

## City Industrial Property's Belville facility achieves 2 GBCSA certifications

The Green Building Council South Africa (GBCSA) has awarded City Industrial Property's Belville facility a 4-star Green Star Custom Industrial rating and a Net Zero Carbon rating.



City Industrial Property MD David St. Clair and Georgina Smit, GBCSA head of technical

“City Industrial Property is showing true leadership with this facility, and setting an example that others in the industrial property sector can follow. It is one of just three Net Zero Carbon certifications in the industrial sector – a forerunner in a market that is steadily moving towards the goal all new buildings operating at net zero by 2030 and all existing buildings operating at net zero by 2050. These are the ambitious commitments required to meet our national and international climate change targets. It is pioneers like City Industrial Property, greening the industrial sector, who show us it is possible,” said Georgina Smit, GBCSA head of technical, at a plaque handover and building tour at the facility.

Achieving a Net Zero Carbon rating essentially means that the building is as energy efficient as possible and the energy that is required for building operations is sourced from renewable energy. This results in net zero carbon emissions from energy over a year. As well as numerous energy efficiency measures in the building, City Industrial Property’s Cape Town facility also has a 120.6kWp rooftop solar PV array, which provides renewable energy all year round.



Four-star Green Star Custom Industrial and Net Zero Carbon rated City Industrial Property facility in CT.

## 'Resilient and ready for the future'

“The payback periods for the sustainability initiatives we have in place here make it a practical choice. And going for green building certification voluntarily means that our customers are aware of our priorities as a business. Our facilities, like our business, are resilient and ready for the future,” said City Industrial Property MD David St. Clair.

The industrial facility, which comprises warehouse space and ground and first floor offices features a number of wide-ranging sustainability interventions which contributed to the Green Star certification. Some of the initiatives at this facility include:

- Mixed-mode ventilation which contributes to energy efficiency and improved indoor environment quality, and LED light fittings and efficient lighting control systems, which also contribute to energy efficiency.
- Low-flow sanitaryware fittings and rainwater harvesting contribute to water efficiency and resilience, and the facility's wash bay makes use of a comprehensive water and wastewater treatment system, where no potable water is used.
- Zero ozone depleting potential (ODP) insulation is used in the facility as well as low volatile organic compound (VOC) internal finishes, which have environmental benefits and contribute to improved indoor environment quality which has significant benefits for the occupants of the facility.
- The facility has a dedicated waste management area, where recyclables are sorted and managed, thus sending less waste to landfill.

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