

eMag of climate action in Africa

**#5 Sustainable Building and
Construction in Africa**
Thursday 28 April 2022



WORLD
GREEN
BUILDING
COUNCIL

Press review

Jean Marie Takouleu

**Afrik
21**

- **NAMIBIA: First National Bank (FNB) issues green bond for energy and green buildings**

In Namibia, a second green bond from the First National Bank is raising \$24.3 million to finance green housing through micro-loans to the real estate industry.

- **SOUTH AFRICA: Nedbank issues green bond for green buildings**

Another green bond has been launched by NedBank, a highly committed actor to sustainable development. It aims to mobilize \$120 million for sustainable construction projects.

The most recent news concerns the mobilization of companies and international donors, including the International Finance Corporation to encourage the construction of sustainable buildings.

- **SOUTH AFRICA: The International Finance Corporation (IFC) approved a \$42 million loan to Business Partner, an institution that finances and supports small and medium-sized enterprises specializing in sustainable building.**

- 50 million dollars have been released to the Egyptian subsidiary of the National Bank of Qatar to support the ecological development of the new Egyptian administrative capital.

- The CDC Group, also a very active British group, has granted financing in Kenya for the construction of 10,000 green homes. 6 million dollars have been granted for the construction of 2,700 green residential units in Johannesburg, South Africa.

In addition, a strong certification drive is emerging in Africa to encourage the construction of sustainable buildings.

- The Green Building Council South Africa has awarded a record 140 certifications to buildings in South Africa. In order to be certified, criteria for reducing greenhouse gas (GHG) emissions in the construction process must be met.

Population growth, a particularly important phenomenon on the African continent, is driving the construction of buildings in cities. It is necessary that the supply of materials emits as little GHG as possible.

- This is a challenge for GHANA where the real estate company Rehoboth Properties has been supported through IFC certification in its efforts to reduce GHG emissions, while focusing on energy efficiency and sustainable water management.

Sustainable buildings will be at the heart of upcoming international events such as the Africities in May and the COP 27 in November.

Introduction

Vere Shaba, World Green Building Council



- The World Green Building Council is a global network of national green building and construction councils.

Vere Shaba, Head of Africa Programmes at the World Green Building Council recommends reading the article on the WGBC's reactions to the latest part of the IPCC 6th report: published on April 4, 2022.

"It's now or never" - Cristina Gamboa reacts to the latest IPCC 2022 report.

"It's now or never" – reactions to latest IPCC report 2022



CRISTINA GAMBOA
CEO, WorldGBC

Building stakeholders committed to a sustainable built environment must act now. The article identifies three key actions:

- **Building codes:**

Implement ambitious building codes at the government level to integrate the total carbon impact of the built environment.

- **Deep collaboration:**

Organizations across the value chain must collaborate and innovate to enable systemic change.

- **Communication:**

Industry and governments must carry high ambitions and showcase existing solutions.

The Green Building Councils of the WGBC network work across the building sector value chain to implement sustainable solutions.

Starting from the context of ecological urgency, the eMag from 28th April focused on access to climate finance for sustainable buildings.



How to finance buildings transition projects ?

Conrad Sanama, International Finance Corporation (IFC)

- The International Finance Corporation (IFC) is an international development bank and subsidiary of the World Bank.

How is IFC supporting African non-state actors (private sector) in the transition to green building practices?

The IFC seeks to accompany the transition of the building sector by supporting the action of the actors according to three axes:

- Reduction of energy consumption
- Reduction of water consumption
- Reduction of GHG emissions, in particular encouraging the production and use of local materials with a low carbon footprint.

The certification system: Edge

The IFC has created a certification system whose objective is to monitor and reduce the carbon footprint of buildings and to strengthen green building transition projects.

In addition to a certification system, it is also a design tool to assist in construction. It is aimed at building professionals (companies, property developers, technicians, etc.).

IFC works closely with governments to build their capacity to renovate and build infrastructure, but it also works with developers from a green perspective on two fronts:

- Capacity building (staff training, upgrading of work platforms)
- A mechanism to make available new forms of financing for building by encouraging the certification of projects and facilitating the accessibility of certification.

What are the main barriers to building transition?

