

Mapping Green



**Targeted Marketing Tool
Report and Findings**

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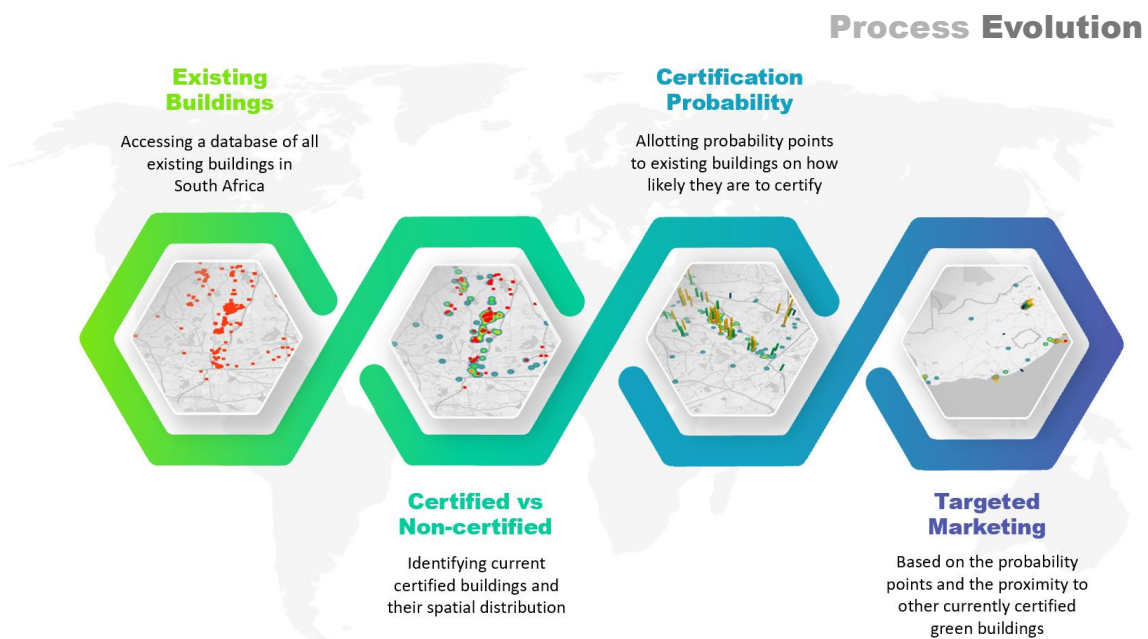
1 – Intro

The GBCSA carried on a mapping exercise that consisted in identifying existing buildings that have the highest probability of applying for a future green building certification. Based on an extensive research on literature about the drivers behind green building certification uptake, the main probabilistic factors were matched to a database of existing certified and non-certified buildings in South Africa to determine what are the buildings that are more likely to certify under the Existing Building Performance (EBP) rating tool offered by the GBCSA. Once these buildings were identified, the business development office can make use of a “targeted marketing” initiative and reach out directly to those building owners/managers to offer the certification.

This “targeted marketing” approach has the chance to save time and resources to the office by focusing their marketing efforts in a more efficient way, as well as it can increase more rapidly the uptake of EPB certifications in South Africa.

2 – Mapping exercise overview

There are four main steps in the development of the mapping tool that lead to the targeted marketing results, and they are the following:



The database of existing buildings consists of, on the one hand, all the certified and registered green buildings currently available in the GBCSA database (695 entries), and on the other hand, a list of non-certified existing buildings (357) located in South Africa.

The non-certified buildings are all commercials, and the information was provided by six major real estate developers: Growthpoint, Aurecon, ERIS Property Group, Nedbank, Old Mutual and TFM. The listings date from 2014 and there is a chance for slight ownership changes that haven't been verified for the purposes of this exercise.

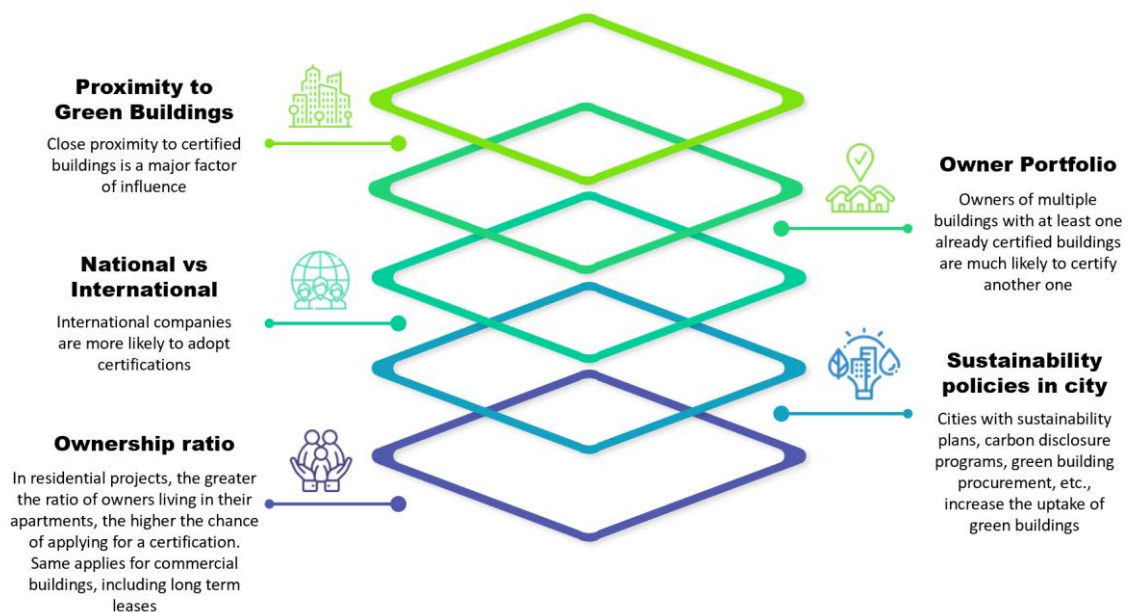
3 – Probability Analysis

a – Factors Considered

Once all the existing buildings have been identified and geolocated, their characteristics are matched and analyzed to their corresponding probability value. The probability of each building is determined by an analysis of the following categories for each building:

- **Proximity to Green Building:** An increase in the share of certified green buildings in the proximity of a neighborhood increments the chances of having another certified building within the neighborhood.^[1, 2]
- **Owner Portfolio:** If an owner has several buildings and one of them is certified, it is more probable that the same owner will certify other buildings under the same portfolio.^[1]
- **National vs International:** International companies are more likely to adopt green building practices, and thus more likely to apply for certification.^[3, 4]
- **Sustainability policies in city:** Governments with green building procurement policies, strict land use policies, sustainability plans, and/or carbon disclosures measures are closely related to a higher uptake of green building certifications. In addition, cities with extreme weather increase the probability of green building certification adoption.^[3-10]
- **Ownership ratio:** The higher the rate of building owners living in a building—mostly in residential—the more likely the building will undertake a certification).^[2, 7]

