



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. This is not applicable to residential projects [including multi use residential development, student housing and hospitality].
- For every mixed use building a typology fee of R 9,275 applies.
- For every additional sub project registered a fee of R 9,275 applies (where not in addition to the two instances above). This is not applicable to residential projects (including multi use residential development, student housing and hospitality).
- For Residential projects only, assessments are limited to a defined number of unit typologies. Projects with more than six (6) unit types will incur an additional fee, as follows:
 - 7–12 unit types: R9,275
 - 13–20 unit types: R18,550 (R9,275 × 2)For projects exceeding 20 unit types, the final fee will be determined by the GBCSA.

Typology rationalisation is encouraged to enhance submission and assessment efficiency.
- For each additional sub-project that is registered (after project registration has been finalised), an additional fee of R9,275 is incurred.
- 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.
- Bulk Registration discounts are available on request and may be available to project applicants.
- 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.
- All fees quoted are inclusive of VAT.



Standard Ts & Cs

1. These fees will be applicable from 1 January 2026, and apply to all projects that complete registration between 1 January 2026 and 31 December 2026 (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%. Alternative fee structures may apply to GBCSA non-member projects, except where specific provisions apply.
4. Projects located outside of South Africa are eligible to access the GBCSA Member fee rates without requiring GBCSA membership. This provision is intended to support the uptake of EDGE certification across the rest of Africa. The GBCSA may review this provision periodically.
5. Project's that are less than 200m² 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 200m².
6. Additional fees might apply as per the notes and must be confirmed by GBCSA via an invoice issued to the project applicant.
7. 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.
8. 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.
9. Mixed-use Building typology can be used when the building cannot be modelled using a single typology and provided those typologies fall within the same category as defined in the User Guide.
10. The full EDGE Certification Fee includes 1 Preliminary and 1 Post construction Certification. Each stage gets a certification and EDGE preliminary and Post construction certificate.
11. 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.
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.
- 14.** 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 Preliminary and one Post construction submission to GBCSA only pay the total Certification Fee, but projects that submit their Preliminary or Post construction submissions in phases will additionally pay the Phasing fee every time the project submits a phased EDGE submission. 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.

2026 Prices – All Projects	Phasing fee (for additional Preliminary or Post Construction submission)	
Total project floor area, excl parking	Member Fee (incl VAT)	Non-Member Fee (incl VAT)
<9999m²	R 27,570	R 33,084
10 000 m² – 34 999m²	R33,580	R37,740
35 000 m² – 49 999m²	R38,590	R46,308

- 15.** The Expedited Review is an optional, paid service offered by the GBCSA to prioritise the assessment of a submitted EDGE project. Where selected, GBCSA undertakes to complete the certification review within an accelerated timeframe of approximately 10 working days, provided that the submission is complete and of sufficient quality.

This service is typically requested for projects with time-sensitive milestones, such as meeting financing or investment requirements.

The service is subject to Reviewer availability, does not guarantee certification outcomes, and may be declined or paused where significant clarifications or resubmissions are required.

To request an Expedited Review, the appointed Auditor must submit a formal request to GBCSA at least two weeks prior to the intended review submission via Zendesk. The request must include a clear motivation for the expedited review, the anticipated submission date to GBCSA and include the relevant project stakeholders (Client and EDGE Expert / Project Administrator copied).

GBCSA will confirm availability and issue an invoice for the applicable expedited review fee. The expedited review will only be scheduled once the request has been approved and payment has been received.

The request form is available here: <https://gbcса.zendesk.com/hc/en-us/articles/10712397638044-REGISTER> and must be completed and included within the Zendesk request.