round in 2013, the first Interiors rating in the country; and the Johannesburg office receiving its 6-Star Green Star SA Office design rating certification in 2015.

In both cases, the open-plan spaces were designed to embrace the GBCSA's increasingly flexible, collaborative and shared approach to office space and the work environment. Staff members are also encouraged to use alternative non-motorised and public transport, with the location of both premises being in close proximity to public transport nodes.

The professional teams involved in both refurbishments undertook extensive performance modelling to determine where interventions could be made to boost green building characteristics, and the final designs made significant sustainability improvements to the existing buildings.



3.4

OUR COLLABORATORS

Strategic collaboration with all stakeholders in the built environment is seen as critical in advancing the GBCSA's objectives to promote the social, environmental and economic benefits of green building. In 2015 these engagements experienced significant expansion, particularly within the public sector and residential markets.

The GBCSA market strategy has always been premised on working with a leader community that 'pulls' the market. We actively celebrate the achievements of the leaders in this field, reinforcing the aspirational and commercial value of their first mover advantage. These leaders demonstrate that green building is not only possible, but also commercially viable – thus inspiring the market to follow.

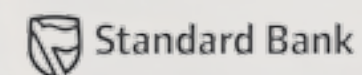
THE GREEN BUILDING LEADER NETWORK

This strategy has been the main force behind our success to date in South Africa. Building on this strategy, we have invited a limited number of acknowledged leaders to become part of a Green Building Leader Network and to provide the funding required to enable the next phase of the Green Building journey in South Africa.

The Green Building Leader Network currently includes the South African Local Government Association (SALGA), the City of Tshwane Metropolitan Municipality, Growthpoint Properties Limited, STANLIB and Standard Bank of South Africa.

**LEADERS
DEMONSTRATE
THAT GREEN
BUILDING IS NOT
ONLY POSSIBLE,
BUT ALSO
COMMERCIALY
VIABLE**

The Green Building Leadership Network includes:



3.5

OUR HIGHLIGHTS

The education turnaround is another of our stellar performances this year with an almost 60% increase in the total number of delegates trained compared to 2014, and raising the total number of GBCSA Accredited Professionals to 1,200. The number of “custom/bespoke/in-house” programmes has also grown significantly.

NOTABLE “FIRSTS” DURING 2015 INCLUDE:

- the first Chapter Nine organisation certified – the Auditor General in Park Lane, Century City, which achieved a 5-Star Green Star SA Office v1 certification in May 2015;
- the first Socio Economic Category (SEC) Pilot rating, achieved by the Karl Bremer Office building (Western Cape Public Works) with their 5-Star Green Star SA Design rating in June 2015;
- and the first Interiors v1 certification achieved by the Standard Bank Century City retail outlet in August.

At our annual convention held at the Cape Town International Convention Centre in October, we were thrilled to have a total of 792 registered delegates (18% increase from 2014) and 70 exhibition stands (28% increase from 2014). 34 journalists from around the country attended the convention and provided media coverage on the event.

Our prestigious Green Star SA Awards are always a highlight of the convention. Cape Town’s much acclaimed Hotel Verde, which attained a 6-Star Green Star SA rating under the Existing Building Performance pilot tool, received the winning prize in the Highest Rated Building category. The Best Quality Submission award went to the 4-Star Green Star SA rated Monte Circle Building A in Johannesburg, which achieved 98% of its targeted score in its Round 1 submission. The Established Green Star award was scooped by Alison Groves of WSP in recognition of her continual contribution to the green building sector. Mauritz Kruger of RHDHV was awarded the Rising Green Star award in acknowledgement of his significant contribution in the short space of time since his arrival in the green building world.

170
CERTIFIED
PROJECTS TO DATE

PER
ANNUUM
SAVING
OF

R117
MILLION

A REDUCTION OF ENERGY
CONSUMPTION ENOUGH TO POWER

12,000

HOUSEHOLDS
FOR ONE YEAR



R2.75
MILLION

SAVINGS
IN WATER



A REDUCTION OF CARBON
EMISSIONS EQUIVALENT TO

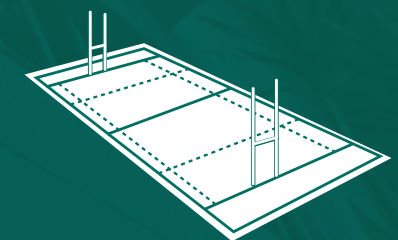
7100



FULL BOEING 737 FLIGHTS FROM
CAPE TOWN TO JOHANNESBURG

TOTAL AREA OF CERTIFIED BUILDING SPACE

392
RUGBY
FIELDS



3.6

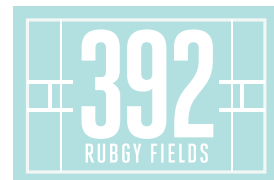
OUR SECTORS

COMMERCIAL PROPERTY SECTOR

Despite the economic challenges faced by the commercial property industry, those companies that are aware of the inherent value of green building practices remain committed to their sustainability journeys and acknowledge the obvious financial benefits of green building in a challenging economic climate.

170 CERTIFIED GREEN STAR BUILDINGS **SINCE 2007**
AND COUNTING

COVERING A TOTAL AREA EQUAL TO



THAT'S **2 700 000**
SQUARE METRES OF GREEN SPACE

355 000 000
LITRES OF WATER SAVED

EQUAL TO THE
DAILY NEEDS OF
INDIVIDUALS NUMBERING

142 000 000

SAVING

195 000 000
KILOWATT HOURS OF ELECTRICITY

TAKING ENOUGH
POWER OFF THE
GRID TO POWER

13 530
HOMES PER YEAR

OFFSETTING

252 000 000
KILOGRAMS OF CARBON EMISSIONS

63 000 CARS



TAKEN OFF OF
OUR ROADS
FOR A YEAR

7100



FULL BOEING 747
FLIGHTS FROM
JHB TO CPT

Examples of this are:

Growthpoint Properties remains the South African leader in adopting green building principles, which is demonstrated quite clearly by the 27 certified green buildings in their portfolio.