The barriers are mainly institutional or related to "bad habits" in terms of production and use of building materials.



Experience feedback: Access to finance in the building sector

John Kalungi Kabuye, BESIC Group and Kenya GBS

As a consultant and former managing director of the BESIC Group, John Kalungi Kabuye explains that climate funds are essentially public financing directed towards instrumental climate and environmental projects that represent economic opportunities. These can be green bonds or other forms of financing.

How green are the projects that require these types of funds?

In reality, many construction projects do not meet the criteria. But, many countries have filed their Nationally Determined Contributions (NDCs) in which case projects must meet the many challenges of NDC. It can therefore be used as a standard when defining projects.

In Kenya, in order to receive funding, projects had to meet green building standards to demonstrate that they met minimum climate conditions.

LIEED is an assessment tool that still works on the 1995 building code.

The standards have really helped in securing commercial financing and loans.

The first green bond launched in Kenya was awarded to a green building certified to IFC building standards. The first green building in Kenya was financed by the CDC bank. Shopping centers and residential buildings had to meet certain climate standards.

All projects in Kenya meet these criteria and requirements, in which case access to finance is facilitated.

What advice do you have as a practitioner?

It's really important to be 'intentional' when aspiring to develop sustainable construction. Once you have defined your goal, you need to set specific and ambitious targets. Net-zero goals are very achievable.

1. Set your ambitions high, and meet green standards
2. Using local materials and renewable energy should be a priority
3. Recycling and water treatment is also a central point



Experience feedback: Local island actors

Tony Lee Luen Len, Founder of GBC Mauritius & Partner of Ecosis

In Mauritius, the effects of climate change are very strong: deadly floods, droughts, beach erosion, etc. New mechanisms have been decided such as the Climate Change Act adopted in 2022 or the creation of a Committee on Climate Change at the industrial level.



Tony Lee Luen Len, founder of the Green Building Council Mauritius and senior partner of Ecosis is optimistic because a lot of efforts are being made, especially by the government, although the implementation of the decisions still faces obstacles.

Once written, the environment and climate laws are not really promulgated and implemented in public policies.

In the building sector, there are changes that mainly concern marketing, branding and green finance. AFD will apply a Green Finance with demanding eligibility criteria.

The campaign on green finance that is currently taking place in Mauritius will help fight against the preconceived notion that sustainable buildings are expensive.

However, while the topic and the sector are beginning to take hold and become a norm, many private sector actors are motivated by marketing reasons rather than environmental concerns.

How are adaptation and resilience being integrated into public policy on the island?

Stricter laws are gradually being put in place in Mauritius. Sustainable buildings are beginning to be integrated into the public sector, but the public sector lacks resources, which contributes to slowing down the move to action.

The 2022 Global Status Report for Buildings and Construction is on its way!

Global ABC



The Global Status Report for Buildings and Construction (Buildings-GSR) is one of the flagship products of the UNEP-hosted Global Alliance for Buildings and Construction (GlobalABC) and is a reference document for tracking progress with respect to climate change mitigation in the buildings and construction sector on a global level, including on key indicators for energy use, emissions, technologies, policies, and investments.

Showcasing trends, existing policies and best practices, the report answers a central question: Is the buildings and construction sector on track to meet the Paris Agreement Goals?

Carried out by a project team led by the Buildings Performance Institute Europe (BPIE) in close collaboration with the GlobalABC Secretariat and a dedicated Buildings-GSR Task Force, the 2022 Buildings-GSR will include a regional focus on Africa and a topical deep dive on building materials as well as GlobalABC member contributions.

The development of this year's Buildings-GSR is ongoing, including research, data collection, analysis, drafting and reviewing. An online version in English is expected to be released on the GlobalABC website prior to COP27. GlobalABC members especially those with a focus on Africa or materials are welcome to join the Buildings-GSR Task Force.

To apply to become a GlobalABC member, please see [here](#).

You can contact the GlobalABC Secretariat at global.abc@un.org.

To read the previous editions of the Buildings-GSR, click [here](#).



Next events

Join us on Thursday 19 May 2022
from 1 to 2 pm (GMT, Dakar time)
for the eMag on Education and Training on
Climate Change in Africa !



eMag written by Chloé Quinero