Probability Categories



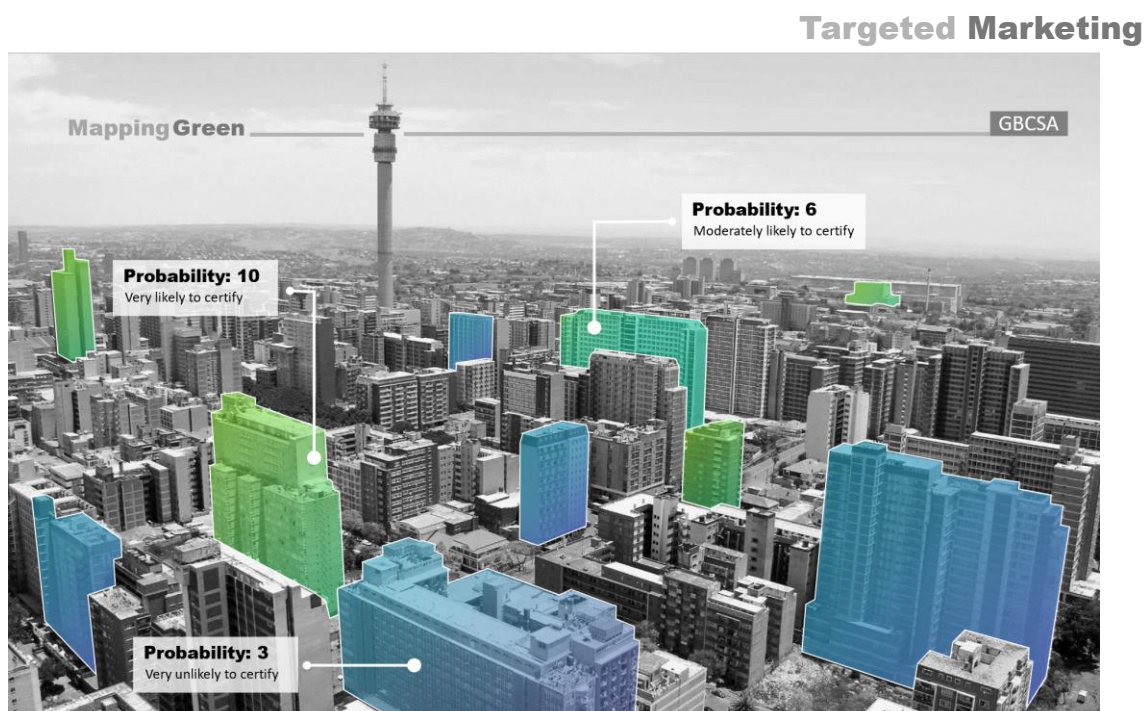
b – Weighting of Categories

The table below describes how points are assigned to the different categories and how they are weighted in order to determine the probability points of each building.

Weighting Categories				
				
Proximity to Green Buildings	Owner Portfolio	National vs International	Sustainability policies in city	Ownership ratio
- No. of green buildings located within a radius of 1.5km: 0 = 0 points 1 = 2 points 2-5 = 4 points 6-10 = 8 points 11-15 = 16 points >15 = 20 points	- Total amount of buildings own by the same owner - Total amount of green buildings own by the same owner: 1 = 0 points 2 = 1 & 2 points 3-4 = 2 & 4 points 5-6 = 3 & 6 points 7-8 = 4 & 8 points >8 = 5 & 10 points	If the company is international, it gets 5 points, otherwise it gets none.	- Each of the following grants the city 1 point: - Sustainability plans - Carbon disclosure programs - Municipal Green Building procurement policy - Extreme weather - Strict land use policy	- Ratio of occupants that live in the building and own their apartment <40% = 0 points 40-50% = 3 points 51-75% = 6 points >75% = 10 points
20 Max points	15 Max points	5 Max points	5 Max points	10 Max points
40% Weighting Factor	25% Weighting Factor	10% Weighting Factor	10% Weighting Factor	15% Weighting Factor

c – Targeted Marketing

The following is a representation of what the *targeted marketing* consists of:



3 – Conclusions

a – Main takeaways

- Green Buildings tend to cluster either along main corridors, or in between major intersections.
- EBP certified buildings are usually located along main roads.
- Buildings certified to the Office tool are usually clustered and in close proximity to each other.
- EBP certified projects are mostly new or relatively new buildings. For future research, crossing data on EBP certification of existing buildings and the age of the building could shed more light on whether there is a positive relationship between these two factors (the newer the building, the more likely to certify to EBP).

Based on the data that we collected, we can clearly see in Fig.1A that there are three main cities in South Africa where the probability of existing buildings to certify is high enough to consider for a targeted marketing approach. As a result, this report focuses on the cities of Johannesburg & Pretoria, Cape Town and Durban for a deeper analysis in the following conclusions.

An online and interactive map with the existing buildings' probability to certify is available in the following link:

<https://awesome-table.com/-LHCZ76F7IH4O1orY8k5/view>

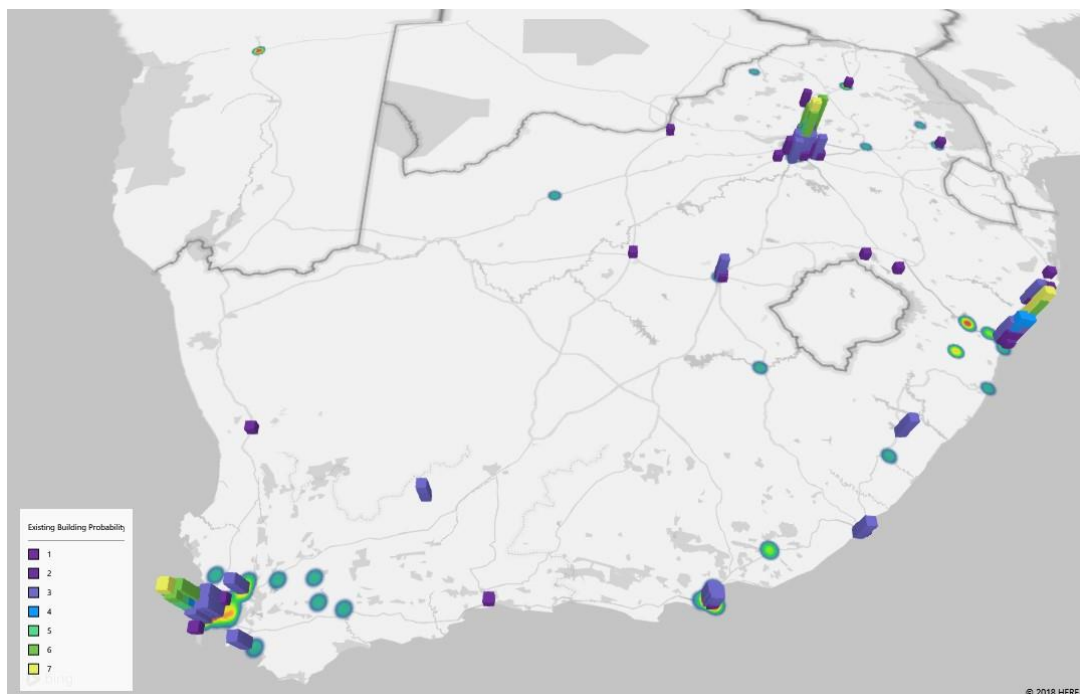


Fig. 1A- Existing buildings with higher probability to certify in Johannesburg & Pretoria, Cape Town and Durban.

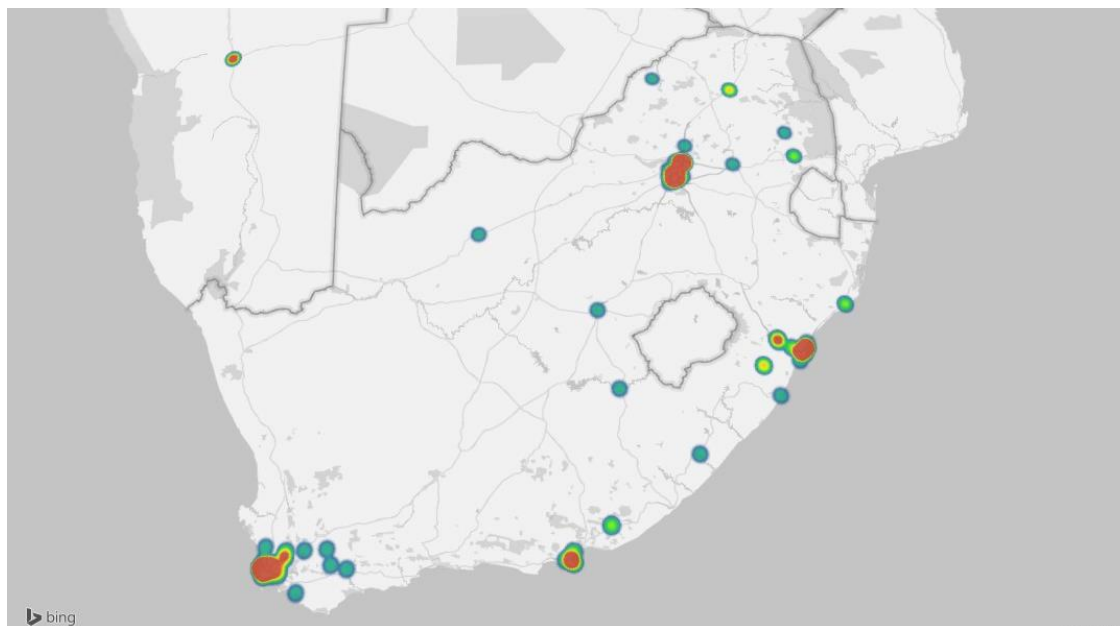


Fig. 1B- Intensity of Green Buildings, with higher concentrations in Johannesburg & Pretoria, Cape Town, Durban and Mandela Bay.