Redefine Properties has committed to all new developments seeking a minimum 4-star Green Star SA certification, while simultaneously embarking on an aggressive existing building journey.

Atterbury/Attacq are continuing to develop, own and operate a growing number of certified green buildings

Century City, the V&A Waterfront and Menlyn Maine continue their growth of certified green buildings and are becoming the leading green precincts in South Africa, through developers such as V&A, Rabie and Asset Matrix.

Emira Property Fund has a multiple asset pipeline for new building Green Star SA certifications.

Property, construction and design industry associations are vital partners in the transformation of South Africa's built environment, and the following valued partners continue to support our voice in the sustainability and property arena: the South African Property Owners' Association (SAPOA); the South African Facilities Management Association (SAFMA); Consulting Engineers South Africa (CESA); the South African Institute of Architects (SAIA); and the South African Association for Energy Efficiency (SAEE).

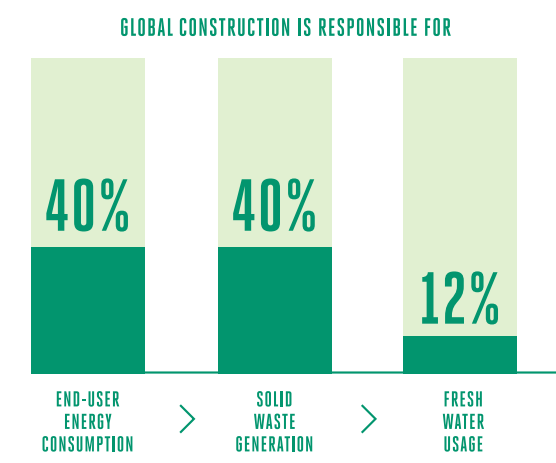
To further drive the development of the green building sector, the GBCSA now offers certification for certain types of new buildings in the commercial property sector, via a custom process, for mixed-use buildings, hotels and industrial buildings. Thus far there are six projects registered under this custom tool process. The GBCSA is receiving positive feedback from industry on how this process is being applied and how previously excluded building types are now eligible for Green Star SA through an equally robust and credible certification process.

RESIDENTIAL SECTOR

Strengthening our role as a market-oriented organisation, the GBCSA has identified, and is working with, stakeholder groups within the residential sector to lay the foundation for a successful business development, education and certifications strategy. These stakeholders include residential property financiers and developers; built environment professionals; contractors and suppliers; homeowners and estate agencies; and the public sector.

Clear targets have been set in the EDGE (Excellence in Design for Greater Efficiencies) business development strategy for certification and training on the basis of predicted uptake by the residential property sector. In 2015, these targets were superseded through the commitment of the International Housing Solutions (IHS) property fund – a global private equity investor leading investment into the affordable housing sector in sub-Saharan Africa – to certify a portion of the residential units currently under development.

The GBCSA also operates a Green Star SA – Multi Unit Residential tool for the residential sector, which is a comprehensive green building rating tool that covers the full range of green building elements, and is a much sought-after form of third party validation for mid to high end residential developments which have holistic sustainable design attributes incorporated.



Building green is an opportunity

- To use resources efficiently.
- To address climate change.
- To create healthier communities.
- To build better environments for all.

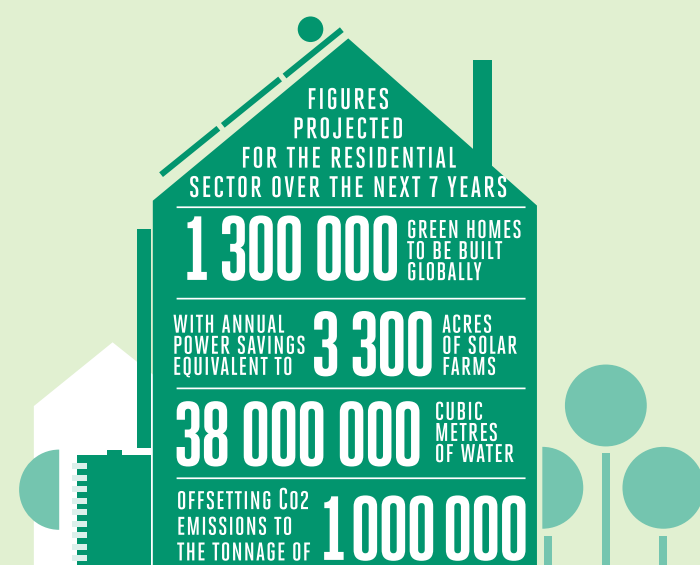
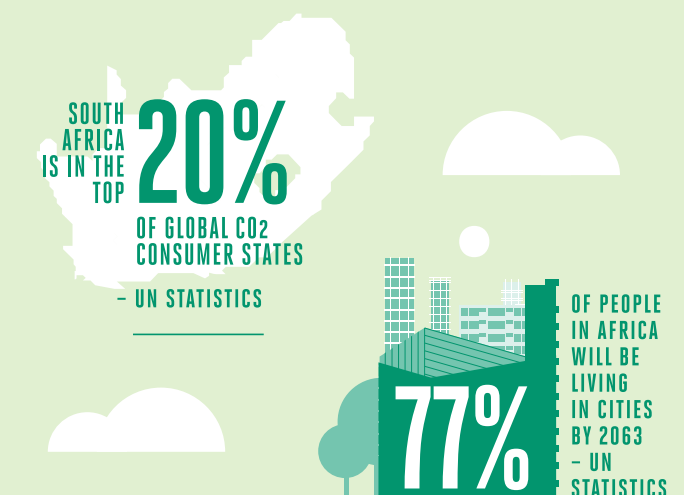


Why green homes?

