Western Cape Government

FOR YOU

Property Efficiency Report 2022/23

EXECUTIVE SUMMARY

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. 12

Office portfolio

37 office buildings = 196 853m²*

- **29 owned buildings**
  - 17 non-CBD 62 531m²
  - 10 CBD 86 971m²
  - 2 EXCLUDED 5 392m²
- **8 leased buildings**
  - 2 non-CBD 2 087m²
  - 6 CBD 39 872m²

Health portfolio

22 health facilities = 774 530m²

- **9 clinics** 3 909m²
- **13 hospitals** 770 621m²

Education portfolio

45 education facilities = 294 946m²

- **15 high schools** 124 768m²
- **30 primary schools** 170 178m²

*Referring to usable space.

Best performers

Electricity

- Non-CBD owned offices: **81** kWh/m²/pa
- Clinics: **73** kWh/m²/pa
- Primary schools: **13** kWh/m²/pa

Water

- CBD owned offices: **0.47** kL/m²/pa
- Clinics: **1.13** kL/m²/pa
- Primary schools: **0.49** kL/m²/pa

Space utilisation

CBD leased buildings: **14** m²/desk

Performance measurement cost

Non-CBD owned buildings: **R2 390**/m²

Building performance highlights

	2021/22						2022/23					
	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	196 484	46 937	149 547	131 821	64 663	-	196 853	41 959	154 894	128 211	68 642	-
WCG portfolio performance data	191 092	46 937	144 155	130 453	64 663	-	191 461	41 959	149 502	126 843	64 618	-
Accommodated office staff	10 000	2 957	7 043	6 706	3 294	-	10 232	2 873	7 359	6 410	3 822	-
Cost/m²	3 108	3 651	2 938	3 321	2 673	2 178	2 833	3 687	2 566	3 032	2 429	2 309
Cost/FTE	74 908	72 270	75 990	81 357	62 386	-	62 623	67 595	60 611	73 895	45 105	-
m²/FTE	25	21	26	25	25	-	20	17	20	19	20	-
m²/desk	19	16	20	19	20	-	19	15	20	19	17	-
Energy kWh consumed per FTE/pa	2 514	2 650	2 460	2 874	1 841	-	2 443	2 227	2 531	3 050	1 499	-
Water kL consumed per FTE/pa	13	15	12	13	12	-	12	11	12	12	12	-
Energy kWh/m²/pa	106	134	97	117	82	216	113	136	107	130	81	240
Water kL/m²/pa	0.54	0.83	0.46	0.55	0.53	0.65	0.58	0.77	0.53	0.55	0.65	0.73

FTE = full-time equivalent.

Disclaimer: In the 11th edition of the PER, the cost/FTE was based on calculating an arithmetic mean (sum of all observations)/(number of observations). For this 12th edition, we decided to revert to the method used in previous issues which is dividing the total cost by the total number of full-time equivalents and to be consistent, the 2021/22 figures were recalculated using this method. For this reason, the 2021/22 figures published in this report differ from those published in the 11th edition.

Office electricity

- Electricity consumption in the private sector, City of Cape Town and WCG buildings has increased over the reporting period.
- Annual electricity consumption per square metre (kWh/m²/pa) saw a year-on-year increase of 6.6%, rising from 106kWh/m²/pa to 113kWh/m²/pa during the reporting period.
- The owned buildings' consumption of 107kWh/m²/pa is 21.3% better than the leased buildings' consumption of 136kWh/m²/pa.
- All leased buildings increased their consumption from 134kWh/m²/pa to 136kWh/m²/pa, an increase of 1.5% compared to the previous reporting period.
- The buildings that produce the largest proportion of their electricity consumption from solar sources are the new Government Motor Transport (GMT) building in Maitland at 38.3%, Goulburn Centre at 22.4%, and Elsenburg (Admin. Offices) at 19.3%.

Office water

- Water consumption during the 2022/23 reporting period increased from 0.54kL/m²/pa to 0.58kL/m²/pa, a 7.4% year-on-year increase.
- At 0.53kL/m²/pa, the consumption performance of owned buildings surpasses that of leased buildings (0.77kL/m²/pa) by a noteworthy 31.2%.
- Non-CBD leased buildings demonstrated a significant reduction in consumption of more than 18.3% throughout the reporting period, declining from 1.36kL/m2/pa to 1.11kL/m²/pa.