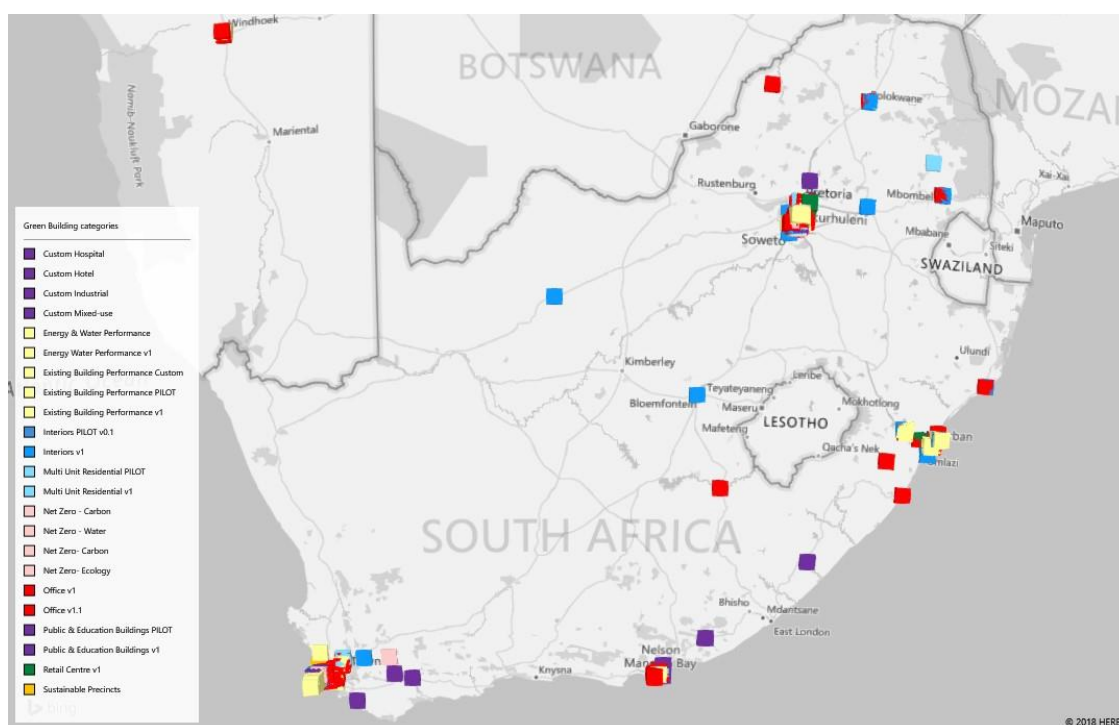


Fig. 1C- Types of certified buildings.

b – Opportunities in Johannesburg & Pretoria

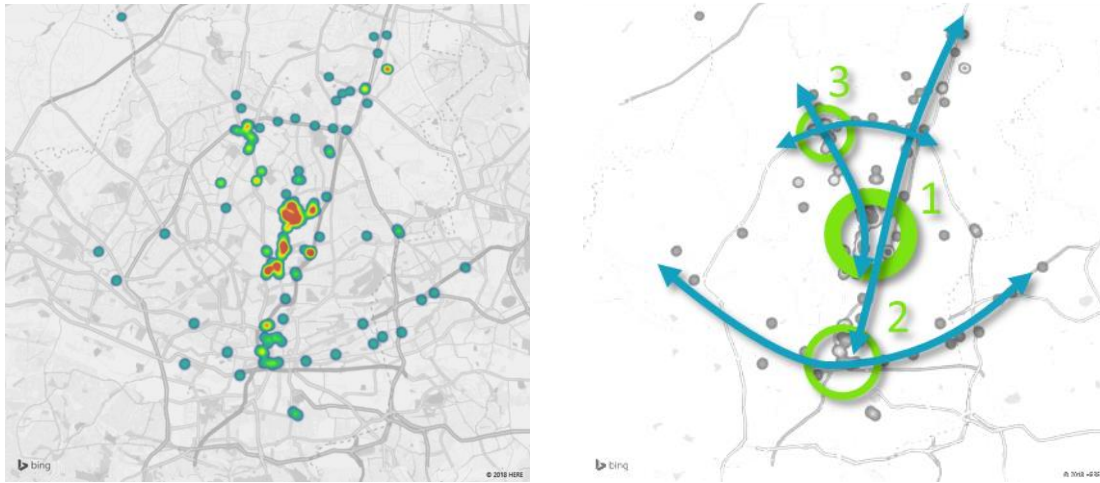


Fig. 2A – Green Buildings heatmap in Johannesburg – Clusters and tensions

In Fig.2 we can see the geographical distribution of certified and registered green buildings in the city of Johannesburg. The figure to the right identifies the main tensions and nodes, showing in circles the three main clusters of green buildings in the city (Cluster 1: Rosebank, Sandton, Illovo and Melrose North; Cluster 2: New Town and Marshalltown; Cluster 3: Bryanston). The main in the east-west direction are through the corridor Albertina Sisulu Rd, while the south-north tensions are mostly concentrated on Oxford/Rivonia St. and on William Nicole Dr.

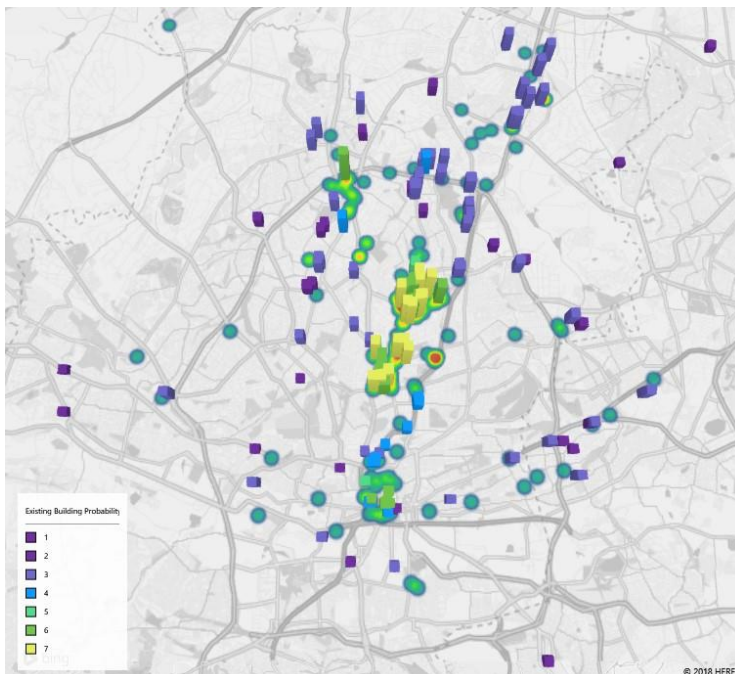


Fig. 2B – Probability of existing buildings to certify in Johannesburg

The non-certified buildings that have the highest probability of certifying coincide with the clusters and corridors identified in Fig.2A. Most of them are located in Sandton and Rosebank, and interestingly some of them with 4 points on the De Villiegrs Graaff Fwy.

