



# GREEN BUILDINGS MARKET INTELLIGENCE COTE D'IVOIRE COUNTRY PROFILE

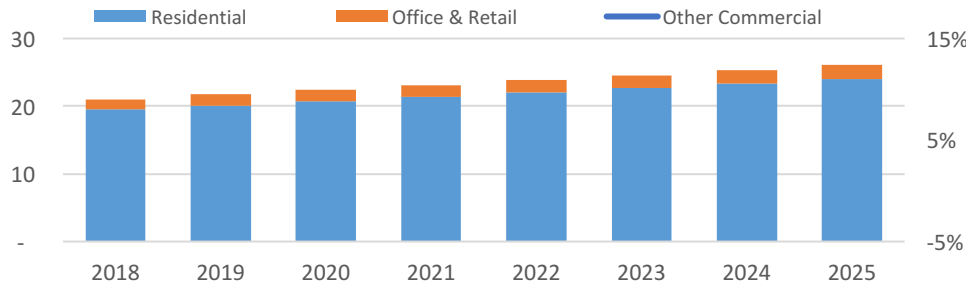


# COTE D'IVOIRE: COUNTRY SUMMARY

## MARKET GROWTH



Building Stock (million m2)



Market through 2025	Total market	Green market
Commercial	USD 1.8 B	nascent
Residential	USD 5.2 B	nascent
Residential units	70,000	nascent



## OTHER FACTORS

- Decimated by political turmoil and civil war, until peaceful elections in 2015.
- Demand for power increases 10% annually.
- Current green initiatives more geared toward the country's burgeoning cocoa industry.
- More emphasis on low cost housing by external stakeholders.



## CLIMATE POLICIES (NDCS)

- Government implementing NDC to reform energy, waste, infrastructure, and transport issues.
- Targeting 28% emissions reduction by 2030.



## MARKET STATUS

- Peaceful elections in 2015 presents great opportunity for green building entrance.
- Country is experiencing high population growth, strong momentum in income growth, and demand for higher living standards.
- Now Africa's fastest growing economy in 2016, with growth rate of 8.5%



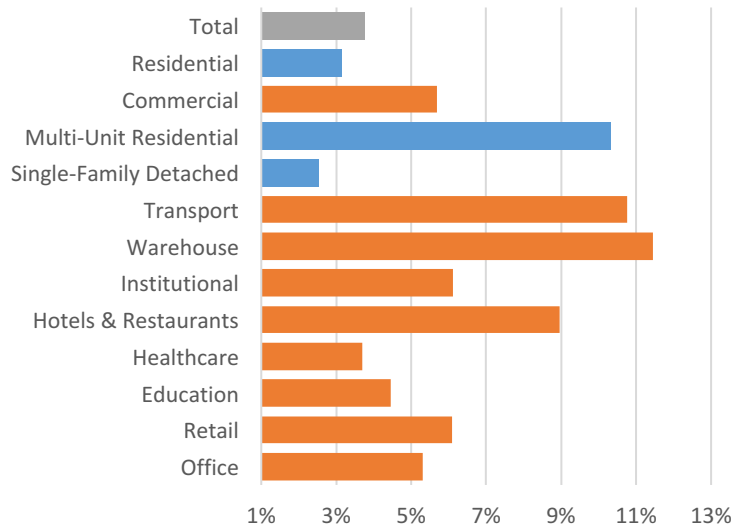
## GREEN BUILDING PROGRAMS

- Nascent green market.
- Implementation of NDC should increase speed of green building implementation.
- IFC has invested about USD 8 million on green buildings based in the country's hotels industry.



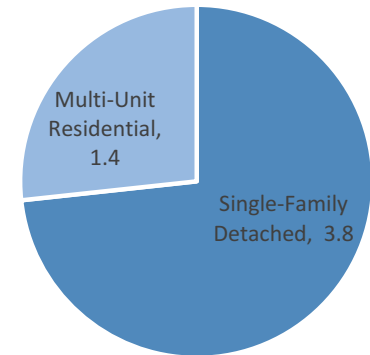
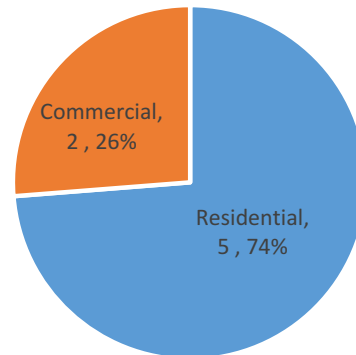
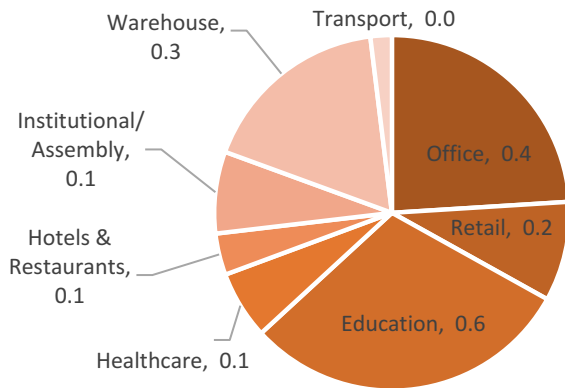
# GROWTH EXPECTED IN LOGISTICS AND RESIDENTIAL

