Western Cape Government

FOR YOU

Property Efficiency Report 2024/25

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. 14

Office portfolio

35 office buildings = 208 247m²

- 27 owned buildings
  - 17 non-CBD 71 664m²
  - 10 CBD 87 466m²
- 8 leased buildings
  - 2 non-CBD 2 535m²
  - 6 CBD 46 582m²

Health portfolio

34 health facilities = 890 911m²

- 13 clinics 5 219m²
- 21 hospitals 885 692m²

Education portfolio

60 education facilities = 401 115m²

- 23 high schools 196 585m²
- 37 primary schools 204 530m²

Best performers

Electricity		Water	
Non-CBD leased offices	66 kWh/m²/pa	CBD owned offices	0.48 kL/m²/pa
Clinics	72 kWh/m²/pa	Hospitals	1.17 kL/m²/pa
Primary schools	12 kWh/m²/pa	Primary schools	0.62 kL/m²/pa

Space utilisation — CBD leased buildings 15 m²/desk

Performance measurement cost — Non-CBD owned buildings R2 080/m²

Building performance highlights

	2023/24						2024/25					
	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 (m²)	196 853	41 959	154 894	128 211	68 462	-	208 247	49 117	159 130	134 048	74 199	-
WCG portfolio performance data (m²)	191 461	41 959	149 502	126 843	64 618	-	208 247	49 117	159 130	134 048	74 199	-
Accommodated office staff	9 816	2 819	6 997	6 571	3 245	-	9 627	2 844	6 783	6 607	3 020	-
Cost/m²	3 118	3 761	2 937	3 345	2 671	2 448	2 556	2 373	3 145	2 816	2 085	2 524
Cost/FTE	70 161	65 350	72 068	76 179	58 753	-	66 907	62 171	69 060	69 237	61 831	-
m²/FTE	23	18	24	21	24	-	24	18	25	22	27	-
m²/desk	19	15	20	18	20	-	19	16	20	17	22	-
Energy kWh consumed per FTE/pa	2 516	2 280	2 610	2 975	1 646	-	2 675	2 539	2 737	2 957	2 060	-
Water kL consumed per FTE/pa	14	13	14	13	15	-	16	13	16	13	21	-
Energy kWh/m²/pa	112	131	106	131	75	240	102	128	94	120	69	140
Water kL/m²/pa	0.63	0.89	0.56	0.59	0.69	0.90	0.62	0.76	0.58	0.58	0.77	0.76

FTE = full-time equivalent.

Office electricity

- Overall energy consumption decreased by 8.9% (112kWh/m²/pa in 2023/24 to 102kWh/m²/pa in 2024/25), showing continued outperformance of the private sector benchmark.
- A significant milestone this year is that Western Cape Government (WCG) owned buildings within the Central Business District (CBD) outperformed the City of Cape Town (CCT) CBD portfolio benchmark (124kWh/m²/pa) for the first time, demonstrating an overall efficiency figure of 114kWh/m²/pa.
- The WCG-owned buildings also outperformed the energy performance certificate (EPC) benchmark by 1%, which is a remarkable achievement.
- In the 2024/25 reporting period, the WCG-owned buildings portfolio achieved an electricity consumption rate of 94kWh/m²/pa, reflecting a 26.6% greater efficiency compared to leased premises, which recorded an average consumption of 128kWh/m²/pa.
- Electricity consumption across combined non-CBD owned buildings decreased by 8%, dropping from 75kWh/m²/pa to 69kWh/m²/pa.
- Non-CBD leased assets outperformed the non-CBD owned properties, which recorded a consumption rate of 66kWh/m²/pa, by 5.7%, highlighting the relative efficiency of leased versus owned facilities.
- Solar photovoltaic (PV) installations generated 2 811MWh of electricity, which reduced overall energy demand from the grid.

Office water

- Water consumption in CBD buildings showed a slight decrease from 0.59kL/m²/pa to 0.58kL/m²/pa.
- Overall consumption (kL/m²/pa) for the portfolio water consumption slightly decreased by 1.6%, from 0.63kL/m²/pa in 2023/24 to 0.62kL/m²/pa in 2024/25. The WCG continues to outperform the private sector in this regard.
- The non-CBD leased building portfolio experienced a substantial increase in water consumption during the reporting period, rising by over 157% from 0.75kL/m²/pa to 1.93kL/m²/pa.
- The report acknowledges that burst pipes and leaks continue to be challenges.

Electricity performance against private sector benchmark

All office building performance (kWh/m²)

102 Portfolio performance

140 Private sector benchmark

Water performance against private sector benchmark

All office building performance (kL/m²)

0.62 Portfolio performance

0.76 Private sector benchmark

Health electricity

- Clinics experienced a slight increase in their energy usage, from 70kWh/m^2/pa to 72kWh/m^2/pa, a rise of 2.8%.
- Hospitals reported a 3.4% increase in energy consumption, escalating from 88kWh/m^2/pa to 91kWh/m^2/pa.
- The observed trends may be attributed to the growing number of patients seeking care at health facilities, coupled with an increase in the population of the Western Cape.