Johannesburg - Cluster 1:

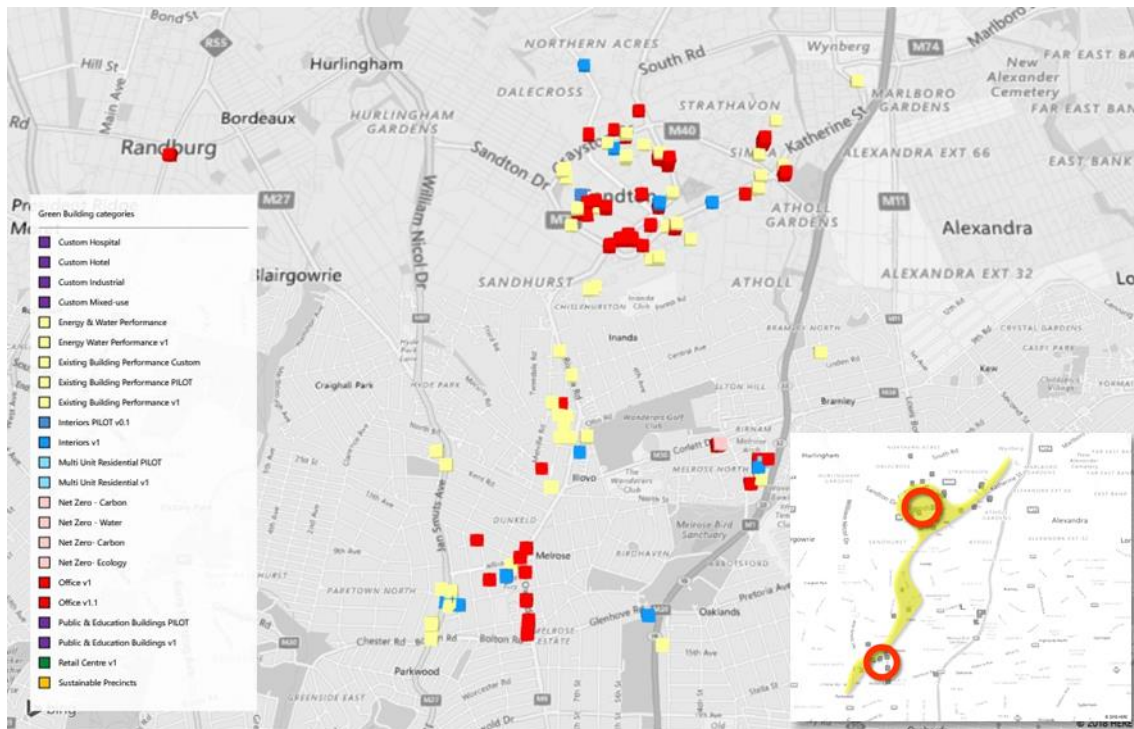


Fig. 3A – Cluster 1: Types of certifications

We can see that the Office certification is clustered more densely in closer proximity with each other in Rosebank and in Sandton (two red circles in smaller diagram) and also near the intersections of important roads. The EBP certification, on the other hand, is more widely used in main corridors such as Jan Smuts, Oxford Rd, Rivonia Rd, Sandton Dr, Grayston Dr and Katherine St (yellow area in diagram).



Fig. 3B – Cluster 1: Probability of certification

As the map shows, the buildings with the highest probability to certify are located in Rosebank, Illovo and Sandton (6 and 7 probability points).

Johannesburg - Cluster 2:



Fig. 4 – Cluster 2: Types of certified buildings & Probability of Certification

This area has relatively new developments, and it is interesting to find that they are mostly EBP projects, and some scattered Office certifications. There is only one building likely to certify with 6 probability points.

Johannesburg - Cluster 3:



Fig.5 – Cluster 3: Types of certified buildings & Probability of Certification

The CBD has only office and interiors certifications. Given that this is a neighborhood with older buildings, perhaps this fact is negatively affecting the uptake of EBP certifications. It is worth analyzing whether there is a perception that retrofits in old buildings are too expensive – Opportunity for enhanced marketing strategies/approach to EBP.

Pretoria:

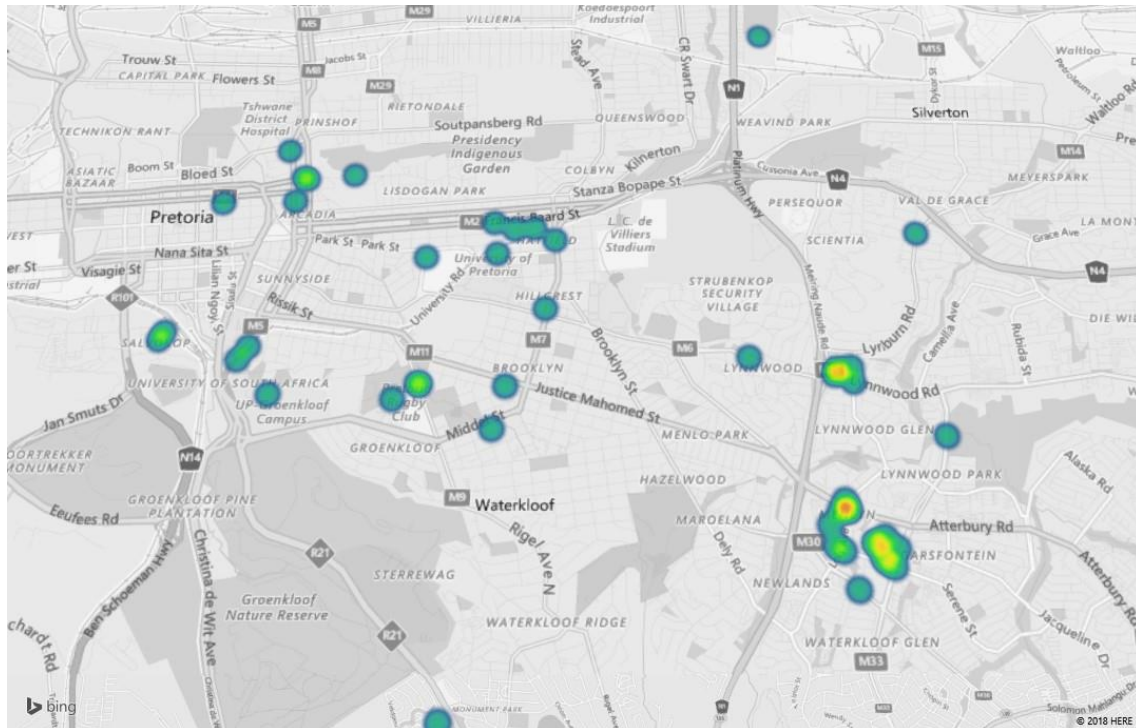


Fig.6 – Green buildings heatmap in Pretoria.

We can see a similar trend occurring in Pretoria, where green buildings are mostly located along main roads, concentrated in higher density near important roads' intersections, and creating clusters, the biggest of them located in Menlyn.



Fig.6 – Green buildings heatmap in Pretoria.

Pretoria's share of green buildings is largely in Offices, with some EBPs on the Middel-Jan Shobba St corridor. The cluster identified in Menlyn has a diverse group of green buildings, covering almost all the available certification offered by the GBCSA (net-zero not included).

c- Opportunities in Cape Town:



Fig.7 – Green buildings heatmap in Cape Town.

Cape Town presents three main clusters of green buildings, the biggest one in the V&A Waterfront, De Waterkant and the City Centre; the second biggest one in Century City, and the third one surrounding the Canvondish Square. In addition, the corridors Victoria/Main Rd and Table View Blvd seem to create a tension in the direction where green buildings are located. The concentration of certified buildings seems to follow the same trends from Johannesburg.

