



GREEN BUILDING. council

The new EDGE-certified projects were announced at the annual Green Building Convention 2015 signalling a shift in the local residential property market towards global green building practice.

Created by the International Finance Corporation (IFC), a member of the World Bank Group that focuses on the private sector, EDGE (Excellence in Design for Greater Efficiencies) was brought to SA a year ago by the GBCSA and is supported by the affordable housing fund International Housing Solutions (IHS). EDGE is the green building certification programme that empowers the residential property market to design and build resource-efficient buildings featuring the solutions to

achieve minimum savings of 20% energy, water and embodied energy in materials.

Grahame Cruickshanks, EDGE Technical Manager, says that EDGE has the global potential to achieve 20% transformation of the residential construction sector in developing markets.

"In just seven years, imagine 1.3 million green homes with an annual potential power saving akin to 3,300 acres of solar farms; and a possible million tons of CO2 per year. The opportunity to tackle the most pressing issues of our day in our very own homes is simply hard to ignore".

"South Africa's current water crisis provides a prime example of how we should do things differently in future to avoid the water scarce

precedent. Those 1.3million potential green homes could see water savings of 38 million cubic metres – which would go a long way to addressing our country's water woes".

To assist developers, building owners, banks, governments, investors, real estate agents, project professionals, students and homeowners in realising these opportunities, EDGE AP courses are now offered by the GBCSA to prepare industry professionals for residential green building ratings. Residential projects targeting EDGE certification are required to appoint an independent Accredited Professional (AP) to conduct the project audit.

This workshop is hosted by the GBCSA and a faculty member and presented face-to-face

to a group of 25-50 people in an open and collaborative learning style setting.

Workshops aim to give attendees an understanding of the importance of green building in the residential sector; the opportunity to experience the EDGE software applied in action; an understanding of the process and benefits for the EDGE certification

process; and a certified qualification for those interested in becoming an EDGE Accredited Professional.

Having already certified the first housing projects in the country using the EDGE (Excellence in Design for Greater Efficiencies) residential green building tool, currently in pilot phase, the council is set for a major rollout

About IHS

International Housing Solutions (IHS) is a South African private equity firm focused on the development of residential housing. IHS partners with financial institutions, real estate developers, private capital groups and local government authorities to provide equity finance for residential projects, primarily in the affordable housing market. Currently focused on South Africa, IHS is set to expand its presence to other African countries and globally in future. Committed to green building, IHS secured funding from the IFC to run the first EDGE pilot projects in South Africa in partnership with the GBCSA. <http://www.ihsinvestments.co.za/>

About EDGE

An innovation of IFC, EDGE helps property developers to build and brand green in a fast, easy and affordable way. EDGE is supported by software that encourages solutions to reduce energy, water and the energy used to make building materials by at least 20%, which is the standard for EDGE certification. The program has been generously supported by the following donors: Austria, Canada, Denmark, ESMAP, EU, Finland, GEF, Japan and Switzerland. For more information, visit www.edgebuildings.com.

About IFC

IFC, a member of the World Bank Group, is the largest global development institution focused on the private sector in emerging markets. Working with more than 2,000 businesses worldwide, we use our capital, expertise and influence to create opportunity where it's needed most. In FY15, our long-term investments in developing countries rose to nearly \$18 billion, helping the private sector play an essential role in the global effort to end extreme poverty and boost shared prosperity. For more information, visit www.ifc.org.



About GBCSA

The Green Building Council of South Africa (GBCSA) is an independent, non-profit, membership-based organisation that was formed in 2007 by leaders from all sectors of the commercial property industry. It is a full member of the World Green Building Council and the official certification body of buildings under the Green Star SA Rating System. The organisation aims to ensure that all buildings are built and operated in an environmentally sustainable way so that all South Africans work and live in healthy, effective and productive environments.



of green building ratings in SA's residential property sector.

GBCSA Chief Executive Officer, Brian Wilkinson, last year announced Ravenswood affordable housing development in Ekurhuleni, Gauteng, as the first residential project in Africa to achieve an EDGE Design Certification. The development is led by affordable housing fund, IHS, who are rolling out a number of residential developments in South Africa that will be EDGE certified.

Wilkinson comments: "Awarding the first EDGE pilot ratings in the country is a significant milestone, not just for the GBCSA and its partners in the programme, but for the South African residential property sector and its journey toward going green and becoming more sustainable. We appeal to the residential property industry to join the movement to change the way homes are built in SA."

The current energy discussion underway with Eskom's latest application to NERSA for an adjustment for its 2013/2014 financial year has resulted in a 9% tariff increase for the consumer, making energy efficiency in homes and in businesses vital from not just an environmental standpoint, but from a financial one too. In addition, the current water crisis and imposed water restrictions bring into view South African's need to address a potential water-scarce future.

EDGE calculates the upfront cost and potential operational savings via a simple

user-friendly online software platform and determines, at a conceptual level, the financial viability of a project's green potential. It's smart, fast, affordable, and makes sure green buildings are available to all.

Cruickshanks, illustrates: "According to IHS projections, the Ravenswood development is predicted to realise a saving of almost R600,000 a year by applying EDGE-certified energy efficiency measures. This would translate into an anticipated saving of approximately R3200 in utility costs for each unit."

"Total savings annually of 250,000KWH of electricity and more than 10,000KI of water has been demonstrated in the EDGE design rating of the Ravenswood project. EDGE helped us crunch the numbers to reveal the most affordable path to building green," explains IHS Dealmaker, Myles Kritzing.

Located on Trichardt's Road in Boksburg, Gauteng, the Ravenswood residential development will bring 188 two-bedroom green homes onto the local market. IHS is acquiring all 188 units in the development as rental stock from RPP Developments. Efficient energy usage is set to be maximized at Ravenswood through the use of solar hot water collectors and efficient water usage through the installation of smart meters and low-flow bathroom and kitchen fittings. Reduced window-to-wall ratios and roof insulation will also ensure optimal energy efficiency. The EDGE certification process involves two steps:

preliminary design certification of the design, followed by as-built certification.

Cruickshanks says: "What sets the EDGE rating tool apart is that it is comparatively simple and inexpensive to use, making it invaluable to developers looking for smart and effective ways to differentiate their product in a tough economic climate, whilst also tackling important environmental issues.

Globally, IFC's aim is to transform 20% of new residential and commercial building in rapidly-industrializing countries within the next seven years, led by local green building councils and global certification providers.

The GBCSA has also committed to major targets presented at COP21 in November last year. The organization aims to certify 10,000 homes by 2020.

Wilkinson concludes: "When the GBCSA and IFC announced the introduction of EDGE in the country, SA became the first nation to introduce the EDGE certification program for homes on behalf of IFC. It was a ground-breaking move. Now we want to take the roll-out of EDGE to the next level. EDGE-certified homes will attract prospective buyers who understand the long-term value of their investment in a green home, with its lower utility bills and higher re-sale price, while giving home owners the peace of mind that they are running their homes more efficiently with less of an impact on the environment."



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