



# GREEN BUILDINGS MARKET INTELLIGENCE GHANA COUNTRY PROFILE



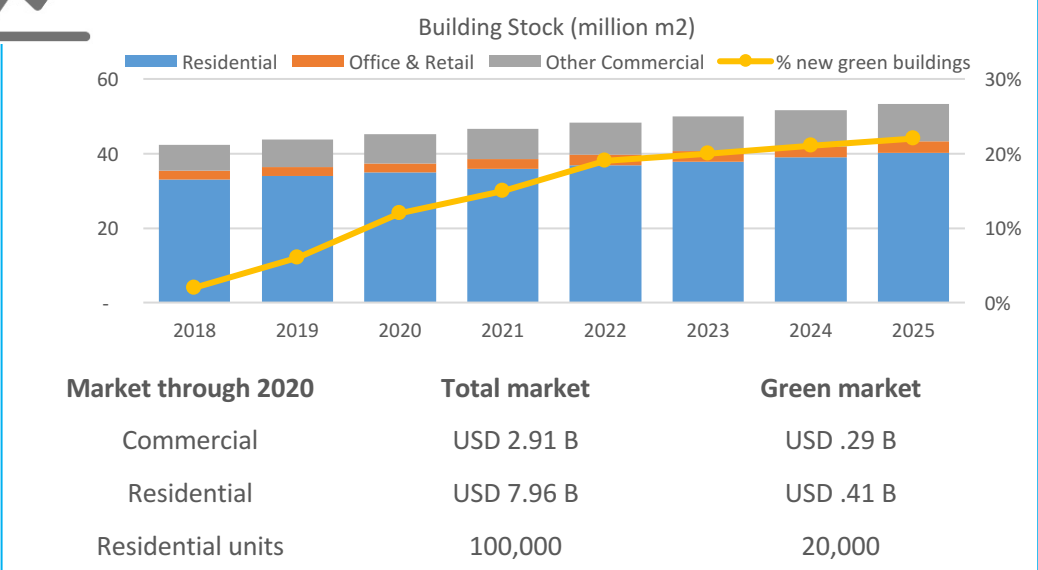
*Creating Markets, Creating Opportunities*



# GHANA: COUNTRY SUMMARY



## MARKET GROWTH



## OTHER FACTORS

- Considered West Africa’s “haven of stability.”
- Peaceful transition of power in last election.
- Growth rate surpassed IMF targets and inflation is dropping.



## GREEN BUILDING PROGRAMS

- Advocacy and awareness by Ghana Green Building Council (GHGBC).
- EDGE program launched in May 2017, supported by core person from IFC as well as from SGS, the global certifying firm serving as a local partner.
- EDGE Experts are being trained.
- MOUs in progress with: EPA (for permitting compliance), GREDA (Ghana Real Estate Developers association), Ghana Home Loans, and Appolonia City (large development on outskirts of Ghana).
- IFC is actively promoting green options at industry conferences.



## CLIMATE POLICIES (NDCS)

- Under unconditional emission reduction goal - emissions expected to decrease by 12% and 15% relative to BAU emission levels in 2025 and 2030 respectively.



