



An annual publication that demonstrates the Western Cape Government's commitment to managing and improving the efficiency, effectiveness and sustainability of its property holdings.

Issue no. 13

Office portfolio

37 office buildings = 196 853m²



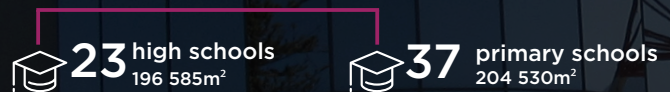
Health portfolio

34 health facilities = 890 911m²



Education portfolio

60 education facilities = 401 115m²



Electricity



Water



Non-CBD owned offices **75** kWh/m²/pa

CBD owned offices **0.47** kL/m²/pa



Clinics **70** kWh/m²/pa

Clinics **1.60** kL/m²/pa



Primary schools **10** kWh/m²/pa

Primary schools **0.61** kL/m²/pa



Space utilisation

CBD leased buildings **15** m²/desk



Performance measurement cost

Non-CBD owned buildings **R5 482**/m²

Best performers

Building performance highlights

2022/23

2023/24

	All WCG offices	All leased buildings	All owned buildings	CBD offices	Non-CBD offices	Private sector	All WCG offices	All leased buildings	All owned buildings	CBD offices	Non-CBD offices	Private sector
WCG portfolio area (m ²)	196 853	41 959	154 894	128 211	68 642	-	196 853	41 959	154 894	128 211	68 642	-
WCG portfolio performance data (m ²)	191 461	41 959	149 502	126 843	64 618	-	191 461	41 959	149 502	126 843	64 618	-
Accommodated office staff	10 232	2 873	7 359	6 410	3 822	-	9 816	2 819	6 997	6 571	3 245	-
Cost/m ²	2 833	3 687	2 566	3 032	2 429	2 309	3 118	3 761	2 937	3 345	2 671	2 448
Cost/FTE	62 623	67 595	60 611	73 895	45 105	-	70 161	65 350	72 068	76 179	58 753	-
m ² /FTE	20	17	20	19	20	-	23	18	24	21	24	-
m ² /desk	19	15	20	19	17	-	19	15	20	18	20	-
Energy kWh consumed per FTE/pa	2 443	2 227	2 531	3 050	1 499	-	2 516	2 280	2 610	2 975	1 646	-
Water kL consumed per FTE/pa	12	11	12	12	12	-	14	13	14	13	15	-
Energy kWh/m ² /pa	113	136	107	130	81	240	112	131	106	131	75	240
Water kL/m ² /pa	0.58	0.77	0.53	0.55	0.65	0.73	0.63	0.89	0.56	0.59	0.69	0.90

FTE = full-time equivalent.



Office electricity

- WCG-owned buildings recorded a consumption rate of 106kWh/m²/pa, indicating 19.1% greater efficiency over leased buildings, which had a rate of 131kWh/m²/pa.
- A 0.9% reduction in electricity usage: 113kWh/m²/pa to 112kWh/m²/pa, with WCG outperforming the private sector benchmark of 240kWh/m²/pa.
- Non-CBD (buildings outside the Cape Town Central Business District) owned buildings consumption decreased by 7.4%, from 81kWh/m²/pa to 75kWh/m²/pa, outperforming leased properties by 8.5%.
- Despite outperforming private sector and energy performance certificate benchmarks, the non-CBD portfolio was 24% less efficient than the City of Cape Town benchmark of 57kWh/m²/pa.
- Leading buildings in solar energy production include the Elsenburg Administration Offices (39.4% solar) and the Government Motor Transport (GMT) building (37.8% solar).



Office water

- CBD owned buildings maintained exceptional water efficiency at 0.47kL/m²/pa, outperforming leased buildings by 47.8%.
- Water consumption across the portfolio increased by 8.6%, from 0.58kL/m²/pa to 0.63kL/m²/pa.
- Owned buildings achieved a water consumption rate of 0.56kL/m²/pa, significantly outperforming the leased buildings benchmark of 0.89kL/m²/pa by 37.1%.
- Leased buildings saw a 15.6% increase in water consumption, rising from 0.77kL/m²/pa to 0.89kL/m²/pa.
- Non-CBD leased buildings reduced water consumption by 32.4%, from 1.11kL/m²/pa to 0.75kL/m²/pa.



Electricity performance against private sector benchmark

All office building performance (kWh/m²)

112

Portfolio performance

240

Private sector benchmark



Water performance against private sector benchmark

All office building performance (kL/m²)

0.63

Portfolio performance

0.90

Private sector benchmark



Health electricity

- Health facilities' electricity consumption improved by 6.4%, from 94kWh/m²/pa to 88kWh/m²/pa.
- Clinic electricity consumption improved by 2.8%, while hospitals improved by 6.4%.