Better for your purpose and for your profit.

- Green homes have lower operating costs.
- Green homes are more efficient.
- Energy and water cost savings for homeowners.

We have introduced a Green Residential Building Toolkit that aims to drive the residential property market to design and build resource-efficient homes.



PUBLIC SECTOR

While engagement remains at an early stage encouraging progress is being made in introducing the GBCSA to the public sector, with the primary aim of leveraging GBCSA platforms and informing green building policies in South Africa. The creation of a Public Sector "business unit" will inform the short to medium term strategy and operation of business development in this sphere.

We work in collaboration with National, Provincial, Local Government and state owned enterprises to create an enabling environment for green building in South Africa.

ENABLING SUSTAINABLE COMMUNITIES

CROSS COUNTRY

1
ACROSS SOUTH AFRICA'S

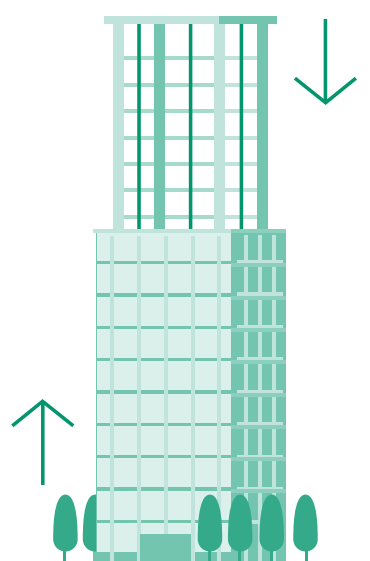
278
MUNICIPALITIES

8 | 44
METROS | DISTRICTS

226
LOCAL MUNICIPALITIES

2

WITH A FOCUS ON
ENABLING POLICY FRAMEWORK



AND
EXISTING BUILDING CONVERSION

**National
Government Departments -**
National Department of Public
Works (NDPW); Department
of Energy and Department of
Environmental Affairs; Department
of Trade and Industry (as
custodians of National
Building Regulations);

**Provincial
Government Departments -**
Gauteng Department of
Infrastructure Development;
Gauteng Department of Agriculture
and Rural Development; KwaZulu-
Natal Department of Public Works;
Western Cape Department
of Transport and
Public Works;

**State-Owned
Enterprises -** Public
Investment Corporation;
Transnet; PRASA; Sanral;
Coega Development
Corporation and
Dube Trade Port
Corporation.

**Local Government
(including the SALGA
Agreement) -** City of
Tshwane; City of Joburg;
eThekweni Municipality and
City of Cape Town;

Probably the most significant news for the year was the conclusion of the Green Building Leader Network (GBLN) agreement with SALGA in September 2015. In terms of this agreement every metro and municipality are now members of the GBCSA – 278 in total – and we will be working hard at a green building skills capacity building programme for local government moving forward.

The primary focus of these engagements is capacity building and demonstrative leadership (owning and/or operating green buildings) in addressing the effects of climate change. These relationships have already yielded positive results, both in terms of education and certification:

**The City of
Joburg (CoJ) and the Gauteng
Department of Agriculture and Rural
Development** have respectively signed
Statements of Commitment to work with and/
or support the work of the GBCSA. The Department
of Economic Development, Public Investment
Corporation (PIC) and the CoJ have completed
GBCSA Economics of Green Building courses. And,
in collaboration with ICLEI (Local Governments for
Sustainability), two customized courses were
conducted with the KwaDukuza Municipality
and Steve Tshwete Local Municipality
respectively.

The Western
Cape Department of Public
Works and Transport achieved the
first Socio-Economic Category rating as
part of its 5 Star Green Star SA Office v1
Design rating on the Karl Bremer Health Office
in Belville, Western Cape; while the National
Department of Environmental Affairs (DEA)
demonstrated sector leadership in achieving
6-Star Green Star SA Office v1 Design
and As-Built certifications for its
head office in Tshwane.

3.7

OUR IMPACT

Green buildings contribute to global savings by reducing their negative impact on the environmental, economic and social realms. Conventional buildings consume 40% of the world's end-use energy consumption, generate 40% of its solid waste and consume 12% of fresh water, through their construction and on-going operation.

Building green provides an opportunity to significantly reduce these figures, in some instances to less than half of what a conventional building would consume. The GBCSA recognises best practice examples that create a positive impact in this way, many of which have achieved high ratings through the application of simple passive design techniques and energy and water saving principles, coupled with innovative and out-of-the-box thinking. The results speak for themselves.

CASE STUDIES



1

FACILITATING GOOD HEALTH Karl Bremer Offices, Bellville Regional Office

New offices for the Karl Bremer Hospital achieved a 5-Star Green Star SA rating under the Office Design tool in June 2015, scoring particularly highly under the Innovations, Socio-Economic, and Building Management categories. The building's exceptional sustainability features as well as its high level design, set it apart as a best practice example for buildings that serve a social purpose.

The building comprises two north facing wings, connected by a common circulation core. The reinforced concrete structure is clad on the north façade with high performance glazing and shaded with external timber slats. The East and West façades consist of brick infill interspersed with balconies on the 4th and 5th levels. Tall and narrow vertical windows are slotted into the brick framework on the south façade.

Sustainable building features include a black-water treatment plant which supplies treated water to the HVAC cooling plant. The HVAC overflow is harvested for re-use in flushing toilets and urinals. Rainwater is harvested to top up supply for toilet flushing. The site is designed so that even vast quantities of rainwater soak into the ground to mitigate storm water run-off into municipal infrastructure.

2

AFRICAN GREEN Nobelita Office Tower, Rwanda

The Nobelita Office Tower in Kigali, Rwanda achieved 6 Green Stars under the Office Design v1 rating tool in October 2015, the first building to achieve a Green Star SA rating in the country. The building scored particularly well in the Water, Energy and Transport categories, setting a precedent for many more buildings to attain Green Star SA ratings across the continent. The project aims to be a leading green building within Rwanda and the wider Central East African region.