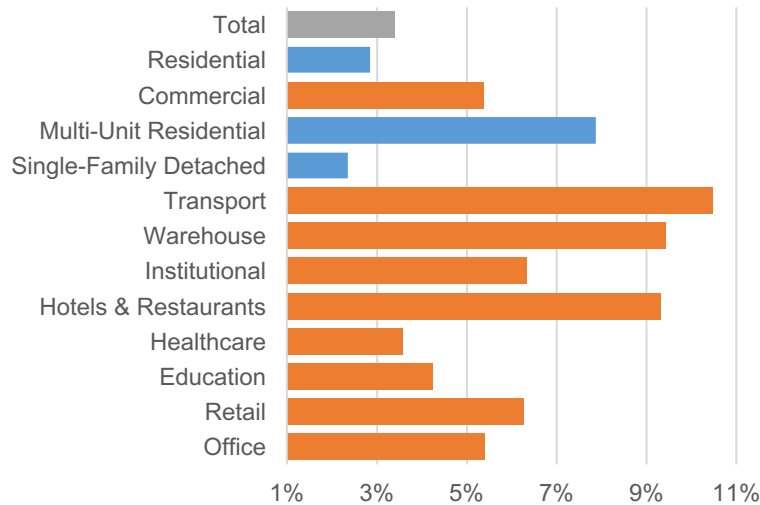
## MARKET STATUS

- Ghana is estimated to have a deficit of over 1.7 million housing units.
- The GHGBC with the assistance of the South African GBC has customized the Greenstar rating tool for use nationally as GREENSTAR GH. EDGE was launched in 2017.
- Policy directive of using 60% local materials in all public infrastructure.
- GDP from construction is 3,037 GHS Million. (8<sup>th</sup> largest in Africa)



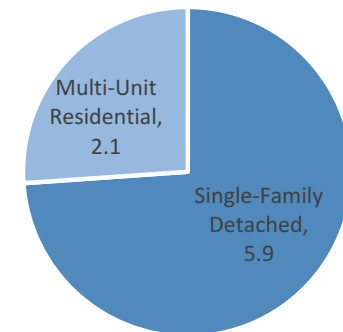
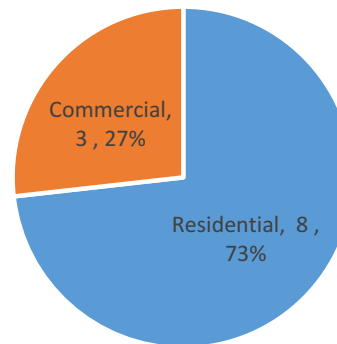
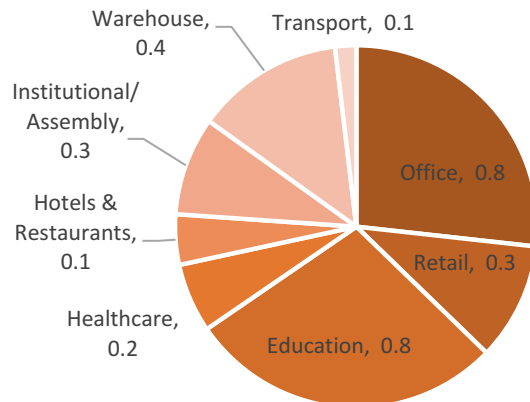
# STEADY MARKET GROWTH EXPECTED

MARKET GROWTH BY SUB-SECTOR (CAGR)



- Ghana is facing economic issues due to lower oil prices, but political stability and smart economic planning of the new administration will result in increased construction.
- Residential is experiencing high growth: housing needs, the availability of new financial instruments and the expansion of Ghana's electrical grid will support residential growth.
- Retail market remains stable but will be tied to the exchange rate and inflation.
- Office market remains relatively flat and performance will depend on desirable locations.

TOTAL MARKET SIZE 2018-25 (USD BILLIONS)





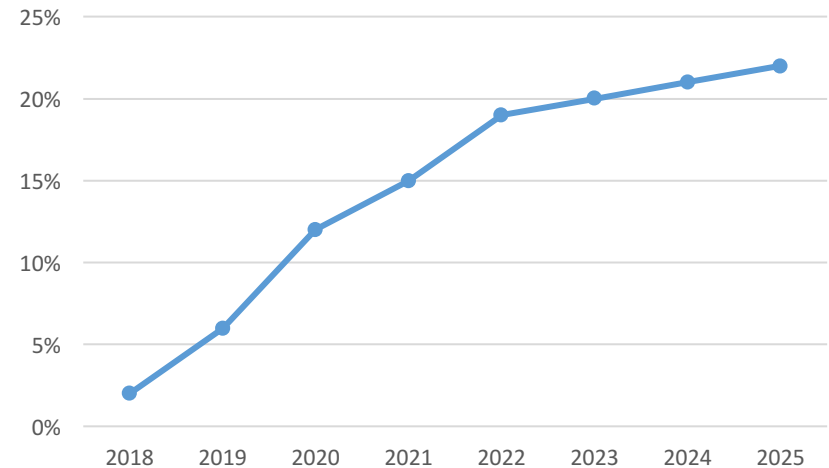
# GREAT EXPECTATIONS FOR THE GREEN MARKET

IFC's EDGE program is working across all sub-sectors for green penetration throughout the construction industry.

