



**GREEN  
BUILDING  
COUNCIL**  
SOUTH AFRICA

**2018**

[Photo: Greenfield Industrial Park, Cape Town]

# Champion the transformation

As a member of the GBCSA, your company plays a critical role in transforming the South African built environment.

You will join a network of industry leaders and pioneers, collectively supporting the green building cause and accelerating the development and adoption of best practices.

## Membership Categories & Fees

Membership fees are paid annually and are structured as below for 2018. Note: fees are based on one individual company and are inclusive of VAT.

Type	Low - High End	Annual Fee Incl VAT	Type	Low - High End	Annual Fee Incl VAT
Commercial Property Developers (Annual Turnover)	Up to R20 mil R 20 - R50 mil R 50 - R100 mil R 100 - R250 mil R 250 mil plus	R 9 373 R18 515 R32 948 R45 598 R63 768	Building Product Manufacturers and Distributors (Annual Turnover)	Up to R20 mil R 20 - R50 mil R 50 - R150 mil R 150 - R500 mil R 500 mil plus	R 9 373 R18 515 R32 948 R45 598 R63 768
Investors and Owners, Property Managers (Total Asset Value)	Up to R50 mil R 50 - R100 mil R 100 - R500 mil R 500 - R2 000 mil R 2 000 mil plus	R 9 373 R18 515 R32 948 R45 598 R63 768	Professional Services - Architects, Designers, Engineers, Quantity Surveyors, PM's, Legal Consultants, (Total Employees)	1 - 5 Employees 6 - 20 Employees 21 - 50 Employees 51 Plus Employees	R 2 990 R 9 373 R18 515 R32 948
Major Corporate Tenants and Retail (Annual Gross Rentals)	Up to R1 mil R 1 - R5 mil R 5 - R15 mil R 15 - R25 mil R 25 mil plus	R 4 773 R13 858 R27 428 R36 513 R54 683	Research, Higher Education and NGO's, Regulators	NGO Edu/Higher Edu/Regulators	R 4 773 R13 858
Building Contractors (Annual Turnover)	Up to R20 mil R 20- R50 mil R 50- R150 mil R 150- R500 mil R 500 mil plus	R 9 373 R18 515 R32 948 R45 598 R63 768	Related Interests: Utilities, Financial, Insurance, etc (Annual Turnover)	Up to R50 mil R 50 - R150 mil R 150 - R500 mil R 500 - R2 500 mil R 2 500 mil plus	R 9 373 R18 515 R32 948 R45 598 R63 768
			Government (Level)	Municipality Metropolises Provincial Gov Dept Central Gov Dept National Gov Dept	R 9 373 R18 515 R32 948 R45 598 R63 768

## Rating Tools

# Fly your green flag

Three reasons why a rating system is important

1.

It allows for an independent assessment of a building's sustainability characteristics on an international platform, against international benchmarks.

2.

Buildings and portfolios with independent green building ratings are proven to be more efficient, in higher demand and carry higher valuation potential.

3.

It provides a measurable opportunity to demonstrate industry leadership.

## EDGE

EDGE (Excellence in Design for Greater Efficiencies) is a simple, user-friendly and affordable green rating system in the form of an online software platform and a network of professionals.

EDGE determines the financial viability of a project's green potential and aims to reduce the embodied energy in construction materials and shrink energy and water usage by the home owner. Each EDGE application is prepared by the owner or developer, verified by an Accredited Professional for compliance and certified by the GBCSA. In order to become an EDGE Accredited Professional, attendance of a one-day workshop and completion of an exam is required.

EDGE Project Certification Fees	Member (Incl. VAT)	Non-Member (Incl. VAT)
Base Fee per Typology	R34 299	R45 395
Base fee per m <sup>2</sup> for units ← 80m <sup>2</sup>	R 5	R 6
Base fee per m <sup>2</sup> for units 80m <sup>2</sup> - 250m <sup>2</sup>	R 6	R 8
Base fee per m <sup>2</sup> for units → 250m <sup>2</sup>	R 7	R10

Note: Speak to GBCSA about phased projects and discounts for eligible projects.

## New Buildings/ Major Refurbishments

### Green Star New Building/ Major Refurbishments - Pricing

The tool assesses the environmental impact of a project's site selection, design and construction.



The certification awarded may be granted as "Design" or "As Built" or both, dependant on the building's life stage.



It is applicable across office, retail, multi-unit residential, public and educational building sectors.

Project Area (by GLA)	Member (Incl. VAT)	Non-Member (Incl. VAT)
< 1 500m <sup>2</sup>	R51 750	R63 250
1 500 - 2 499m <sup>2</sup>	R69 606	R97 851
2 500 - 4 999m <sup>2</sup>	R91 799	R127 106
5 000 - 9 999m <sup>2</sup>	R106 930	R144 255
10 000 - 19 999m <sup>2</sup>	R137 193	R176 536
20 000 - 39 999m <sup>2</sup>	R161 404	R206 799
40 000 - 69 999m <sup>2</sup>	R184 606	R234 036
→ 70 000m <sup>2</sup>	R206 799	R272 369

## Interiors

This tool assesses the sustainability attributes of interior fit-outs across a broad range of tenancies, including office, retail and hospitality.