MARKET GROWTH BY SUB-SECTOR (CAGR)



- Highest growth rates are expected in area connected to logistics: transport and warehousing.
- In commercial, hotels are also expecting high growth.
- Due to urbanization, growth in multi-unit residential surpasses single-family homes, but the informal construction in single-family homes still dominates the market.

TOTAL MARKET SIZE 2018-25 (USD BILLIONS)





## GREEN UPTAKE WILL BE **SLOW** IN THE NEXT FEW YEARS

### GREEN MARKET SUPPORT RATING



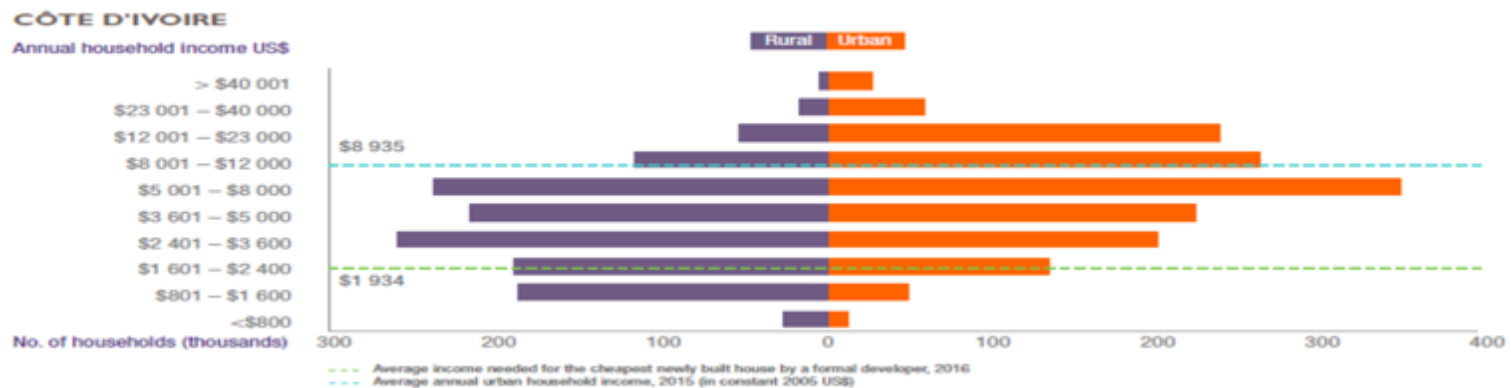
- Green market development is expected to be very slow as there are not yet active programs by international institutions.
- Green uptake could be accelerated by climate policies implementation.



# CLIMATE POLICIES ARE FOCUSED ON ENERGY AND ADAPTATION BUT HOUSING NEEDS REMAIN

## Support for low cost housing presents entry opportunity for building sustainability

- 400K low-cost housing units needed to keep up with economic demand.
- Many domestic and international developers are currently constructing low-cost housing, allowing for green building implementation.





# IMPLEMENTING NDCS

- Côte d'Ivoire is securing technical assistance for NDC implementation.
- High population growth, strong momentum in income growth, and demand for higher living standards in Côte d'Ivoire present major investment opportunities for building upgrades, transport, and waste management.
- Côte d'Ivoire's NDC also highlights policy priorities for transport, including upgrading and expanding public transportation infrastructure, improving the efficiency of freight transportation.