Sub-Sector	Green penetration projected in 2025
Office	22%
Retail	20%
Healthcare	2%
Hotels & Restaurants	22%
Institutional and Assembly	20%
Warehouse	22%
Residential   Apartments/Flats	22%
Residential   Single-Family	2%
Residential   Social Housing	20%

Respected global business will serve as strong local implementation partner: the consortium of SGS-thinkstep will serve as the sole provider of certification services for EDGE in Ghana.

Green buildings as % of total floor space



## IFC is building partnerships with key players:

- GREDA (Ghana Real Estate Developers Association)
- Ghana Home Loans
- Appolonia City (large development on outskirts of Ghana)
- Permitting process through EPA



## CONSTRUCTION MARKET IS EXPECTED TO CONTINUE GROWING

### GROWTH EXPECTATIONS:

- GDP from construction is 683.23 USD Million (8<sup>th</sup> in Africa).
- Ghana is dedicated to sustainable development and improving the country's housing and infrastructure.
- Ghana's City-wide resilient infrastructure planning includes investment of **\$3,558 million to develop building standards for housing** and strategic infrastructure.



### GREEN FUNDS SUPPORT:

- Ghana's Venture Capital Trust Fund offers support to real estate developers who build socially and environmentally responsible homes.
- “The total Fund size is almost **\$20 million**; they can apply and start simple real estate for low-cost housing”, Chief Executive Officer, Daniel Duku, encouraged investors to source the fund.



## GHANA GREEN BUILDING COUNCIL IS COORDINATING ADVOCACY

### GHANA GREEN BUILDING COUNCIL (GHGBC):

- Ghana Green Building Council (GHGBC) is a non-governmental organization and private-public partnership that is committed to help create sustainable buildings/communities in Ghana using energy savings, water conservation, resource management and cost-efficient techniques.
- The GHGBC provides green building resources, education and leadership opportunities to all stakeholders in the construction industry to help in the transformation process towards sustainability.

CONTACT AT [HTTP://WWW.GHGBC.ORG/](http://www.ghgbc.org/)





# THE EXCHANGE IS THE FIRST EDGE CERTIFIED PROJECT IN GHANA



[Hotel Case Study](#)

[Residence Case Study](#)

Predicted Savings of EDGE Certification



Predicted Savings of EDGE Certification



The Exchange is a partnership of a number of stakeholders who are utilizing IFC's EDGE green building software and program in their operations:

**FINANCING:**



**DESIGN:**



**CONSTRUCTION:**



**OPERATION:**





# EDGE CERTIFICATION IS FAST, EASY, AND AFFORDABLE



<b>REGISTRATION</b>
Per Project Site: \$360

PROJECT TYPE	CERTIFICATION	DESIGN AUDIT	FINAL AUDIT	TOTAL
Residential (one unit type)	\$1,480	\$3,600	\$3,650	<b>\$8,730</b>
<i>Residential (per additional unit type, up to three types)</i>	<i>\$490</i>	<i>\$390</i>	<i>\$390</i>	
Commercial (single end use)	\$1,480	\$3,600	\$3,650	<b>\$8,730</b>
<i>Mixed-Use Buildings (per additional end use)</i>	<i>\$990</i>	<i>\$2,670</i>	<i>\$1,560</i>	

*\*Discounts are available for projects where the client has hired an [EDGE Expert](#) as well as for consecutive project registrations. For multi-use buildings, residential buildings with more than three unit types, or complex projects with multiple buildings, contact [SGS](#) for custom pricing.*

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





# 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**

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## **COLLABORATION ACKNOWLEDGEMENT**

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