It encourages reduced environmental impact of interior projects and promotes increased productivity and enhanced occupant health and well-being.

### Green Star Interiors - Pricing

Project Area GFA	Member (Incl. VAT)	Non-Member (Incl. VAT)
< 500m <sup>2</sup>	R52 457	R68 597
500 - 2 499m <sup>2</sup>	R58 509	R77 676
2 500 - 4 999m <sup>2</sup>	R65 571	R87 764
→ 5 000m <sup>2</sup>	R71 623	R95 834

## Existing Building Performance

This tool assesses the environmental performance for a range of existing buildings.



It promotes and rewards efficient building operation and management to maintain optimal performance.



It further allows for and encourages a mutually beneficial relationship between building owner and tenant.

### Green Star Existing Building Performance - Pricing

Project Area GFA	Member (Incl. VAT)	Non-Member (Incl. VAT)
< 4 999m <sup>2</sup>	R52 457	R68 597
5 000 - 19 999m <sup>2</sup>	R58 509	R77 676
20 000 - 69 999m <sup>2</sup>	R65 571	R87 764
→ 70 000m <sup>2</sup>	R71 623	R95 834

## Energy Water Performance Tool

This mini-tool allows building and portfolio managers to benchmark their existing office building's energy and water consumption against an industry mean.



Making up 40% of the Existing Building Performance tool, EWP is also available as a separate certification.

### Energy Water Performance (EWP)

Project Area GFA	Member (Incl. VAT)	Non-Member (Incl. VAT)
All sizes (office building only)	R14 375	R18 400

## Sustainable Precincts

Sustainable Precincts Project Certification Fees	Member (Incl. VAT)	Non-Member (Incl. VAT)
Base fee for all projects. Projects < 50 000m <sup>2</sup> will not have any additional fees beyond the quoted fees in this row.	R216 886	R272 369
Projects > 50 000m <sup>2</sup> will have additional fees for the m <sup>2</sup> that exceeds the 50 000m <sup>2</sup> . (i.e. the site area minus 50 000m <sup>2</sup> )	28 cents/m <sup>2</sup> Cap of R450 000	40 cents/m <sup>2</sup> Cap of R550 000

For example, the total Member fee for a project with a site area of 80 000m<sup>2</sup> will be calculated as per the below:  
 Base fee + Additional fee = R216 886 + [(80 000m<sup>2</sup> - 50 000m<sup>2</sup>) x 28 cents/m<sup>2</sup>] = R225 286

## Net Zero

Net Zero Project Certification Fees	Member (Incl. VAT)	Non-Member (Incl. VAT)
Per Certification	R2 522	R4 036

**Note:** These fees exclude the costs of plaques. Plaques cost R2 500 each and can be ordered per Certification.  
 Prices are per certification i.e. per Carbon or Water or Waste or Ecology – certifying all four will cost R10 000 for members or R16 000 for non- members.

## Green Star Accredited Professional

### Green Star Accredited Professional Training

As a registered Green Star SA Accredited Professional, you will be recognised as a professional with a greater understanding of environmental issues related to the built environment and property industry.

Participants must complete a three component programme, this includes online, face-to-face and exam components.



Participants must choose an area of interest relating to the rating tool on offer: New Buildings, Interiors, Existing Buildings Performance or Sustainable Precincts.

Rate	Student Rate (Incl. VAT)	Member Rate (Incl. VAT)	Non-Member (Incl. VAT)
Full Day Workshop Rates	R3 048	R3 422	R4 545
AP Online Rates	R1 711	R2 032	R2 674
Exam	R 535	R1 177	R1 498
Total Cost (individually purchased)	R5 294	R6 631	R8 717
Packaged Rates	R5 133	R5 822	R7 486

We work with you to tailor workshops and courses to inspire your team and your budget.

## EDGE Expert and Auditor Training

### EDGE Expert Training

An EDGE Expert influences a client's decision to design and build green, working closely with or within the design team. By using the EDGE software, an EDGE Expert provides a cost-benefit analysis of green concepts, systems and solutions that best match the client's aspirations. For clients wishing to certify their projects, an EDGE Expert instils confidence that a project meets the EDGE standard.

MEMBER  
**COST | R3 422**  
 incl. VAT

NON MEMBER  
**COST | R4 545**  
 incl. VAT

### EDGE Auditor Training

EDGE Auditors are required to be an EDGE Expert, take additional training with GBCSA and sign an Auditor Agreement. You will then become an Auditor-in-training actively auditing for 12-36 months (or at the GBCSA's discretion) to become a qualified EDGE Auditor.

MEMBER  
**COST | tbc**  
 incl. VAT

NON MEMBER  
**COST | tbc**  
 incl. VAT