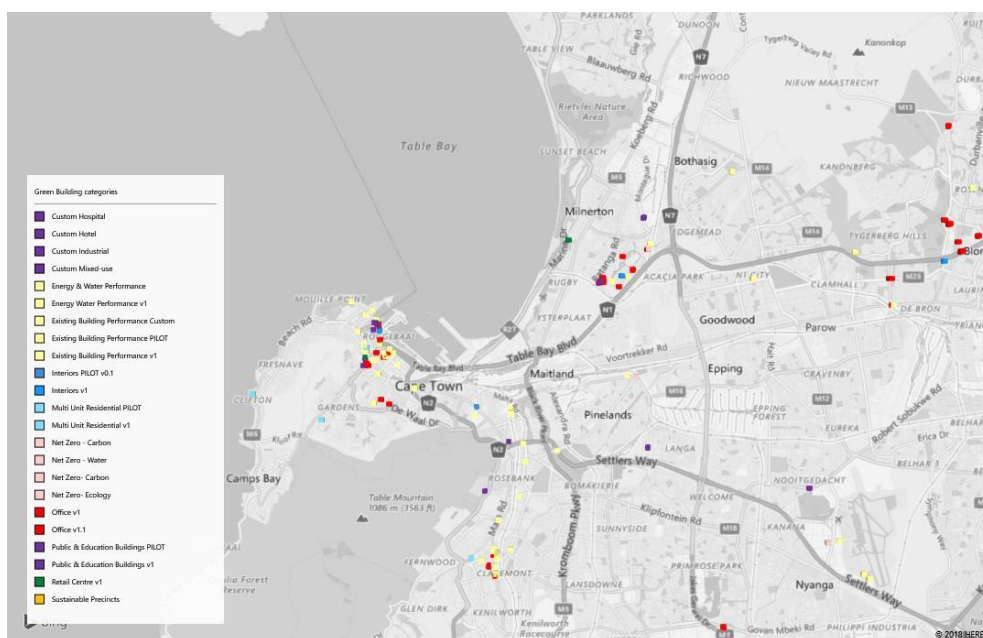


Fig.8 – Types of certified buildings in Cape Town.

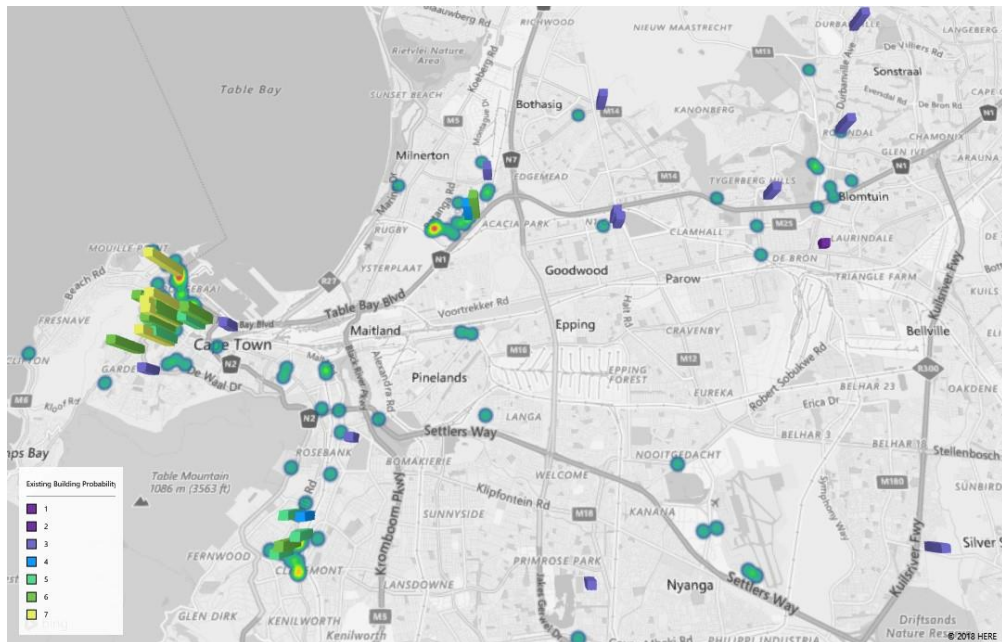


Fig.9 – Probability of certification in Cape Town.

The three clusters of green buildings are clearly identifiable in this probability map, and the one from the V&A and De Waterkant have the higher concentration of buildings likely to certify.

Cape Town – Cluster 1:



Fig.10 – Cluster 1: Types of certified buildings & Probability of Certification.

The City Centre presents a high number of buildings likely to certify. Based on the trends from Johannesburg, crossing this data with the age of those existing buildings could help to narrow down those projects that are the most likely to undergo an EBP certification (older buildings seem to be less likely to opt for this option). This cluster has a high diversity of certification types, which speaks to the mixed uses that are occurring in the area.

Cape Town – Cluster 2:



Fig.11 – Cluster 2: Types of certified buildings & Probability of Certification.

There is a predominance of EBP certifications, with three cases of Office certifications. Only one non-certified existing building has 6 probability points, while the remaining four buildings in the area only have 5 or 4.

Cape Town – Cluster 3:

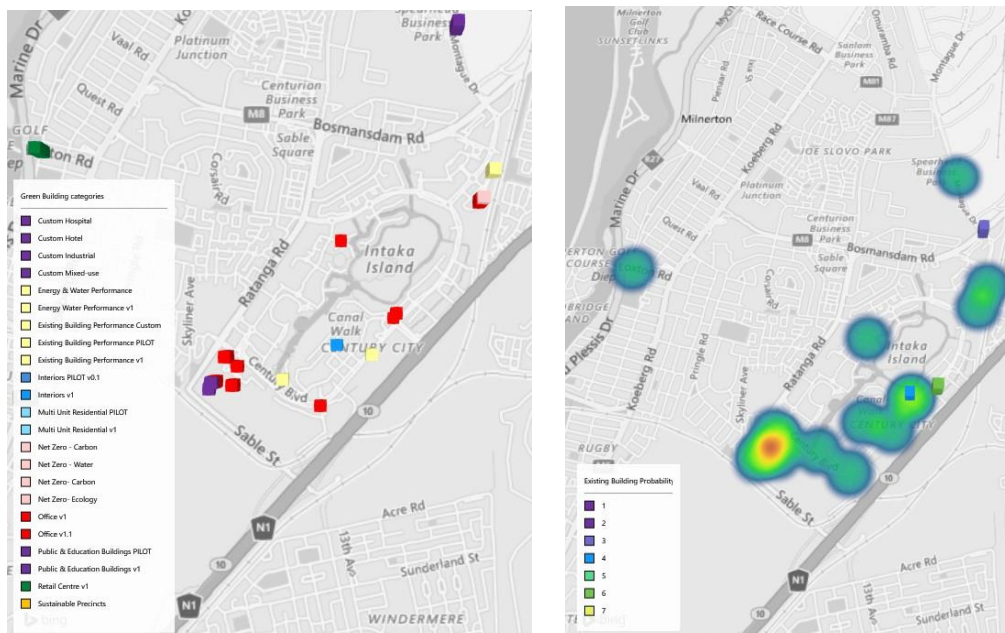


Fig.12 – Cluster 3: Types of certified buildings & Probability of Certification.