Health water

- Health facilities averaged a water consumption rate of 1.60kL/m²/pa.
- Clinics saw the highest increase, with rises at De Doorns Clinic (94.5%), Klawer Clinic (46%), and Barrydale Clinic (29.7%).



Education electricity

- Overall electricity consumption in education facilities decreased from 15kWh/m²/pa to 14kWh/m²/pa, reflecting a 6.7% improvement in energy efficiency.
- Primary schools achieved a notable reduction in energy consumption, from 11kWh/m²/pa to 10kWh/m²/pa, achieving a 9% improvement in efficiency.
- High schools' energy consumption remained stable during the reporting period, indicating steady efficiency.



Education water

- An overall increase in water consumption was observed across education facilities.
- High schools water usage increased to 0.74kL/m²/pa from 0.68kL/m²/pa, resulting in an 8.8% decrease in water efficiency.
- Primary schools, the most water-efficient component of the education sample, showed only a slight increase in water consumption, from 0.59kL/m²/pa to 0.61kL/m²/pa, a 3.4% rise.



Space utilisation

- CBD-owned buildings improved efficiency, reducing space from 22m²/desk to 20m²/desk, a 9% enhancement.
- The portfolio has had an average desk space utilisation of 19m²/desk over the past four years.

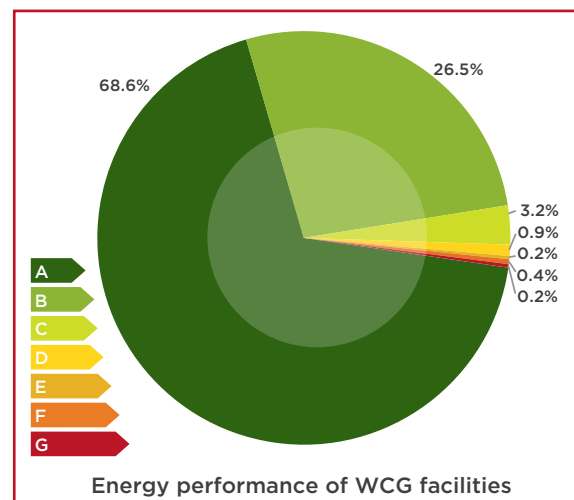


Occupancy cost

- Occupancy costs exceed the private sector benchmark by 21.5%, driven by capital and maintenance costs, emergency repairs, modernisation efforts, and compliance with safety standards.
- Leased buildings' costs decreased by 20.3%, from R3 687/m² to R2 937/m².

Western Cape Government energy performance

To date, the Western Cape Government has achieved significant progress in obtaining energy performance certificates (EPCs) for its buildings, securing a total of 808 certificates, a significant increase from 115 in October 2023. This includes one EPC for the Artscape Theatre Complex (A1), one for Khayelitsha Hospital (E2, G1), 23 for commercial office buildings (G1), and 783 for education facilities (A3).



Of the EPCs obtained, 68.2% achieved an A rating for energy performance, 27% a B rating, 3.2% a C rating, and 0.9% a D rating.

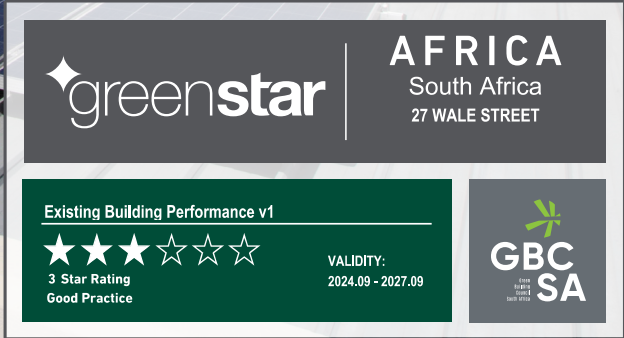
Khayelitsha Hospital is the first public hospital in the Western Cape to receive its Energy Performance Certificate with a commendable C rating.

Empowering change

Achieving a Green Star rating for Western Cape Government buildings

The Western Cape Government (WCG) Department of Infrastructure (DOI) is at the forefront of sustainable development, as demonstrated by obtaining 3-Star Green Star ratings from the Green Building Council of South Africa (GBCSA) for 27 Wale Street and 1 & 3 Dorp Street respectively.

The WCG has previously obtained a 4-Star Green Star EBP rating for 9 Dorp Street. This case study explores the motivations, challenges, and outcomes of the Department's work to secure a GBCSA property rating for its office buildings in the Central Business District of Cape Town.



Advancing sustainability: The Western Cape Education Department's commitment to green energy

The Western Cape Education Department has launched an ambitious programme to implement green initiatives in schools. This includes installing solar photovoltaic panels and battery energy storage systems.

As of mid-2024, the project has achieved significant progress:

- **119** schools have undergone lighting retrofits.
- **61** schools have solar photovoltaic systems installed.