Electricity performance against private sector benchmark

All office building performance (kWh/m²)

113	240
Portfolio performance	Private sector benchmark

Water performance against private sector benchmark

All office building performance (kL/m²)

0.58	0.73
Portfolio performance	Private sector benchmark

Health electricity

- All health facilities have demonstrated enhanced efficiency, with electricity consumption decreasing from 90kWh/m²/pa to 87kWh/m²/pa. This is an improvement of 3.3%.
- Clinics have exhibited the most substantial improvement, reducing their consumption from 82kWh/m²/pa to 73kWh/m²/pa. This is an impressive improvement of 10.9%.

Health water

- Hospital facilities have nearly returned to 2020/21 water consumption levels of 1.58kL/m²/pa.
- All health facilities have improved water consumption efficiency from 1.64kL/m²/pa in 2021/22 to 1.57kL/m²/pa in 2022/23.

Education electricity

- High schools' efficiency improved from 22kWh/m²/pa to 18kWh/m²/pa, marking an impressive improvement of 18.2% over the reporting period.
- Primary schools have reached the same level of efficiency as in 2019/20.

Education water

- High schools have been the most significant water consumers, with a performance of 0.74kL/m²/pa, up from 0.62kL/m²/pa during the previous period, indicating a 19.4% decrease in efficiency.
- Primary schools have consistently performed well, although their water consumption slightly increased from 0.48kL/m²/pa in 2021/22 to 0.49kL/m²/pa in 2022/23, making them the top performers in this area.

Space utilisation

- The All buildings portfolio showed an employee density improvement from 25m²/FTE in 2021/22 to 20m²/FTE in 2022/23, an improvement in space utilisation of 20%.
- The portfolio has had an average desk space utilisation of 19m²/desk over the past three years.

Occupancy cost

- The WCG study portfolio's cost of occupying office space has decreased by 8.8%, from R3 108/m² in 2021/22 to R2 833/m² in 2022/23.
- The private sector occupancy costs benchmark increased by 6% from R2 178/m² to R2 309/m² over the reporting period.

Case study: Western Cape Government energy performance

115 Energy Performance Certificates

On 8 December 2020, the Minister of Mineral Resources and Energy issued regulations under section 19(1)(b) of the National Energy Act requiring the submission and display of energy performance certificates (EPCs) by organs of state and the owners of three categories of non-residential buildings – G1: Office buildings, A2: Theatrical & indoor sport buildings, and A3: Places of instruction. This deadline was subsequently extended to 7 December 2025.

An EPC rates a building's energy efficiency using a scale of A to G, where A represents the most efficient building and G the least efficient. The mid-point D is determined through a comparison of the average metrics described in South African Building Standard SANS 10400-XA. To meet current compliance criteria, the building must fulfil the following conditions:

- It should have been in operation for at least two years without any significant renovations;
- It should primarily serve any of the following purposes: be a place of instruction, a place of entertainment, public assembly, theatrical and indoor sports, or an office; and
- It should have a net floor area of more than 2 000m² (in the case of privately owned buildings) or 1 000m² (in the case of state-owned buildings).