Despite the high number and concentration of certified buildings in this cluster, our database only contains three non-certified existing buildings in the area, and all of them are on the lower spectrum of probability points.

d- Opportunities in Durban:

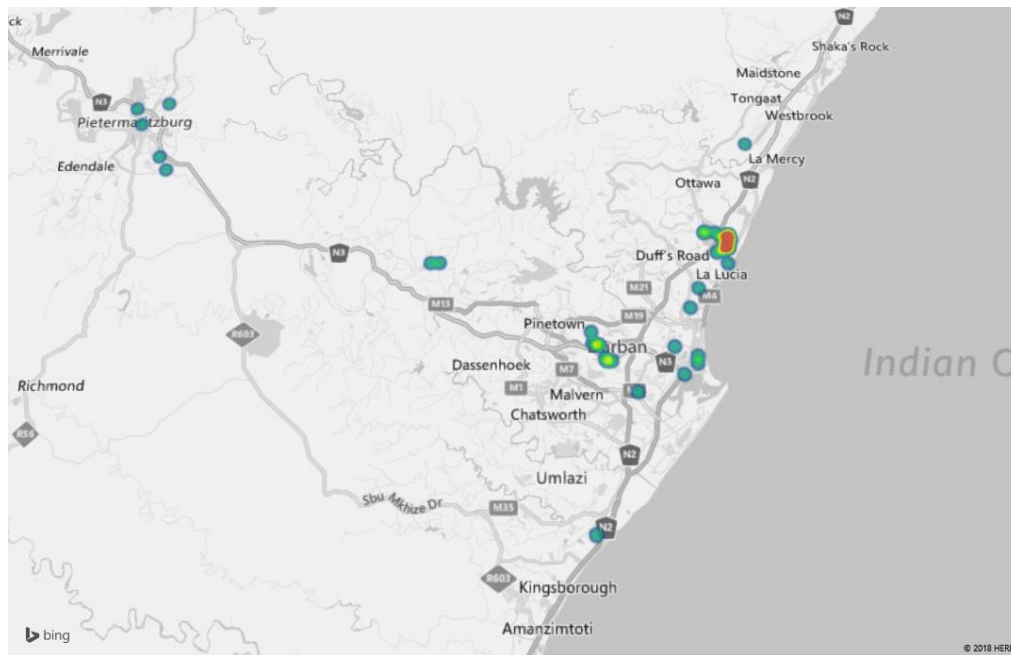


Fig.13A – Green buildings heatmap in Durban.

Durban has lower number of certified buildings, and the highest concentration of them is clustered in Umhlanga.

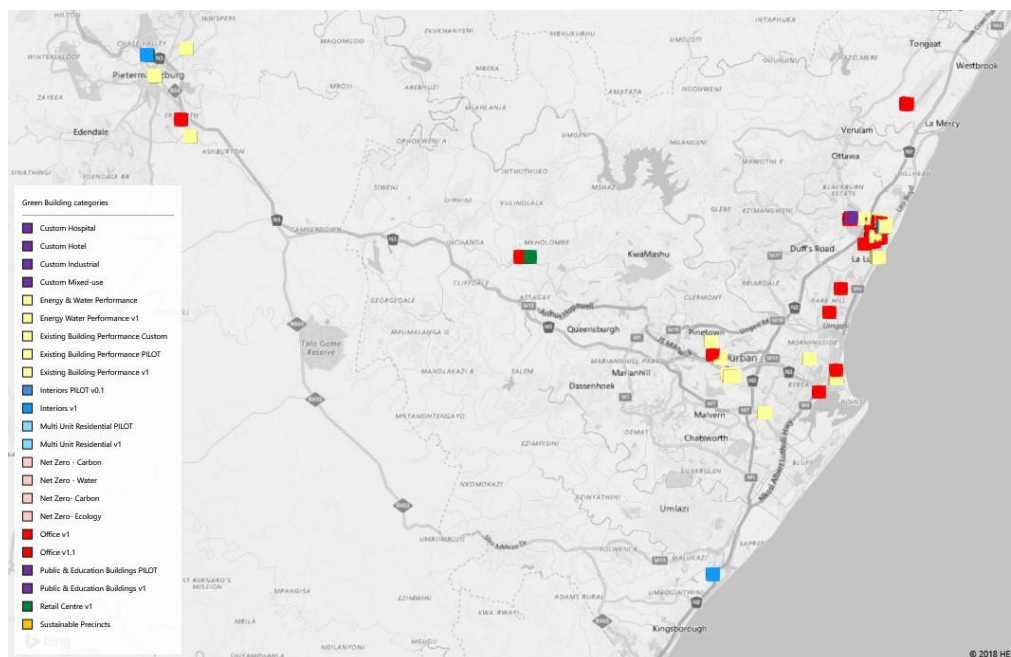


Fig.13B – Types of certified buildings in Cape Town.

With a predominance of Office and EBP certified buildings, the same trends observed in Johannesburg and Capet Town are also visible in Durban. The cluster of green building sin Umhlanga contains a higher diversity of certification types.

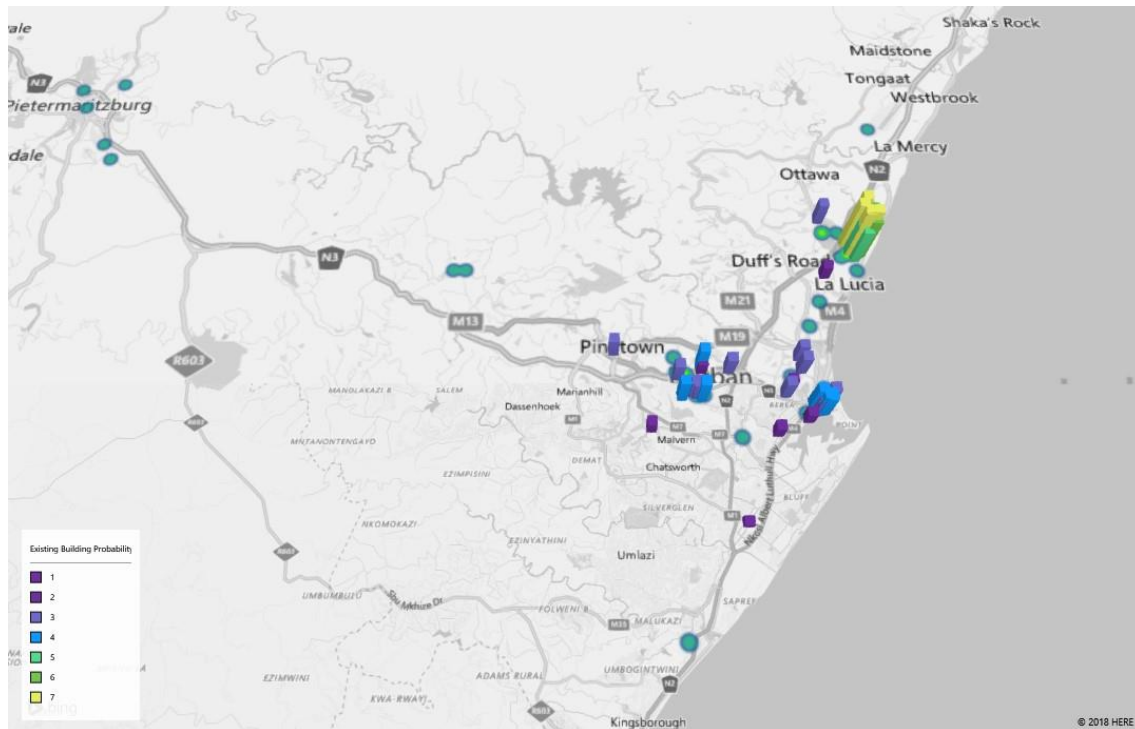


Fig.13C – Green buildings heatmap in Durban.

As expected, the cluster in Umhlanga has the highest concentration of buildings that are more likely to certify, with the remaining ones having a very low probability.

