



# Submitting your EDGE project registration for Certification with GBCSA

This supplement should be read in conjunction with the  
**GBCSA Certification Pricing Brochure**

## Terms & Conditions:

The following might affect the final fee.

- For every additional building, a fee of R 9,275 applies (assuming the 10% or 1000m<sup>2</sup> threshold is exceeded). This is not applicable to residential type space uses [including multi use residential development, student housing and hospitality].
- For every mixed use building a typology fee or R 9,275 applies (assuming the 10% or 1,000m<sup>2</sup> threshold is exceeded).
- For every additional sub project registered a fee or R 9,275 applies (where not in addition to the two instances above). For Residential space uses only [including multi use residential developments, student housing and hospitality], projects are limited to a certain number of typologies. For projects with more than 6 unit types an additional fee will be payable. For 7-12 unit types R9,275 and 13-20 unit types (R9275\*2) respectively apply. For projects with more than 20 unit types, the GBCSA will determine the final fee. Typology rationalisations are encouraged to improve assessment efficiencies.
- For each additional sub-project that is registered (after project registration has been finalised), an additional fee of R9,275 is incurred.
- Phasing is available at Preliminary and Post Construction stage. Phasing relates to phasing the submission in different **submission** stages (not necessarily aligned to construction stages) to align with project programmes and availability of submission documentation. This is typically used at Post Construction stage but can also be made use of at Preliminary stage, if required.
- Bulk Registrations discounts are available on request and may be available to project applicants.
- Residential projects that receive a Consolidated Capital Grant (CCG) provided by the Social Housing Regulatory Authority (SHRA) are eligible for a 8% discount on the published GBCSA registration fee. Where bulks registrations discounts are activated, this offer falls away.
- All fees quoted above are inclusive of VAT .

## Standard Ts & Cs

1. These fees will be applicable from 1 January 2025, and apply to all projects that complete registration between 1 January 2025 and 31 December 2025 (i.e. sign a certification agreement and pay certification fees, both of these must be complete before a project will be reported as registered).



2. These fees are available to projects that meet all IFC requirements as per the EDGE User Guide.
3. The GBCSA EDGE certification fees are based on a sliding scale that relates to the project Gross Floor Area (GFA, excluding parking or basements). GBCSA Members receive a discount of approximately 20% on the fees compared to non-GSA members.
4. Project's that are less than 200m<sup>2</sup> may still be able to be certified, but this will require confirmation from the GBCSA. Please contact the GBCSA if your project is less than 200m<sup>2</sup>.
5. Additional fees might apply as per the notes and must be confirmed by GBCSA via an invoice issued to the project applicant.
6. These GBCSA certification fees do not include EDGE Auditor fees (and do not include EDGE Expert fees where these apply) – these are priced, appointed and paid by the client directly to these individuals.
7. A Project is defined as the whole building or development submitted for EDGE certification with the same certifier and owner. For example, a Project may be a residential building with two towers, a mixed-use building with offices and retail space, or multiple buildings with the same specifications in a city or country. The information in the Project section in EDGE is the top-level information that applies to the whole project.
8. A Mixed-use Building is defined as follows: if a building has more than one use and the secondary use occupies less than 10% of the floor area up to a maximum of 1,000m<sup>2</sup>, the entire building can be certified under the primary use of the building (i.e. one subproject). If the area of secondary use is more than 10% of the floor area or more than 1,000m<sup>2</sup>, then that portion must be certified separately (i.e. separate subprojects).
9. The full EDGE Certification Fee includes 1 Preliminary and 1 Post construction Certification. Each project gets a certification and EDGE preliminary and Post construction certificate.
10. In terms of payment process, the EDGE Certification Fee is paid at registration.

Note: The GBCSA will not be able to process a project submission for review until a project has paid the respective registration fee for that stage (prelim or post construction, including submission phases). One Proforma Invoice will always be issued by the GBCSA accounts department to projects on registration in respect of the EDGE Certification Fee
11. Phasing is available at Preliminary and Post Construction stage. Phasing relates to phasing the submission in different stages to align with project programmes and availability of submission documentation. This is typically used at Post Construction stage but can also be made use of at Preliminary stage, if required. For example, projects that plan to submit only one post construction submission to GBCSA only pay the post construction fee once, but projects that submit their post construction submissions in phases will pay the '2. Post construction fee per submission' every time the project submits a phased post construction EDGE submission. For every additional preliminary or post-construction phased submission, a standard fee applies. The full certification fee covers 1 preliminary assessment and 1 post construction assessment for each sub-project associated with a project, assuming they are submitted for assessment at the same time. If subprojects are not submitted at the same time, this then qualifies as a phased



submission and a phasing fee applies. Any subprojects that require submission for assessment after this 1 option has been used, incur an additional preliminary or post construction phasing fee.

- 12.** Projects that register in one year, but only submit in future years may be subject to fee increases and will be required to pay current fees where the submission occurs more than 2 years (for Preliminary Certification) and 5 years (for Post Construction Certification) after the original registration for the EDGE certification fee.
- 13.** GBCSA Fees are reviewed and increased annually, which will include an inflation related increase and any other increases where GBCSA costs have changed.