SAFMA Conference:
Sustainable Existing Buildings
11 May 2017
WHAT WE DO

ADVOCATE:
- Change and agenda-driving campaigns
- Practical toolkits
- Planet Shaper initiatives and events

TRAIN:
- Planet shaping trend talks
- Built environment tour
- Custom and in-house training
- Accredited Professional training
- Online courses & exams

CERTIFY:
- Expert rating tools
- Access to expert communities
- Shared project experience & knowledge based

WE WORK WITH YOU TO CREATE BETTER BUILDINGS
JOIN OUR MEMBERSHIP COMMUNITY AND INSPIRE A BUILT ENVIRONMENT IN WHICH PEOPLE AND PLANET THRIVE
WHERE WE DO

Total certification to date: 246

Existing Building #: 67 certified

Existing Building in assessment: 25 now

Existing Building submission being prepared by Project Teams: 27 currently

Existing Building in registration: 21 currently
WHERE WE DO

Total Certifications per Province & Country Outside SA

- Gauteng: 129
- Western Cape: 74
- KwaZulu Natal: 27
- Free State:
- Eastern Cape: 5
- Limpopo: 1
- Mpumalanga:
- Northern Cape:
- Namibia: 3
- Rwanda: 1
- Ghana: 1
- Kenya: 1
- Mauritius:
- Nigeria: 0
WHY WE DO

PLANET:
- SA’s Carbon Intensity per GDP.
- Buildings globally generate 1 in 3 tons of CO2.
- Buildings use 40% energy.
- Buildings consume 12% fresh water.
- Buildings generate 40% solid waste.
- Global biodiversity decline – WWF: Global Living Planet Index 2016

PEOPLE:
- Fewer sick days for staff
- More attentive workers
- Retention, loyalty & work satisfaction of staff

DEMOISTRATE PROFIT:
- Less to operate these buildings
- Future-proofing / risk-proofing building
- Avg cost premium for building green is 5%, can be as low as 1.1% - GBCSA Guide to Cost & Trend Report
- Demonstrated higher returns *
- Principle of responsible investment *
- Lower vacancy rate *

* IPD SA Annual Green Property Indicator
WHY I DO

BUILDINGS:
WHY I DO

PLANET:

PEOPLE:
“Someone is sitting in the shade today because somebody planted a tree a long time ago.”

- Warren Buffet
Ships will sail around the world, but the Flat Earth Society will continue to flourish.”

– Warren Buffett
Our Certification Journey

- Design and as-built ratings targeting 4-star minimum
- Convention Tower first Redefine EBP rating with pre-certified policies
- 14 Green Star ratings by FY 2016
- 20 EBP ratings underway

Standard Practice through implementation of Green Star SA approved policies and procedures.

Further EBP and other ratings
90 RIVONIA, GAUTENG – 4-STAR DESIGN AND AS BUILT RATINGS
Energy Performance

unrateable: 6%
1: 0%
2: 2%
3: 2%
4: 2%
5: 14%
6: 21%
7: 27%
8: 21%
9: 4%
10: 0%
Stakeholder Engagement

#ONESMALLTHING

that can Redefine our future

- Employees
- Local Go
- Tenants
- Communities
- Suppliers and Service Providers

- Saving Electricity
- Recycling
- Saving Water
VEGETABLE GARDEN AT BLACK RIVER OFFICE PARK, WESTERN CAPE
Optimisation Life Cycle

1. Measure
2. Analyse and Identify Opportunities
3. Assess feasibility of opportunities
4. Implement Solution
5. Verify Performance

The cycle starts with Measure, moves to Analyse and Identify Opportunities, then assesses feasibility of opportunities, implements a solution, and finally verifies performance.
EAST RAND MALL, GAUTENG – 1 MWp ROOFTOP SOLAR PV INSTALLATION
THE BOULDER SHOPPING CENTRE, GAUTENG – 1 MWp ROOFTOP SOLAR PV INSTALLATION
Potential impact of Solar PV
“The best way to predict the future is to create it”
– Abraham Lincoln

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A MEASURE OF PERFORMANCE

GBCSA's Existing Building Performance Tool

- Environmental commitment and performance at a portfolio level
- Demonstrating leadership
- Strategic performance measurement tool

Allows the property owner to judge the effectiveness of his FM team, as a building that uses less water and electricity and that has good tenant relations, is a better managed property
PORTFOLIO GREENING

When it comes to building management, a portfolio-wide approach to greening and certification holds numerous benefits such as:

- A strong central focus of greening within the fund;
- Aligning each building’s operations with the overall objectives of the fund;
- Building capacity within Redefine for continued implementation;
- Economy of scale in implementation, and
- Reporting of overall portfolio performance.
PRE-CERTIFICATION

- Pre-certify documents across portfolio
- Applicable to future projects who target an EBP Green Star Certification
- GBCSA Assessors do not need to re-assess these documents and alleviates repetitiveness.
- Efficient way of certifying a portfolio of buildings
- Spot checking by GBCSA
REDEFINE - PHASE 1
Existing Building Performance

Aligning building operations with Green Star principles

Pre-certification: June 2016
REDEFINE - PHASE 1
Existing Building Performance

- Procurement decisions, focus on preventative maintenance and delaying capital expenditures
- Enforcing green policies, plans and operational practices
- Communication and awareness
- Green specifications for tenders
- Focus on energy, water and waste
- Relationship between landlord and tenant = green lease

Convention Tower
REDEFINE - PHASE 2
Portfolio ‘batch ratings’

• 20 commercial buildings
• Preparation is being done simultaneously to streamline the submission process to reduce costs and resources
• Work with Property Management team in applying green principles to the buildings they manage
• Intention - become default way of managing buildings
“Not only decrease operating costs, but indicate that the building is being intensively managed – sends a message that the ownership of the building is focussed on keeping the facility competitive modern and as efficient as possible”

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WHY DO **YOU** DO IT?
“Someone is sitting in the shade today because somebody planted a tree a long time ago.”

- Warren Buffet
Biggest green building event in SA – don’t miss it!

9-11 October in Cape Town