Durban - Cluster:

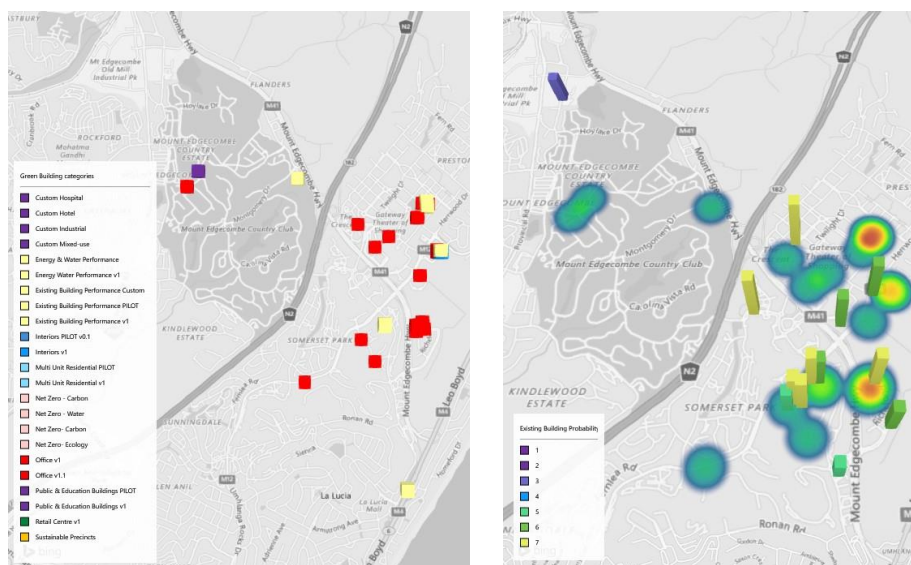


Fig.14 – Cluster 3: Types of certified buildings & Probability of Certification.

With mostly Office projects certified as green buildings, this area has five existing buildings with 7 probability points, and four buildings with 6 probability points, which speaks favorably about the future trends that will take place in this area.

5 – List of most probable buildings

Buildings with the highest probability to certify in Johannesburg					
#	Project Name	Project Address	Coordinates	Project owner Company	Total Points
E141	100 GRAYSTON DRIVE	100 GRAYSTON DRIVE, SANDTON,	-26.0982, 28.05819	Growthpoint	7
E143	140 DAISY STREET	140 DAISY STREET, SANDTON,	-26.10052, 28.0643	Growthpoint	7
E145	230 JAN SMUTS AVE	CNR BOMPAS RD & JAN SMUTS AVE, DUNKELD WEST, JOHANNESBURG	-26.13176, 28.03565	Growthpoint	7
E146	25 RUDD ROAD	25 RUDD ROAD, ILLOVO, JOHANNESBURG	-26.13054, 28.05036	Growthpoint	7
E150	5 STURDEE AVENUE	5 STURDEE AVENUE, ROSEBANK, JOHANNESBURG	-26.14755, 28.03855	Growthpoint	7
E155	7 STURDEE AVENUE	7 STURDEE AVENUE, ROSEBANK, JOHANNESBURG	-26.14736, 28.03829	Growthpoint	7
E193	LUMLEY HOUSE	177 JAN SMUTS AVENUE, PARKTOWN NORTH, JOHANNESBURG	-26.14771, 28.03453	Growthpoint	7
E219	105 West	105 West , Gauteng	-26.10987, 28.0598	NEDBANK	7
E220	135 Rivonia (Phase 1 & 2)	135 Rivonia (Phase 1 & 2) , Gauteng	-26.10203, 28.05857	NEDBANK	7
E235	106 Johan Ave - Sandton	106 Johan Ave - Sandton, 106 Johan Avenue	-26.11057, 28.05838	Old Mutual	7
E242	21 Fricker Rd - Illovo	21 Fricker Rd - Illovo, 21 Fricker Road	-26.13088, 28.04682	Old Mutual	7
E249	36 Wierda Rd West - Sandton	36 Wierda Rd West - Sandton, Wierda Road	-26.11405, 28.05437	Old Mutual	7
E295	STANDARD BANK ROSEBANK BLDG	29 Tyrwhitt Ave Rosebank 2196BLDG,	-26.1447, 28.0423	Old Mutual	7
E179	ERNST & YOUNG	WANDERERS OFFICE PARK, CORLETT DRIVE, SANDTON	-26.13413, 28.05218	Growthpoint	7
E189	IBM	70 RIVONIA ROAD, SANDHURST, SANDTON	-26.113072, 28.051869	Growthpoint	7
E208	SANDTON CLOSE 1	CNR 5TH STREET, & PARK LANE, SANDTON	-26.1055, 28.049	Growthpoint	7
E160	ABSA FROSTERLY	4 Frosterly Crescent, Frosterly Park, La Lucia	-29.73457, 31.06472	Growthpoint	7
E200	MTN MOUNT EDGECOMBE	24 Flanders Drive, Mount Edgecombe, UMHLANGA	-29.72902, 31.0597	Growthpoint	7
E293	PWC	PWC, 102 Essenwood Road	-29.734543, 31.070146	Old Mutual	7
E152	6 GEORGIAN CRESCENT	6 GEORGIAN CRESCENT OFF SLOAN, BRYANSTON, BLOCK F, GLENFIELD	-26.03854, 28.01885	Growthpoint	6
E168	BCX FAERIE GLEN	OFFICE PARK, CNR GLENWOOD & OBERON ST	-25.780532, 28.290009	Growthpoint	6
E64	Dresdner House	2 Dunkeld Road, Dunkeld	-26.13083, 28.03608	ERIS Property Group	6
E38	Albury Park	36 Hume Rd, Dunkeld, Randburg, 2196	-26.13647, 28.03928	ERIS Property Group	6
E230	Nedbank Park	Nedbank Park, Gauteng	-26.197787, 28.04224	NEDBANK	6
E259	BUDGET CORNER	42 Kerk St Johannesburg 2000	-26.20235, 28.04115	Old Mutual	6
E262	DUNVEGAN CHAMBER	DUNVEGAN CHAMBER, CNR JOUBERT & PRITCHARD	-26.203094, 28.042871	Old Mutual	6
E265	EAST-LONDON HOT	EAST-LONDON HOT, 54 LOVEDAY STREET	-26.20297, 28.04121	Old Mutual	6

