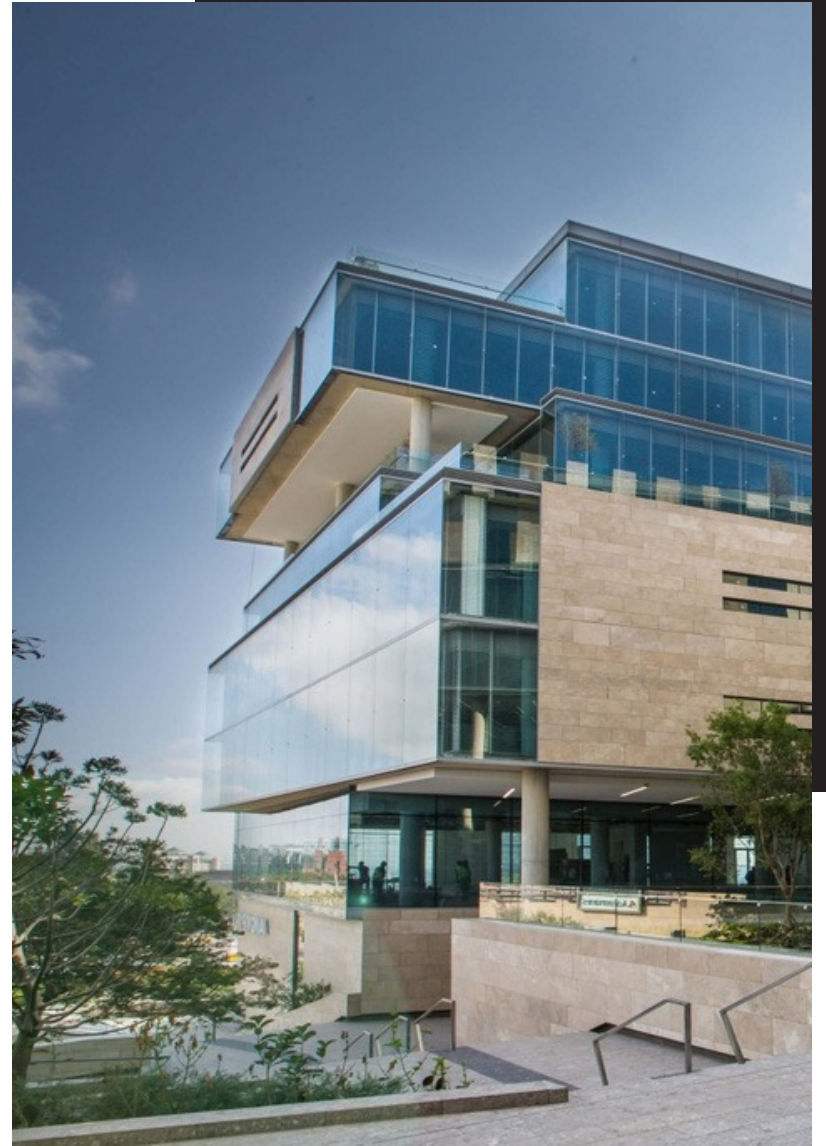




2024 Certification Pricing

Transforming the built
environment for people
and planet to thrive.

gbcsa.org.za




Certify your project

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

Certification allows for independent assessment of your project's sustainability characteristics against international benchmarks. Whether it's a fit-out, new build, urban precinct, or building retrofit, a GBCSA certification is a measure of excellence.

Buildings and portfolios with rigorous independent green building ratings certified by GBCSA are proven to be better for occupant health and wellbeing, more efficient, carry higher valuation potential, and are in higher demand.



Over 1 000 projects have been certified by GBCSA to date

We use the following rating systems:



NET ZERO

Notes on this brochure:

- All fees in this document are in ZAR and include VAT
- Bulk discounts apply for certification in cases where a project applicant registers multiple projects simultaneously. The bulk discount and registration thresholds vary between tools. Please contact us at GBCSA for further information.



New Buildings and Major Refurbishments

This tool assesses the environmental impact of a project's site selection, design and construction. The certification awarded may be granted as "Design" or "As Built" or both, dependant on the building's life stage. It is applicable across typologies.



New Buildings and Major Refurbishments V2

Green Star's New Building and Major Refurbishment tool has undergone an update in order to respond to local and global sustainability mega-trends. The outcome is a tool, Green Star New Build V2, that speaks to net zero transitions, ESG alignment and resilience. GBCSA is currently piloting

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

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

FEES

Project Area GFA	Member	Non-member
<1 500 m ²	R 72 230	R 90 650
1500 - 2 499 m ²	R 97 160	R 135 250
2 500 - 4 999 m ²	R 128 730	R 175 900
5 000 - 9 999 m ²	R 149 730	R 202 180
10 000 - 19 999 m ²	R 184 360	R 237 390
20 000 - 39 999 m ²	R 217 080	R 277 670
40 000 - 69 999 m ²	R 247 430	R 315 470
> 70 000 m ²	R 277 670	R 366 020

* All Fees include VAT



Projects applying for V2 certification as part of the pilot have two options:

Option 1: Apply for V2 certification only

Option 2: Apply for both V1 and V2 simultaneously (see discounted V2 fees below)

V2 Certification is open to members only.

	Design Rating	As Built Rating	Total Fee**
Option 1: V2 only (full V2 fees)	R 140 000	R 55 000	R 195 000
Option 2: V1 & V2 simultaneously. V1 fees apply, in addition to discounted V2 fees:	R 45 000	R 45 000	R 90 000

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



Interiors

This tool assesses the sustainability attributes of interior fit-outs across a broad range of tenancies, including office, retail and hospitality. It encourages reduced environmental impact of interior projects and promotes increased productivity and enhanced occupant health and well-being.