The building is a 19-storey tower of which 16 floors are dedicated to office space. Located within close proximity to commercial, residential, recreational and retail zones, it is constructed on previously developed land in order to prevent urban sprawl. The facade can be 100% disassembled and the mesh cladding allows plant growth that will provide shading.

Sustainable building technologies include a sophisticated HVAC system from which fresh air is dehumidified and provided to air handling units through hollow core slabs, a 430-panel PV installation which will generate 198 804kWh of energy per year; an onsite grey and black water treatment system to reduce total water discharge by 90% and be an onsite composting facility which will improve soil quality and plant growth to promote biodiversity.

4 LEADING WITH VISION AND COMMITMENT



There is now a wealth of local and international research demonstrating that green buildings contribute to environmental sustainability, occupant health and productivity, and the bottom line of investors and owners.

The recently released 'World Green Building Trends 2016: Developing Markets Accelerate Global Green Growth - SmartMarket Report' pinpointed South Africa as one of the top performers world-wide in the green building sector.

The report, presented by Dodge Data & Analytics and United Technologies Corporation with the World Green Building Council (WGBC) as a research partner, builds on two previous cycles and was compiled from the results of a survey of 1026 respondents in 69 countries, 13 of which had statistically valid results. South African respondents represented the following sectors: 43% were contractors; 17% design firms; 6% engineers; 14% specialists/consultants; and 20% were property owners/developers.

The report predicts that green building is forecast to double globally by 2018, with twice as many companies expecting their building projects to be certified green by then. It states that South African respondents "believe the green activity so far is just laying the groundwork for an overall shift in the market. If this degree of commitment to green building holds, South Africa will be a leader in the global green market in the next three years."

For South African respondents, the top sector in which green building growth is anticipated over the next three years is the retrofit of existing buildings, followed by new commercial construction (such as offices, retail, leisure), new low-rise residential (1-3 floors), and new institutional construction (such as schools, hospitals, public buildings).

OUR ULTIMATE GOAL IS TO CHANGE THE WAY THE WORLD IS BUILT.

The 2020 Pledge

A recent Harvard study entitled “Associations of Cognitive Function Scores with Carbon Dioxide, Ventilation, and Volatile Organic Compound Exposures in Office Workers”¹ compared cognitive function in office workers exposed to building conditions that simulated those found in conventional buildings, green buildings, and ‘green+’ buildings with enhanced ventilation respectively.

The results indicated significant improvements in the areas of crisis response (97% higher scores for green vs conventional conditions, and 131% higher for green+ conditions); strategy (183% and 288% higher respectively than conventional conditions); and information usage (172% and 299% higher respectively).

In recognition of this compelling data and growing market demand, the GBCSA made an ambitious commitment to entrench green building in the South African public, commercial and residential property sectors at the United Nations Climate Change Conference in Paris (COP 21) in December 2015.

GBCSA WILL CONTINUE TO ENGAGE WITH

50

of the leading and largest property owners in South Africa

BY 2020



from at least
60%
of these organisations

¹ Joseph G. Allen, Piers MacNaughton, Usha Satish, Suresh Santanam, Jose Vallarino, and John D. Spengler (2015): *Associations of Cognitive Function Scores with Carbon Dioxide, Ventilation, and Volatile Organic Compound Exposures in Office Workers: A Controlled Exposure Study of Green and Conventional Office Environments*. Environmental Health Perspectives.



TARGET

2,500

commercial green building certifications

10,000

residential green building certified homes



12,000

professionals in green building principles and practices

BY

2020

In addition, the GBCSA has committed to introducing a net zero/positive certification scheme by 2020 for buildings, which will cover energy/carbon and possibly also cover water and waste. This will leverage and be built upon the GBCSA's current Green Star SA and Energy Water Performance certification schemes.



AQRate

VERIFICATION SERVICES

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

8-BBEE SCORE PER ELEMENT	
Management & Control	15.77
Employment Equity	20.63
Skills Development	N/A
Preferential Procurement	25.00
Enterprise Development	N/A
Socio Economic Development	25.00
Total Score	86.40

8-BBEE STATUS	
BEE Procurement Recognition Level	125%
BEE Status	Level Two Contributor
Black Ownership	N/A
Black Female Ownership	N/A
Value- Adding Supplier	Yes
Enterprise Development Beneficiary	N/A
Beneficiary Category	N/A
Applicable Scorecard	Adjusted Qualifying Small Enterprise
Applicable BEE Code	Gazetted Codes 29617
Verification Date	30 April 2015
Expiry Date	29 April 2016

Chris Van Wyk
Verification Manager



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 of the enterprise, based on the Broad-Based BEE Codes of Good Practice (Codes 000-800).

*THE GBCSA
IS A LEVEL
TWO B-BBEE
CONTRIBUTOR.*

5 GOVERNANCE

BOARD OF DIRECTORS:

Seana Nkhahle (Chair)
Rudolf Pienaar (Vice Chair)
Bruce Kerswill (Immediate Past Chair)
Brent Wiltshire
Faieda Jacobs
Neil Gopal
Lisa Reynolds
Deen Letchmiah
Eric Noir
Mike Munnik
Rodney Milford
Dorah Nteo
Justin Smith
Anthony Stroebel
Colin Devenish
Nkosinathi Manzana

EXECUTIVE COMMITTEE:

Seana Nkhahle (Chair)
Brent Wiltshire
Bruce Kerswill
Faieda Jacobs
Rudolf Pienaar

REMUNERATION COMMITTEE

Seana Nkhahle (Chair)
Brent Wiltshire
Bruce Kerswill
Faieda Jacobs
Rudolf Pienaar

GOVERNANCE, AUDIT AND SOCIAL & ETHICS COMMITTEE

Faieda Jacobs (Chair)
Justin Smith
Deen Letchmiah
Gareth Pike

TECHNICAL COMMITTEE

Brent Wiltshire (Chair)
Bruce Kerswill
Mike Munnik
Eric Noir
Seana Nkhahle



6 CORPORATE SOCIAL INVESTMENT

GREENPOP

Greenpop is an award-winning social enterprise on a mission to (re)connect people with our planet through urban greening and reforestation projects, by spreading environmental awareness, and by activating people through green festivals and workshops. Greenpop was founded in 2010 and has since planted over 66,000 trees at schools and other urban sites as well as forests and farms across South Africa, Zambia, and Tanzania.