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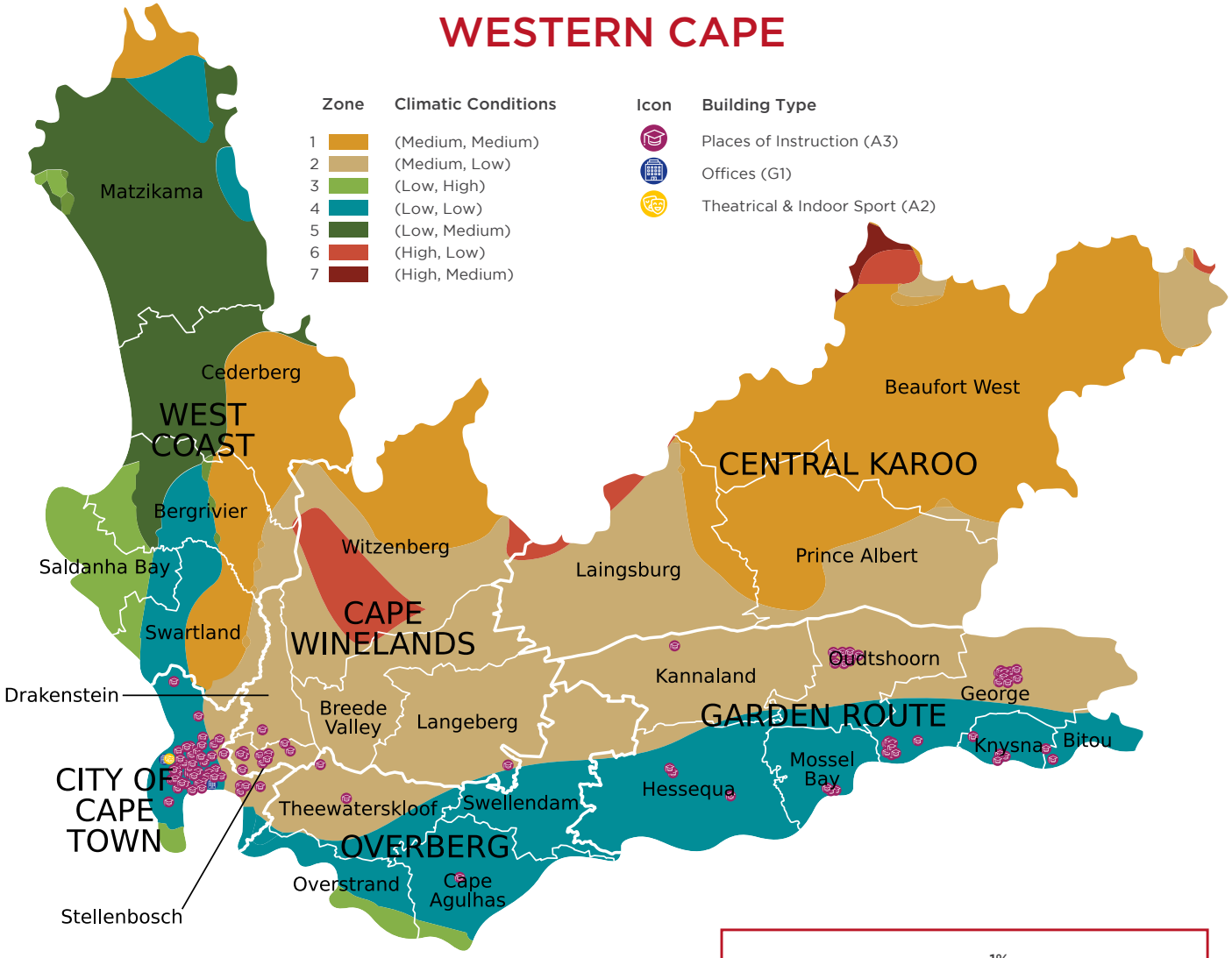

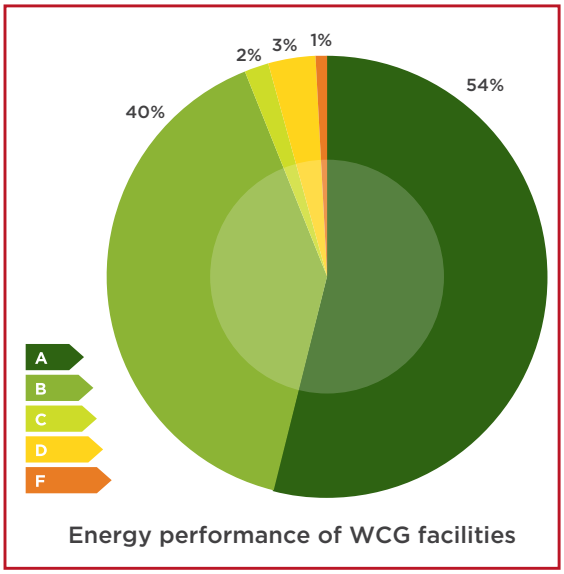

Energy performance of WCG facilities

As at 31 October 2023, the WCG has obtained 115 EPCs; one for the Artscape Theatre Complex (A2), four for commercial office buildings (G1), and 110 for educational facilities (A3).

Over half (54%) of the EPCs obtained to date received an A energy performance rating, 40% received a B rating, 3% received a D rating (mostly G1 office buildings), and 1% receiving a rating of F.

Artscape reported an energy performance of 81kWh/m², resulting in a D rating, which indicates an average energy intensity for the complex.

At an electricity consumption of 104kWh/m², both 4 Dorp Street and 7 & 15 Wale Street also received D ratings. The 9 Dorp Street building received an F rating for its consumption of 138kWh/m², comparable to other buildings of a similar age in the Cape Town CBD. 9 Dorp Street was able to outperform the old benchmark of 185kWh/m² under SANS 10400 XA 2011, but was not able to meet or exceed the new benchmark of 95kWh/m² under SANS 10400 XA 2021. The top-performing office building is Khayelitsha SSC, with an A rating for its consumption of only 19kWh/m².

The WCG is committed to meeting the current deadline of 7 December 2025 for obtaining EPCs for the first three categories of buildings covered in the National Energy Act regulations.

Western Cape Government

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