Existing Building Performance

This tool assesses the environmental performance for a range of existing buildings. It promotes and rewards efficient building operation and management to maintain optimal performance. It further allows for and encourages a mutually beneficial relationship between building owner and tenant.



Sustainable Precincts

This tool evaluates large-scale development projects at a precinct or neighbourhood scale. The emphasis is on site-wide issues rather than building-specific issues. The tool only rates the planning, design and construction of a precinct and does not rate specific buildings or assess their operation.

For example, the total Member fee for a project with a site area of 80,000m² will be calculated as **Base fee + Additional fee = R268,800 + (80,000m² - 50,000m²) x 40 cents/m² = R 280 800.**

FEES

Project Area GLA	Member	Non-member
<500 m ²	R 70 740	R 92 130
500 m ² - 2499 m ²	R 81 440	R 107 730
2500 - 4999 m ²	R 90 650	R 122 100
>5000 m ²	R 99 870	R 133 890

FEES

Project Area GLA	Member	Non-member
< 4999 m ²	R 73 570	R 95 820
5 000-19 999 m ²	R 81 440	R 107 730
20 000-69 999 m ²	R 90 650	R 122 100
>70000 m ²	R 99 870	R 133 890

FEES

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



* All Fees include VAT



Energy and Water Performance

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

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

FEES

Project Type	Member	Non-member
All sizes (office buildings only)	R 20 340	R 25 730

* Fees include VAT



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

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



NET ZERO

Net Zero Modelled & Measured

Net Zero and Net Positive Certification awards projects which go beyond the partial reductions recognised in the current GBCSA tools. These projects have taken the initiative to reach the endpoint of completely neutralising or positively redressing their impacts.

GBCSA offers projects the option to demonstrate their Net Zero or Net Positive impact in different categories, namely: Net Zero Carbon, Net Zero Water, Net Zero Waste and Net Zero Ecology.

Start your Net Zero journey today.

NET ZERO
carbon

NET POSITIVE
carbon

NET ZERO
water

NET POSITIVE
water

NET ZERO
waste

NET POSITIVE
waste

NET ZERO
ecology

NET POSITIVE
ecology

BASE FEES

Project Type	Member	Non-member
Net Zero Modelled	R 33 680	R 40 940
Net Zero Measured	R 17 500	R 20 830

* Fees include VAT



FEE FOR PRECINCTS OR PORTFOLIOS (NET ZERO)

Number of Buildings	Fee Above Base Fee %
2 - 5 Buildings	95%
6 - 10 Buildings	90%
11 - 20 Buildings	80%
21 - 30 Buildings	75%
31 - 50 Buildings	70%
51+ Buildings	65%

* All Fees include VAT



EDGE is a green building design tool, certification system and global green standard developed by the International Finance Corporation (IFC). To achieve an EDGE rating, a minimum saving of 20% in energy, water and embodied energy in materials must be proven through initiatives implemented in the design phase and confirmed during construction.

GBCSA is licensed to award Excellence in Design for Greater Efficiencies (EDGE) certification for all EDGE typologies in South Africa and, throughout the rest of Africa.

FEES (ALL BUILDING TYPOLOGIES)

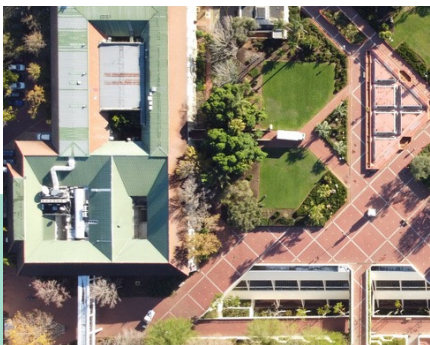
Project Area	Member		Non-member	
	Base Fee & Prelim Certification Fee	Post-Construction Fee Per Submission	Base Fee & Prelim Certification Fee	Post-Construction Fee Per Submission
1-1 500 m ²	R 30 000	R 25 000	R 36 000	R 30 000
1 500 - 4 000 m ²	R 43 000	R 25 000	R 51 600	R 30 000
4 001 - 10 000 m ²	R 46 000	R 25 000	R 55 200	R 30 000
10 001 - 12 000 m ²	R 48 000	R 25 000	R 57 600	R 30 000
12 001 - 20 000 m ²	R 59 000	R 25 000	R 70 800	R 30 000
20 001 - 30 000 m ²	R 100 000	R 35 000	R 120 000	R 42 000
30 001 - 40 000 m ²	R 131 200	R 35 000	R 157 440	R 42 000
40 001 - 50 000 m ²	R 173 000	R 40 000	R 207 600	R 48 000
50 001 > m ²	R 194 000	R 40 000	R 232 800	R 48 000

* All Fees include VAT

Bulk discounts apply for certification in cases where a project applicant registers multiple projects simultaneously. Please [contact GBCSA](#) for further information regarding bulk registration discounts if required.

Depending on the submission phasing, building count, typology count and sub-project count the pricing above may change. Please refer to the [Ts & Cs on GBCSA Zendesk at this link](#) or [contact GBCSA](#) for further information.

Residential projects approved for, and receiving, a Consolidated Capital Grant (CCG) by the Social Housing Regulatory Authority (SHRA) will be eligible for a 8% discount on the cited fees for projects registered in 2024. GBCSA is piloting this during 2024 and reserves the right to withdraw this benefit.





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

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