In today’s competitive world, property developers are trying their best to build sustainably. Resource-efficient buildings clearly have impact, from the corporate bottom line to a homeowner’s pocket. But how does a developer confidently capture this value while gaining brand recognition?

The solution is EDGE, a green building certification system for emerging markets created by IFC, a member of the World Bank Group. **EDGE is a measurable way for builders to optimize their designs**, leading to a more investment-worthy and marketable product. By keeping certification fast and inexpensive, EDGE keeps pace with the momentum that developers need to stay at the forefront of the green building trend.

**“EDGE paints sustainability in numbers, forecasting the possibilities of what we can achieve for our customers and the environment.”**

– Tulio Botelho Mattos  
Director, Canopus
EDGE proves that the next generation of buildings can be more profitable while making a lighter carbon footprint. To qualify for certification, a building must achieve a 20% reduction in energy, water, and embodied energy in materials compared to a conventional building. EDGE works for a variety of residential and commercial buildings in more than 140 countries, including homes and apartments, hotels and resorts, office buildings, health care facilities, and retail establishments.

Building design teams can now adopt a quantitative approach, as the EDGE software shares localized costs and climate data for site-specific results. The interface enables easy modeling of future performance without sacrificing design integrity. EDGE is useful for all stages of a project’s life cycle – from the pivotal moment when design is born, straight through to on-site decision-making.
**Edge**

**EMPOWERS DECISION-MAKING**

Never before have building design teams been able to quickly and easily choose systems and solutions while immediately viewing the financial and environmental impacts. The EDGE complimentary software is available at edgebuildings.com.

“EDGE leverages the power of gaming…it only took me 30 minutes to design my first project.”

– DevelopingSmartCities.org

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**SMART**

Beneath an intuitive interface is a powerful engine that understands local climatic conditions and how the building will be used by occupants.

**FAST**

Discover the ideal bundle of measures for the best investment return within minutes.

**AFFORDABLE**

The EDGE software is free to everyone with certification available at a modest cost.

**INCLUSIVE**

With EDGE, green buildings are suddenly available to all.

edgebuildings.com
From affordable apartments to high-end residences, from business to luxury hotels, and from commercial properties to healthcare facilities, millions of square meters of floor space have become EDGE certified.

These green buildings dot the landscape in dozens of countries around the world, bringing a higher asset value to their owners with better operational performance and reduced carbon emissions. To view project studies, visit www.edgebuildings.com/projects.
RESIDENTIAL CASE STUDY
Affordable Homes in South Africa
International Housing Solutions (IHS)

Edge
FOR HOMES

Smart homebuyers understand the tangible benefits that owning a green home brings. Through such sensible solutions as low-energy lighting, thermal glass, and water-conserving fixtures, developers can meet the expectations of consumers who want to save money while living in comfortable spaces with good ventilation and abundant daylight.

EDGE-certified homes attract prospective buyers who understand the long-term value of their investment in a green residence, with its lower utility bills and higher re-sale price. Homeowners also believe in the sense of fulfillment that comes with making a responsible choice. Developers can capitalize on these advantages and aspirations to win new customers and promote their brand.

Why Homebuyers Prefer a Green Home
- Cuts utility, maintenance, and repair costs.
- Commands a higher re-sale price.
- Creates a more comfortable lifestyle.
- Inspires pride of ownership.
- Protects the planet.

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“EDGE is most definitely a game-changer. I believe in things that are tangible and have tangible results.”
– Jock Seeliger
Managing Director,
RPP Developments

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**SOLUTIONS**

<table>
<thead>
<tr>
<th>Energy</th>
<th>Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduced Window to Wall Ratio</td>
<td>30%</td>
</tr>
<tr>
<td>Insulation of Roof</td>
<td></td>
</tr>
<tr>
<td>Solar Hot Water Collectors</td>
<td></td>
</tr>
<tr>
<td>Smart Meters</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water</th>
<th>Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Flow Showerheads</td>
<td>28%</td>
</tr>
<tr>
<td>Low-Flow Faucets for Kitchens and Baths</td>
<td></td>
</tr>
<tr>
<td>Dual-Flush Toilets</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Materials</th>
<th>Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hollow Core Precast Floor Slabs</td>
<td>36%</td>
</tr>
<tr>
<td>Steel Sheets on Timber Rafters for Roof</td>
<td></td>
</tr>
<tr>
<td>Facing Brick and Solid Concrete Blocks for External Walls</td>
<td></td>
</tr>
<tr>
<td>Solid Dense Concrete Blocks for Internal Walls</td>
<td></td>
</tr>
</tbody>
</table>

**RESULTS**

<table>
<thead>
<tr>
<th>Extra Costs &amp; Payback Time</th>
<th>Green Solutions (ZAR/month/home)</th>
<th>Payback (Yrs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8,650</td>
<td>2.9</td>
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<tbody>
<tr>
<td></td>
<td>246</td>
<td>101</td>
<td>5</td>
<td>15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environmental Benefits</th>
<th>GHG Savings (tCO2/year/home)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.06</td>
</tr>
</tbody>
</table>
There are many reasons to opt for a resource-efficient commercial building. **Tenants and guests will appreciate the value proposition** of reduced operational costs. Lower break-even occupancy rates will protect against market variability. And investors will respond well to a strong balance sheet.

The EDGE software provides an opportunity to explore technical options while viewing capital expenses and utility savings. Extra capex of just two percent has been known to produce savings greater than 10 times the initial cost of building green. In addition, **the building itself will command greater market value** due to its ability to deliver on the operational front.

**Top Reasons to Own an EDGE-Certified Building**

- Sends a positive signal to investors.
- Drives profitability that leads to expansion.
- Increases property valuation.
- Ensures cost control and consistency across properties.
- Complements efficiencies in construction and labor.
- Contributes to a brand of corporate sustainability.
EDGE Certification

HOW IT WORKS

Certification is initiated at the early design stage, when details of the project are entered into the EDGE software and green options are selected. The project must reach the EDGE standard of a 20% improvement in energy, water, and materials as measured against local construction practice. When achieved, the project is registered for certification.

During the certification process, documentation is submitted by the client and reviewed by EDGE-accredited auditors at the design and construction stages, with a site audit performed. Projects that meet the EDGE standard receive a certificate confirming predicted performance.

COMMERCIAL BUILDINGS

GBCI and thinkstep-SGS are global certifiers who provide EDGE certification services for commercial buildings in South Africa and across the African continent.

GBCI is the premier organization independently recognizing excellence in green business industry performance and practice globally through rating systems such as LEED, WELL, GRESB, SITES, PEER and EDGE.

thinkstep and SGS collaborate to set the global benchmark for quality and integrity as providers of independent oversight for professional credentialing and project certification programs, including EDGE.

YOUR GO-TO SOURCES

for EDGE Certification in South Africa

RESIDENTIAL BUILDINGS

The Green Building Council South Africa is leading the transformation of the South Africa property industry to ensure that buildings are designed, built and operated in an environmentally sustainable way. GBCSA is the exclusive provider of EDGE certification for residential buildings in South Africa.

For more information, including pricing, visit edgebuildings.com/south-africa.
EDGE
An innovation of IFC, EDGE creates intersections among developers, building owners, banks, governments, and homeowners to deepen the understanding that everyone wins financially by building green. EDGE jumpstarts the mainstreaming of green buildings to help tackle climate change.

IFC
IFC is a member of the World Bank Group that focuses on private sector development. Working with partners in more than 100 emerging markets, IFC invests, advises, and mobilizes resources from others, creating opportunity for clients in a broad range of industries.

edgebuildings.com