TO DATE, THE GBCSA HAS PLEDGED

2,500

trees with Greenpop

IN 2013

1000

IN 2014

1000

IN 2015

500

WITH
47 TREES

PLEDGED AT THE GBCSA CONVENTION 2015

OWNERS OF GREEN STAR ACCREDITED PROJECTS

PROJECT OWNER COMPANY	GREEN STAR
Growthpoint (including 5 from the V&A Waterfront)	27
Redefine Properties	12
Atterbury (including 2 from Attacq)	9
Abland	7
Zenprop	7
Standard Bank	6
Menlyn Maine Investment Holdings	4
Nedbank Ltd	4
Rabie Property Group (Pty) Ltd	4
SANRAL	3
Tower Property Fund	3
Amdec	2



NEW BUILDING:

Project Name	Rating Tool	Design/As Built/Int/EBP/EWP	Size Certified (sqm)	City	Project owner Company	Date certified	Rating Achieved
Portside	Office v1	As Built	68 946	Cape Town	Old Mutual Property	01 February 2015	5 Star
Group 5 Head Office	Office v1	As Built	27 780	Johannesburg	Atterbury	01 February 2015	5 Star
Nedbank Newtown Campus	Office v1	Design	33 006	Johannesburg	Atterbury	20 February 2015	4 Star
Eastgate 20	Office v1	As Built	5 029	Johannesburg	Growthpoint	01 March 2015	4 Star
Upper Grayston Building F	Office v1	As built	2 175	Johannesburg	Tower Property Fund	13 March 2015	6 Star
8 Melville Road	Office v1	Design	3 882	Johannesburg	Intaprop	20 March 2015	4 Star
StatsSA	Office v1	Design	36 886	Pretoria	Dipalopalo Concessions PTY Ltd	27 March 2015	4 Star
Bridge Park East & West	Office v1	Design	19 274	Cape Town	Rabie Property Group (Pty) Ltd	01 April 2015	5 Star
Growthpoint Ridgeview	Office v1	Design	7 855	Durban	Growthpoint	15 April 2015	5 Star
Centurion Square	Office v1	Design	10 832	Centurion	PPS Property Fund Trust	11 May 2015	5 Star
Rewardsco	Office v1	Design	8 270	Durban	Zenprop	20 May 2015	4 Star
Park Lane	Office v1	Design	3 629	Cape Town	Gutsche Investments & Management Company (Pty) Ltd	26 May 2015	5 Star
Karl Bremer Bellville Health Office	Office v1	Design (Including SEC)	7 520	Cape Town	Western Cape Department of Transport & Public Works	02 June 2015	5 Star
Monte Circle - Building A	Office v1	Design	5 606	Johannesburg	Abland	03 June 2015	4 Star

Project Name	Rating Tool	Design/As Built/Int/EBP/EWP	Size Certified (sqm)	City	Project owner Company	Date certified	Rating Achieved
Atholl Towers	Office v1	Design	11 593	Johannesburg	BLW Properties (Pty) Ltd	21 July 2015	5 Star
90 Grayston	Office v1	As Built	21 057	Johannesburg	Redefine Properties	29 July 2015	4 Star
SANRAL Western Cape Regional Office (As Built)	Office v1	As Built	5 010	Cape Town	SANRAL	05 August 2015	4 Star
Glacier Place	Office v1	As Built	12 663	Cape Town	Ingenuity Property Investments Limited	18 August 2015	4 Star
Illovo Edge Phase 3	Office v1	Design	7 423	Johannesburg	Mont Blanc Projects and Properties (Pty) Ltd	07 September 2015	5 Star
Menlyn Maine Pegasus	Office v1	Design	7 333	Pretoria	Menlyn Maine Investment Holdings	22 September 2015	4 Star
Estuaries Plaza	Office v1	As Built	4 136	Cape Town	Gutsche Investments & Management Company (Pty) Ltd	02 October 2015	4 Star
The Majestic Office	Office v1	As Built	10 008	Johannesburg	The Majestic Offices (Pty) Ltd	08 October 2015	4 Star
4 Stan Road	Office v1	Design	5 227	Johannesburg	Sharmane Investments (Pty) Ltd	16 October 2015	4 Star
Nobelita Office Tower	Office v1	Design	11 469	Kigali City	Habi Ltd Kigali	20 October 2015	6 Star
UCT New Lecture Theatre	Public & Education Buildings v1	Design	1 393	Cape Town	University of Cape Town	27 October 2015	4 Star
WWF-SA Braamfontein	Office v1	Design	903	Johannesburg	WWF	11 November 2015	6 Star
NMMU Business School	Public & Education Buildings v1	As Built	5 036	Port Elizabeth	Nelson Mandela Metropolitan University	11 November 2015	4 Star
CTICC East	Public & Education Buildings v1	Design (Including SEC)	20 410	Cape Town	CTICC	07 December 2015	4 Star
Alice Lane Phase III	Office v1	Design	34 755	Johannesburg	Abland	21 December 2015	4 Star

EXISTING BUILDING PERFORMANCE:

Project Name	Rating Tool	Design/As Built/Int/EBP/EWP	Size Certified (sqm)	City	Project owner Company	Date certified	Rating Achieved
Lumley House	Existing Building Performance PILOT	EBP	3 121	Johannesburg	Growthpoint	27 March 2015	4 Star
19 Dock Road Building V&A Waterfront	Existing Building Performance PILOT	EBP	12 457	Cape Town	V&A Waterfront	27 March 2015	4 Star
Centennial Place	Existing Building Performance PILOT	EBP	12 004	Johannesburg	Growthpoint	01 April 2015	4 Star
Central Park	Existing Building Performance PILOT	EBP	34 185	Johannesburg	Growthpoint	01 April 2015	4 Star
Victoria & Alfred Wharf retail shopping centre	Existing Building Performance PILOT	EBP	70 000	Cape Town	V&A Waterfront	10 April 2015	4 Star
Ditsela Place	Existing Building Performance PILOT	EBP	10 131	Pretoria	Growthpoint	15 April 2015	4 Star
Fredman Towers	Existing Building Performance PILOT	EBP	15 065	Johannesburg	Growthpoint	23 April 2015	3 Star
Kirstenhof Office Park	Existing Building Performance PILOT	EBP	7 986	Johannesburg	Growthpoint	23 April 2015	5 Star
Lincoln on the Lake	Existing Building Performance PILOT	EBP	6 610	Durban	Growthpoint	11 May 2015	4 Star
The Place	Existing Building Performance PILOT	EBP	34 023	Johannesburg	Growthpoint	13 May 2015	3 Star
Maxwell Office Park	Existing Building Performance PILOT	EBP	6 066	Johannesburg	Atterbury	13 May 2015	5 Star
Collingwood	Existing Building Performance PILOT	EBP	1 770	Cape Town	Redefine Properties	15 May 2015	6 Star
Gatehouse	Existing Building Performance PILOT	EBP	4 797	Cape Town	Redefine Properties	15 May 2015	6 Star
Central	Existing Building Performance PILOT	EBP	9 854	Cape Town	Redefine Properties	15 May 2015	5 Star

Project Name	Rating Tool	Design/As Built/Int/ EBP/EWP	Size Certified (sqm)	City	Project owner Company	Date certified	Rating Achieved
Terraces	Existing Building Performance PILOT	EBP	8 339	Cape Town	Redefine Properties	15 May 2015	5 Star
Old Warehouse	Existing Building Performance PILOT	EBP	8 628	Cape Town	Redefine Properties	15 May 2015	6 Star
Media Building	Existing Building Performance PILOT	EBP	3 734	Cape Town	Redefine Properties	15 May 2015	4 Star
Park Building	Existing Building Performance PILOT	EBP	5 770	Cape Town	Redefine Properties	15 May 2015	4 Star
The Towers	Existing Building Performance PILOT	EBP	59 776	Cape Town	Redefine Properties	19 May 2015	1 Star
Grayston Office Park	Existing Building Performance PILOT	EBP	8 676	Johannesburg	Growthpoint	21 May 2015	4 Star
Hotel Verde	Existing Building Performance PILOT	EBP	8 400	Cape Town	Hotel Verde	02 June 2015	6 Star
Podium at Menlyn Phase 1	Existing Building Performance PILOT	EBP	9 090	Pretoria	Emira Property Fund	15 June 2015	4 Star
Lynnwood Bridge Adams & Adams	Existing Building Performance PILOT	EBP	11 586	Pretoria	Attacq	26 June 2015	3 Star
Standard Bank Global Leadership Centre	Existing Building Performance PILOT	EBP	30 000	Johannesburg	Standard Bank	29 June 2015	4 Star
200 on Main	Existing Building Performance PILOT	EBP	4 043	Cape Town	Growthpoint	23 July 2015	4 Star
Nedbank Menlyn Maine	Existing Building Performance PILOT	EBP	16243	Pretoria	Nedbank Ltd	05 August 2015	3 Star
Kingsmead Phase 1	Existing Building Performance PILOT	EBP	24048	Durban	Nedbank Ltd	17 August 2015	3 Star
Supertech Durban	Existing Building Performance PILOT	EBP	9 696	Durban	Sharp Move Trading 357 Proprietary Limited	09 September 2015	4 Star
Fairland Project; Wesbank/FNB Building	Existing Building Performance PILOT	EBP	82 917	Johannesburg	FNB	22 September 2015	4 Star

ENERGY WATER PERFORMANCE:

Project No	Project Name	City	Province	Date certified	ENERGY	WATER
15021	Belmont Office Park	Cape Town	Western Cape	12 December 2015	6	6
15022	Edgecombe Office Park	Durban	KwaZulu Natal	10 December 2015	7	7
15026	Lakeside Office Park III	Pretoria	Gauteng	10 December 2015	6	8
15027	Mayfair on the Lake	Durban	KwaZulu Natal	30 October 2015	7	8
15029	The District	Cape Town	Western Cape	08 December 2015	8	8
15032	Sunnyside Office Park	Johannesburg	Gauteng	08 December 2015	6	6
15034	Hatfield Gardens	Pretoria	Gauteng	08 December 2015	7	5
15037	Infotech Building	Pretoria	Gauteng	08 December 2015	6	5
15040	70 Grayston	Johannesburg	Gauteng	27 October 2015	7	7
15041	N1 Medical Chambers	Cape Town	Western Cape	21 December 2015	7	6
15042	Riverpark	Cape Town	Western Cape	30 October 2015	7	7
15043	25 Rudd Road	Johannesburg	Gauteng	08 December 2015	7	6
15044	The Estuaries	Cape Town	Western Cape	27 October 2015	7	8
15046	BCX Durban 1	Durban	KwaZulu Natal	08 December 2015	6	8



