

## Green Star South Africa Certification

### Guiding, Recognising and Rewarding Leadership and Innovation in the Built Environment

At Ecolution Consulting, we drive Green Star submission processes to ensure each building that we work with is as sustainable and innovative as possible, whilst ensuring that the Green Star certification criteria are met and the project is recognised and rewarded as such.

#### Why Green Star?

The Green Star certification is one of the fastest growing global green building rating systems. Having been developed in South Africa from Australia's Green Star rating system, it is a model that has been tried and tested with the Green Building Council of South Africa (GBCSA) now having hundreds of certified projects in Africa. The certification promotes integrated, whole building design whilst reducing the environmental impact of developments and recognising environmental leadership.

#### What rating tools are available?

To date the GBCSA offers Green Star rating tools to service different project types:



##### New Build / Major renovation

Assess, enhance and recognise new construction projects and major refurbishments

- o Office V1.1
- o Multi Unit Residential V1
- o Public and Education Buildings V1
- o Retail Centre V1
- o Custom, such as hotel, industrial and mixed use



##### Existing Building Performance V1

Assess, enhance and recognise the operational performance of an existing building



##### Sustainable Precincts

Assess, enhance and recognise master planned developments at precinct and neighbourhood scale



##### Interiors V1

Assess, enhance and recognise the interior fit-outs and their environmental attributes

Each rating is divided into a number of categories with further credits each assessing a specific sustainability initiative to gain points towards a total score. Projects can achieve one of the following ratings, recognised as follows:

45-59 Points	★ ★ ★ ★	Best Practice
60-74 Points	★ ★ ★ ★ ★	South Africa Excellence
75+ Points	★ ★ ★ ★ ★ ★	World Leadership

## What are some of the benefits?



Enhanced marketability



Lower operating costs



Opportunity for higher rental rates



Future proofing your building



Quality tenants and reduced churn



Reduced environmental footprint

## Did you know?

In the 2016 World Green Building Report released by Dodge Data & Analytics, South Africa surfaced as an emerging leader in the global green building movement with nearly two thirds (61%) of firms in South Africa reporting that they expect over 60% of their projects to be green by 2018. Whilst the higher perceived cost of going green is currently what deters many companies from going green, studies have shown that a 4 star Green Star office building only has an average 4.5% cost premium, with many coming in at less expensive than that. This cost premium, which is also dropping rapidly is quickly recovered through reduced building operating costs and other coinciding green building benefits.

## Our Flagship Project

Hotel Verde, Africa's greenest hotel, became the first hotel in South Africa to be Green Star rated in 2015. We were not only the lead sustainability consultants on the project, but also managed the Green Star certification process which resulted in a 6-Star certification for Existing Building Performance. The certification was a pilot through which we assisted in refining the tool to make it more applicable to all kinds of building types in the South African and African context.

### Who Benefits?

#### OCCUPANTS

Green buildings provide healthier spaces leading to better occupant wellness, productivity and creativity.

#### BUILDING OPERATORS

A Green Star rated building leads to more efficient building operation and thus reduced operational costs.

#### DEVELOPERS

Having a Green Star rated building is a unique selling point which enhances the marketability of a development.

#### OWNERS

Assurance that their building is operating at peak performance with increased Return on Investment and building value.

#### ARCHITECTS & ENGINEERS

A streamlined process to embed sustainability and efficiency into designs whilst transcending industry standards.

## Why Choose Ecolution Consulting to be your Green Star Accredited Professionals?

With over seven years experience in green building, we have come to offer solutions which are holistic and result in far reaching building and operational benefits. We have turnkey Green Star, energy modelling and commissioning experts in house who are detailed and efficient in process based implementation. We integrate well into the design processes of the project team, having worked on some of the top green building projects in the country. We always look for the most cost effective ways of achieving your green building certification whilst thinking long term to ensure a future-proofed and economically sustainable operation.