		Loveday St & Pritchard St, Johannesburg, Gauteng			
E273	JUTA S CORNER	2001	-26.20328, 28.04106	Old Mutual	6
E282	NEW FNB	NEW FNB, CNR BREE & BECKER ST	-26.2011, 28.03388	Old Mutual	6
		35 Pritchard St, Johannesburg, Gauteng			
E296	TEN SIXTY SIX -	2001	-26.20297, 28.04059	Old Mutual	6
E18	122 Pybus Road	122 Pybus Road, Rivonia	-26.11104, 28.05586	ERIS Property Group	6
		12 Baker Street, Rosebank, Rosebank			
E17	12 Baker Street	Rosebank, Rosebank	-26.14041, 28.03898	ERIS Property Group	6
		2 Sturdee Avenue, Rosebank, Rosebank			
E23	2 Sturdee Avenue	Rosebank, Rosebank	-26.14889, 28.04003	ERIS Property Group	6
		25 Bath Avenue, Rosebank			
E27	25 Bath Avenue	Rosebank	-26.14878, 28.04077	ERIS Property Group	6
		23-25 Sturdee Avenue, Rosebank			
E119	Rosebank North	Rosebank	-26.14346, 28.03783	ERIS Property Group	6
		(Stand 131) - 9 Sturdee Avenue, Rosebank			
E130	Sturdee House	Avenue, Rosebank	-26.14698, 28.03831	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E11	1 Merchant Place	Sandton, Sandton	-26.101128, 28.056473	ERIS Property Group	6
		102 Rivonia Road, Sandton, Sandton			
E14	102 Rivonia Road	Sandton, Sandton	-26.10914, 28.05755	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E22	2 Merchant Place	Sandton, Sandton	-26.101128, 28.056473	ERIS Property Group	6
		23 Fredman Drive, Sandton			
E26	23 Fredman Dr	Sandton	-26.10362, 28.05067	ERIS Property Group	6
		3 Gwen Lane, Sandton, Sandton			
E29	3 Gwen Lane	Sandton	-26.1026, 28.05596	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E30	3 Merchant Place	Sandton, Sandton	-26.101128, 28.056473	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E32	4 Merchant Place	Sandton, Sandton	-26.101128, 28.056473	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E98	Merchant Place Property Association	Sandton, Sandton	-26.101128, 28.056473	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E99	Merchant Place, 9 Fredman Drive	9 Fredman Drive, Sandton	-26.10176, 28.05527	ERIS Property Group	6
		1 Fredman Drive, Sandton, Sandton			
E111	Parkade Shareblock	Sandton, Sandton	-26.101128, 28.056473	ERIS Property Group	6
		Corner Catherine and Rivonia, Sandton			
E125	Sandhurst Office Park	Rivonia, Sandton	-26.1038612, 28.0701154	ERIS Property Group	6
		No. 6 Protea Place, North Block Sandton, Sandton			
E127	Southern Life Gardens 1	Block Sandton, Sandton	-26.102751, 28.05546	ERIS Property Group	6
		No. 6 Protea Place, South Block Sandton, Sandton			
E128	Southern Life Gardens 2	Block Sandton, Sandton	-26.102751, 28.05546	ERIS Property Group	6
		Atterbury Road, Menlyn			
E86	Investec Regional Office	Atterbury Road, Menlyn	-25.78321, 28.2833	ERIS Property Group	6
		CNR GLEN MANOR AVE & LOIS AVENUE, MENLYN			
E196	MENLYN PIAZZA	LOIS AVENUE, MENLYN	-25.78417, 28.27724	Growthpoint	6
		MENLYN OFFICE PARK, 223 GOBIE STREET			
E277	MENLYN OFFICE PARK	223 GOBIE STREET	-25.7862527, 28.2748021	Old Mutual	6
		291 Sprite Avenue, Faerie Glen, Pretoria East			
E69	Faerie Glen	Glen, Pretoria East	-25.78291, 28.28921	ERIS Property Group	6
		2 Frosterley Road, Frosterley Park, La Lucia Ridge, Umhlanga			
E62	Discovery	Ridge, Umhlanga	-29.73446, 31.06542	ERIS Property Group	6
		315 Umhlanga Rocks Drive, Umhlanga			
E65	East Coast Radio House	Drive, Umhlanga	-29.72752, 31.07027	ERIS Property Group	6
		3 Sugar Close, Umhlanga 23 Jorissen Street, Braamfontein			
E74	Gateview	23 Jorissen Street, Braamfontein	-29.73004, 31.06732	ERIS Property Group	6
		20 Georgian Crescent, Bryanston			
E45	Braamfontein Centre	Bryanston	-26.19333, 28.03065	ERIS Property Group	5
		Nixdorf Centre Offices, JOHANNESBURG			
E24	20 Georgian Crescent	Nixdorf Centre Offices, JOHANNESBURG	-26.03872, 28.01853	ERIS Property Group	5
E336	Nixdorf Centre Offices		-26.1436747, 28.0423997	TFMC	5

E113	Podium Building	43 Ingersol Road, Lynnwood Glen, 0081, Lynnwood Glen	-25.7806, 28.27747	ERIS Property Group	5
E97	Menlyn Square	116 Lois Avenue, Menlyn, 0181, Menlyn	-25.78468, 28.27777	ERIS Property Group	5
E20	187 Rivonia Road - East Block	187 Rivonia Road, East Block Sandton, Rivonia	-26.091591, 28.056501	ERIS Property Group	5
E21	187 Rivonia Road - West Block	187 Rivonia Road, West Block Sandton, Rivonia	-26.091591, 28.056501	ERIS Property Group	5
E44	Boundary Terraces	1 Mariendahl Lane, Newlands	-33.97497, 18.46832	ERIS Property Group	5
E77	Great Westerford	240 Main Road, Rondebosch	-33.97015, 18.46462	ERIS Property Group	5

Buildings with highest probability of certifying in CAPE TOWN					
#	Project Name	Project Address	Coordinates	Project owner Company	Total Points
E149	36 HANS STRIJDOM	36 HANS STRIJDOM AVENUE, CAPE TOWN,	-33.91704, 18.42346	Growthpoint	7
E207	ROSEBANK COLLEGE HOUSE	5 WATERKANT STREET, CAPE TOWN,	-33.92089, 18.42284	Growthpoint	7
E224	Clocktower (Leased)	Clocktower (Leased), Western Cape	-33.9068564, 18.422087	NEDBANK	7
E290	PLEINPARK	PLEINPARK - 69 Plein St. Zonnebloem	-33.9261588, 18.4214444	Old Mutual	7
E300	TRIANGLE HOUSE	TRIANGLE HOUSE, 22 RIEBEEK STREET	-33.918988, 18.422313	Old Mutual	7
E39	Atterbury House	9 Riebeek Street, Cape Town	-33.92021, 18.42311	ERIS Property Group	6
E53	Chiappini House	26 Chiappini Street, Cape Town	-33.91688, 18.41829	ERIS Property Group	6
E56	Cliffe Dekker Place	11 Buitengracht Street, Cape Town	-33.91763, 18.42088	ERIS Property Group	6
E70	Fleetway House	17 Martin Hammerschlag Way, Cape Town	-33.91978, 18.43268	ERIS Property Group	6
E78	Hamilton House	30 Chiappini Street, Cape Town	-33.91694, 18.41823	ERIS Property Group	6
E79	Harbour Place	7 Martin Hammerschlag Way, Cape Town	-33.92017, 18.4329	ERIS Property Group	6
E85	IDS House	8 St Georges Mall, Cape Town	-33.92046, 18.42342	ERIS Property Group	6
E120	S A Reserve Bank	60 St George's Mall, Cape Town	-33.92243, 18.42132	ERIS Property Group	6
E134	The Pinnacle	2 Burg Street, Cape Town	-33.91941, 18.42303	ERIS Property Group	6
E138	Wesbank House	21 Riebeek Street, Cape Town	-33.91988, 18.42236	ERIS Property Group	6
E165	BCX CENTURY CITY	CENTURY CITY BOULEVARD, CENTURY CITY,	-33.8908668, 18.5179797	Growthpoint	6
E192	LONGKLOOF STUDIOS	PARK/KLOOF/DARTERS ROADS, GARDENS, CAPE TOWN	-33.92822, 18.41197	Growthpoint	6
E201	NEWLANDS ON MAIN	CNR MAIN ROAD & CAMPGROUND, CLAREMONT, CAPE TOWN	-33.97704, 18.46471	Growthpoint	6
E302	1 Mostert Street SRG Building	1 Mostert Street SRG Building, CAPE TOWN	-33.92557, 18.42231	TFMC	5
E345	Telkom Tower Cape Town	Telkom Tower Cape Town, CAPE TOWN	-33.9218009, 18.4308549	TFMC	5
E354	Waldorf Office Complex	Waldorf Office Complex, CAPE TOWN	-33.9228216, 18.4208588	TFMC	5
E55	Claremont Terraces	25 Protea Road, Claremont	-33.97902, 18.46265	ERIS Property Group	5

Buildings with highest probability of certifying in DURBAN					
#	Project Name	Project Address	Coordinates	Project owner Company	Total Points
E212	STANDARD BANK UMHLANGA	1 Millenium Boulevard, Umhlanga Rocks, Durban	-29.72307, 31.06332	Growthpoint	7
E166	BCX DURBAN 2	1-3 CRANBROOK CRESCENT, LA LUCIA RIDGE,	-29.73604, 31.06334	Growthpoint	7
E167	BCX DURBAN 3	7-9 CRANBROOK CRESCENT, LA LUCIA RIDGE,	-29.73632, 31.06399	Growthpoint	7
E232	Ridgeside (Leased)	Ridgeside (Leased), KwaZulu-Natal	-29.73784, 31.07135	NEDBANK	6
E3	Durban Office	Aurecon , Durban Office, KwaZulu-Natal	-29.7365563, 31.0628084	Aurecon	5
E13	100 on Armstrong	100 Armstrong Avenue, Forest Park, La Lucia, Durban	-29.74124, 31.06692	ERIS Property Group	5

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