15050	1 Montgomery	Durban	KwaZulu Natal	08 December 2015	9	7
15052	11 Adderley	Cape Town	Western Cape	10 December 2015	8	7
15053	Paramount Place	Cape Town	Western Cape	30 October 2015	7	7
15058	The Boulevard	Durban	KwaZulu Natal	08 December 2015	8	8
15073	Country Club Estate	Johannesburg	Gauteng	30 October 2015	7	6

INTERIORS:

Project Name	Rating Tool	Design/As Built/Int/ EBP/EWP	Size Certified (sqm)	City	Project owner Company	Date certified
GBCSA Offices	Interiors PILOT v0.1	INT	458	Cape Town	Green Building Council of South Africa	14 May 2015
3 Simmonds Street	Interiors PILOT v0.1	INT	27 020	Johannesburg	Standard Bank	13 July 2015
Standard Bank Century City	Interiors v1	INT	632	Cape Town	Standard Bank	15 August 2015
Standard Bank – Kuruman	Interiors v1	INT	909	Kuruman	Standard Bank	16 September 2015



REPORT
OF THE
GOVERNANCE,
AUDIT, SOCIAL
AND ETHICS
COMMITTEE

EXTRACT
FROM OUR
AUDITED FINANCIAL
STATEMENTS WHICH
ARE AVAILABLE ON
THE GBCSA
WEBSITE

AUDIT COMMITTEE REPORT

The Committee provides oversight duties on behalf of the Board and in terms of the Companies Act 71 of 2008, which primarily relate to the external auditors, internal controls and financial statements. This report sets out how it has fulfilled these duties during the year and, in relation to the financial statements, the significant issues it addressed.

Governance, Audit, Social and Ethics Committee Mandate

The committee regulated its affairs as set out in the terms of reference that are reviewed and approved by the Board on an annual basis.

Key Functions

The committee performed the following duties during the period:

- nominated, for appointment as auditor of the company under section 90 of the Companies Act 71 of 2008, a registered auditor who, in the opinion of the audit committee, is independent of the company;
- determined the fees to be paid to the auditor and auditor's terms of engagement;
- ensured that the appointment of the auditor complies with the provisions of the Companies Act 71 of 2008 and any other legislation relating to the appointment of auditors;
- satisfied itself with the company's internal controls;
- reviewed expertise and experience of the Chief Financial Officer and the finance function;
- considered and nominated the external auditors Ernst & Young Inc. for appointment at the Annual General Meeting;
- determined the fees to be paid to the auditors and the auditors' terms of engagement;
- determined the nature and extent of any non-audit services;
- pre-approved any proposed agreement with the auditors for the provision of non-audit services;

- prepared a report to be included in the Annual Financial Statements for the financial year;
- considered and dealt with any concerns or complaints;
- made submissions to the Board on any matter concerning the company's accounting policies, financial controls, records and reporting; and
- performed other functions determined by the Board.

External Audit Function

The committee meets independently with the external auditors to discuss matters relating to the year-end audit prior to the finalisation of the financial results.

The committee is satisfied that the external auditors, Ernst & Young Inc., are independent of the company. The external auditors confirmed that they had complied with the ethical requirements regarding independence and were considered independent with respect to the company as required by the Codes endorsed and administered by the Independent Regulatory Board for Auditors, the South Africa Institute of Chartered Accountants and the International Federation of Accountants.

The committee, in consultation with the Board, agreed the Ernst & Young Inc. letter of engagement, the audit coverage plan and the audit fees for the 2015 financial year.

AUDIT COMMITTEE REPORT CONTINUED

Annual Financial Statements

The committee has reviewed the Annual Financial Statements of the company and is satisfied that they comply with International Financial Reporting Standards. It recommended the Annual Financial Statements for approval by the Board.

Going Concern

The committee reviewed the assessment of the going concern status of the company and recommended to the Board that the company will be a going concern for the foreseeable future.

Expertise and Experience of the Finance Function

The committee examines and reviews the competence of Pardon Mutasa, the Chief Financial Officer and the finance management team annually. The committee is satisfied that the Chief Financial Officer and the finance management team have the appropriate expertise and experience as required by the company. It further considered and satisfied itself of the overall appropriateness of the expertise and adequacy of resources of the company's finance function. The Annual Financial Statements were compiled under the supervision of Pardon Mutasa, the Chief Financial Officer.



F Jacobs
Governance, Audit, Social and Ethics Committee Chair

Cape Town
25 May 2016



DIRECTORS' RESPONSIBILITIES AND APPROVAL

The directors are required in terms of the Companies Act 71 of 2008 to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with International Financial Reporting Standards. The external auditors are engaged to express an independent opinion on the annual financial statements.

The annual financial statements are prepared in accordance with International Financial Reporting Standards and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the board sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company

endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors are satisfied that the company has or has access to, adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's annual financial statements. The annual financial statements have been independently audited by the company's external auditors.

The annual financial statements and supplementary information have been prepared on the going concern basis, were approved by the board on 25 May 2016 and were signed on its behalf by:



Bruce Kerswill
Director



Mike Munnik
Director

DIRECTORS' REPORT

THE
DIRECTORS
SUBMIT THEIR
REPORT FOR THE
YEAR ENDED
31 DECEMBER
2015.

1. Nature of business

The sole purpose of the Council, as an independent public benefit organisation is the promotion of green building, and particularly the facilitation of energy efficient, resource efficient and environmentally responsible building practices in the property market, including education and training programmes relating thereto, the development and operation of an environmental rating system for buildings, research, events and conferences and general activities to raise awareness of environmentally sustainable building.

There have been no material changes to the nature of the company's business from the prior year.

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standards and the requirements of the Companies Act 71 of 2008. The accounting policies have been applied consistently compared to the prior year, except for the adoption of new or revised accounting standards as set out in note 22.

Full details of the financial position, results of operations and cash flows of the company are set out in these annual financial statements.