# LEARN ABOUT EDGE CERTIFIED PROJECTS IN AFRICA



## RADISSON BLU HOTEL – THE EXCHANGE

Location:	<b>Accra, Ghana</b>
Client:	<b>Mabani Holdings, CDC, Actis, Radisson Blu</b>
Architects:	<b>HOK</b>
Sector:	<b>Mixed use</b>
Size:	<b>98,000m<sup>2</sup></b>
No. of Units:	<b>200 rooms</b>

Predicted Savings of EDGE Certification:




-  22% Energy Savings
-  24% Water Savings
-  22% Less Embodied Energy in Materials



## RAVENSWOOD RESIDENTIAL DEVELOPMENT

Location:	<b>Johannesburg, South Africa</b>
Client:	<b>RPP Developments</b>
Owners:	<b>International Housing Solutions</b>
Sector:	<b>Residential</b>
Size :	<b>10,180m<sup>2</sup></b>
No. of Units:	<b>188 two-bedroom homes</b>

Predicted Savings of EDGE Certification:

-  32% Energy Savings
-  27% Water Savings
-  48% Less Embodied Energy in Materials

Case studies from other countries: <https://www.edgebuildings.com/projects/>



## PROJECTS CAN CHOOSE BETWEEN TWO EDGE CERTIFIERS FOR FAST, EASY, AND AFFORDABLE CERTIFICATION



CERTIFICATION	PRICE (PER M <sup>2</sup> , EXCLUDING PARKING)	MINIMUM
0-25,000 FLOOR AREA (SQM)	\$0.27	\$2,250
25,000-50,000 FLOOR AREA (SQM)	\$0.22	\$6,750
50,000-75,000 FLOOR AREA (SQM)	\$0.17	\$11,000

\*Price per m<sup>2</sup>; Project appoints an auditor



PROJECT TYPE	CERTIFICATION	DESIGN AUDIT	FINAL AUDIT	TOTAL
Residential (one unit type)	\$1,500	\$3,650	\$4,320	<b>\$9,470</b>
<i>Residential (per additional unit type)</i>	<i>\$490</i>	<i>\$890</i>	<i>\$460</i>	
Commercial (single end use)	\$1,550	\$4,005	\$4,710	<b>\$10,265</b>
<i>Mixed-Use Buildings (per additional end use)</i>	<i>\$990</i>	<i>\$2,670</i>	<i>\$1,560</i>	

\*Price per type of project; Auditor fee is included

Details and registration forms can be found on the EDGE program website:  
<https://www.edgebuildings.com/certify/other-countries/>





# RESEARCH METHODOLOGY

## COUNTRY LIST

- IFC chose countries that correspond to the [Climate Investment Opportunity Report](#) (CIO Report) as well as countries of strategic interest for IFC.
- IFC plans to release additional country analysis, pending resources.

## TOTAL MARKET OVERVIEW

- Building stock was sourced from the [Global Building Stock Database](#) and confirmed by country experts, if possible.
- The research team found local prices for capital construction expenses, or used global proxies otherwise.
- Market sizing was executed for new construction and did not focus on retrofits.

## SNAPSHOT OF THE CURRENT GREEN MARKET

- Main source of information was the [Green Building Information Gateway](#), confirmed by local green building council reports, if such existed.
- The research team focused on properties certified as green.

## GOVERNMENT POLICIES

- Main information was sourced from the [World Bank NDC Database](#).
- Additional information was found using various searches as well as government websites.

## PROJECTIONS FOR GREEN PENETRATION

- Based on the total market growth, snapshot of the current green market, and the enabling environment of government policies, the research team projected green penetration per each of the sub-sectors.
- Weighted average of combined sector data produced the final penetration number.
- The analysis focused only on new construction, and focused only on certified properties.
- As tools for retrofits take off in the market (including IFC's EDGE product), analysis may be amended to include the retrofit market.
- Market potential may be different from numbers reported in the CIO Report, as a more conservative estimate was used for business planning purposes.

## OTHER

- Information for green building councils was sourced from [World GBC website](#).
- Case studies were presented only for IFC's EDGE green building software and certification system.
- However, lists of all green certified projects in a given country can be found through the [Green Building Information Gateway](#).
- Finally, pricing for EDGE certification was included to illustrate that green certification is affordable and achievable in emerging markets.



# ACKNOWLEDGEMENTS

## **DONOR ACKNOWLEDGEMENT**

IFC thanks the following national donors for their generous support of the EDGE program: the State Secretariat for Economic Affairs of Switzerland (SECO); the European Union; the Ministry of Finance of Japan; the Hungarian Export Import Bank; the Canada Climate Change Program and the Department of Foreign Affairs, Trade and Development Canada; the Royal Ministry of Foreign Affairs of Denmark and the Danish Green Growth Fund; the Federal Ministry of Finance of Austria; and the Ministry of Foreign Affairs of Finland.

In addition, IFC thanks contributors to the GEF-IFC Earth Fund Platform, and the Energy Sector Management Assistance Program (ESMAP) of the World Bank whose support helped seed EDGE.

## **COLLABORATION ACKNOWLEDGEMENT**

IFC thanks the Georgetown University McDonough School of Business for collaborating on developing the market intelligence reports.