3. Directors

The directors of the company during the year and at the date of this report are as follows:

Directors	Changes
B H Kerswill	
E F Noir	
R V Milford	
F Jacobs	
S Nkhahle	
L D Nteo	
N A Gopal	
R P Pienaar	
M B Munnik	
M H Muller	Resigned 19 Nov 2015
R M Thomas	
J Ngobeni	Resigned 19 Nov 2015
B M Wiltshire	
D R Letchmiah	
J Smith	
L K Reynolds	
A Beattie	
A Stroebel	Appointed 19 Nov 2015
C Devenish	Appointed 19 Nov 2015
N Manzana	Appointed 19 Nov 2015

4. Events after the reporting period

The directors are not aware of any material reportable event affecting the annual financial statements which occurred after the reporting date and up to the date of this report.

5. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis.

The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

6. Auditor

Ernst & Young Inc. will continue in office in accordance with section 90 of the Companies Act 71 of 2008.

7. Secretary

The company secretary is Jacqueline Harrison.

Business address:

2nd Floor, The Old Warehouse Building
Black River Office Park
2 Fir Street
Observatory
7925

8. Date of authorisation for issue of financial statements

The annual financial statements have been authorised for issue by the directors on 25 May 2016. No authority was given to anyone to amend the annual financial statements after the date of issue.

9. Liquidity and solvency

The directors have performed the required liquidity and solvency tests required by the Companies Act 71 of 2008.

SUMMARY STATEMENT OF FINANCIAL POSITION

Figures in Rand	2015	2014
Assets		
Non-Current Assets		
Property, plant and equipment	812,001	1,192,292
Current Assets		
Trade and other receivables	810,011	389,254
Cash and cash equivalents	13,683,411	8,328,647
	14,493,422	8,717,901
Total Assets	15,305,423	9,910,193
Equity and Liabilities		
Equity		
Retained income	1,553,892	362,291
Liabilities		
Non-Current Liabilities		
Deferred lease incentive	-	57,011
Current Liabilities		
Deferred lease incentive	57,011	97,733
Operating lease accrual	32,622	70,334
Trade and other payables	2,495,099	2,013,130
Income received in advance	2,810,510	2,616,332
Deferred income	8,356,289	4,693,362
	13,751,531	9,490,891
Total Liabilities	13,751,531	9,547,902
Total Equity and Liabilities	15,305,423	9,910,193

EXTRACT
FROM OUR
AUDITED FINANCIAL
STATEMENTS WHICH
ARE AVAILABLE ON
THE GBCSA
WEBSITE

SUMMARY STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	2015	2014
Revenue	28,030,708	22,599,230
Other income	407,663	359,449
Operating expenses	(27,853,193)	(25,572,146)
Operating profit / (loss)	585,178	(2,613,467)
Investment revenue	606,619	438,213
Finance costs	(196)	(43)
Profit / (loss) for the year	1,191,601	(2,175,297)
Other comprehensive income	-	-
Total comprehensive income (loss) for the year	1,191,601	(2,175,297)

SUMMARY STATEMENT OF CHANGES IN EQUITY

Figures in Rand	Retained income	Total equity
Balance at 01 January 2014	2,537,588	2,537,588
Loss for the year	(2,175,297)	(2,175,297)
Other comprehensive income	-	-
Total comprehensive loss for the year	(2,175,297)	(2,175,297)
Balance at 01 January 2015	362,291	362,291
Profit for the year	1,191,601	1,191,601
Other comprehensive income	-	-
Total comprehensive income for the year	1,191,601	1,191,601
Balance at 31 December 2015	1,553,892	1,553,892

SUMMARY STATEMENT OF CASH FLOWS

Figures in Rand	2015	2014
Cash flows from / (used in) operating activities		
Cash used in operations	5,022,018	(1,062,178)
Interest income	606,619	438,213
Finance costs	(196)	(43)
Net cash from / (used in) operating activities	5,628,441	(624,008)
Cash flows used in investing activities		
Purchase of property, plant and equipment	(273,677)	(128,699)
Total cash movement for the year	5,354,764	(752,707)
Cash at the beginning of the year	8,328,647	9,081,354
Total cash at end of the year	13,683,411	8,328,647



9 STAFF & ACKNOWLEDGEMENTS

CAPE TOWN

FULL NAME	JOB TITLE	DATE JOINED
Adrian Jackson	Technical Co-Ordinator	2015-09-01
Bjorn Lee Taylor	Accounts Administrator	2015-07-09
Brian Wilkinson	Chief Executive Officer	2011-07-18
Cassim Mansoor	Accounts Administrator	2014-03-01
Donne Atkinson	Training Manager	2010-10-01
Emma Dawber	Technical Co-Ordinator	2013-01-01
Jaci Harrison	HR Manager	2012-09-01
Jenni Lombard	Technical Manager	2014-06-06
Jo Anderson	Program Manager	2013-03-06
Levinia Palmer	Junior Accountant	2013-03-01
Manfred Braune	Chief Technical Officer	2010-09-01
Pardon Mutasa	Chief Financial Officer	2013-10-01
Shaundre Abrahams	AdminHub Team Leader	2011-03-15
Thumeka Tshanyela	Education / AdminHub Officer	2013-11-01
Tyrel Momberg	Technical Manager	2015-07-14
Zoe Rushin	Technical Co-Ordinator	2014-06-01

JOHANNESBURG

FULL NAME	JOB TITLE	DATE JOINED
Anja Thompson	Regional Co-Ordinator	2015-10-27
Grahame Cruickshanks	Managing Executive - Residential	2015-11-01
Jessica Govender	Chief Marketing Officer	2015-04-01
Kirsten Walker	Public Sector Support & Programme Co-ordinator	2013-07-01
Sian Cohen	Residential Business Development	2015-04-01
Thulani Kuzwayo	Managing Executive - Public Sector	2011-10-24