Health water

- Health facilities overall recorded an average water consumption rate of 1.17kL/m^2/pa, reflecting an overall decrease in water use.
- Hospitals demonstrated the most substantial improvement, with their water consumption decreasing from 1.60kL/m^2/pa to 1.17kL/m^2/pa.

Education electricity

- Overall electricity consumption in education facilities increased from 14kWh/m^2/pa to 17kWh/m^2/pa, reflecting a 21.4% decline in energy efficiency.
- Primary schools demonstrated a decline in energy efficiency, with their consumption increasing from 10kWh/m^2/pa to 12kWh/m^2/pa.
- High schools experienced an increase in energy consumption of 15.8% from 19kWh/m^2/pa to 22kWh/m^2/pa during the same reporting period.

Education water

- An overall increase in water consumption was observed across education facilities. The rise in electricity and water consumption is linked to the growing number of learners in educational facilities, reflecting the year-on-year population growth in the Western Cape and the associated increase in resource demand.
- High schools experienced a rise in water usage, with consumption levels increasing to 0.83kL/m^2/pa from 0.74kL/m^2/pa, reflecting a 12.2% decrease in efficiency.
- Primary schools showed an increase of 1.6% in water consumption, rising from 0.61kL/m^2/pa in 2023/24 to 0.62kL/m^2/pa in 2024/25.

Space utilisation

- Desk space within the WCG portfolio has remained stable at 19m^2 per desk.
- Space allocation will, in the near future, be guided by the draft Master Office Accommodation Plan (MOAP) which is currently being developed by the Department of Infrastructure (DOI). Although the MOAP has not yet been approved, it will serve as a planning framework intended to ensure that all available office space is utilised efficiently, including provision for employees working from home.
- The portfolio experienced a decrease in employee density, with space utilisation increasing from 23m^2/FTE (full-time equivalent) in 2023/24 to 24m^2/FTE in 2024/25, representing a 4.3% decrease in efficiency.
- Non-CBD space allocation per person increased by 12.5% from 24m^2/FTE to 27m^2/FTE.
- CBD-owned properties demonstrated a decline in efficiency, with employee density increasing by 13% from 23m^2/FTE in 2023/24 to 26m^2/FTE in 2024/25.
- All leased properties demonstrated the strongest performance, remaining stable at 18m^2/FTE in the previous reporting period.

Occupancy cost

- The cost of occupying office space within the WCG's All office buildings has decreased by 9%, from R2 809/m^2 in the 2023/24 financial year to R2 556/m^2 in 2024/25.
- In this edition capital expenditure (capex) has been separated from operating costs.
- Influencing factors: The costs declined due to decreased scheduling, maintenance, cleaning, and operational costs, even while excluding soft services and municipal charges.
- A new benchmarking dataset for the past three years has been provided by MSCI, allowing for the recalibration of analysed figures, which now differ from prior publications.
- The overall cost per square metre is R2 556 compared to the average sector of MSCI at R2 524/m^2.
- The majority of the capex is due to various modernisation projects in the portfolio.
- All office buildings saw a 25% increase in capex from R284/m^2 to R355/m^2.
- All owned WCG buildings are the most expensive segment of the portfolio, at a cost of R3 145/m^2.

Institutionalising Infrastructure Asset Management good practice in the department

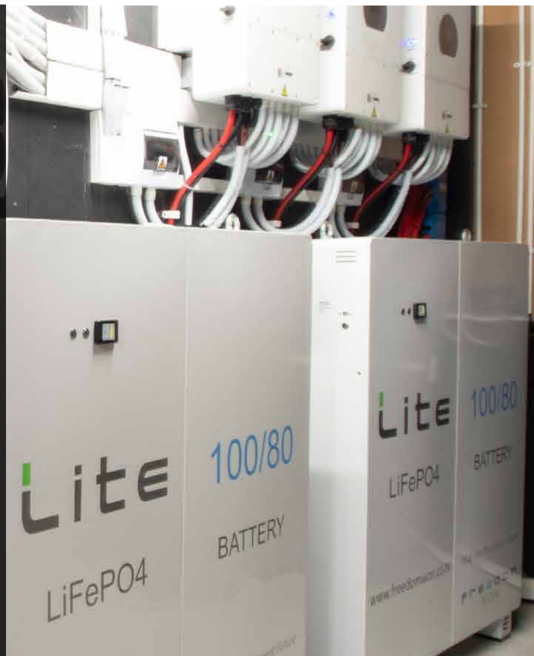
The WCG DOI, as custodian of the province's property portfolio of over 2 500 facilities, has been strengthening its asset management (AM) systems to align with international best practice. Since 2019, the DOI has implemented an ongoing improvement initiative focused on performance measurement, data management, and institutional capacity-building. In 2024, a new AM Practices Assessment refined the Department's improvement plan, emphasising framework finalisation, standardised facility assessments, digitised data management, integrated information systems, and the enhancement of AM skills and ownership within the organisation. These initiatives aim to ensure long-term sustainability and efficiency across infrastructure assets. Notably, the DOI's commitment to excellence was recognised when Deputy Director Gamza Meyer received the Asset Management Individual Achievement Award at the 2025 SAAMA awards.

Digital twins: Driving innovation in asset management

The WCG DOI has launched a pioneering Digital Twins Initiative to enhance the efficiency and sustainability of its property portfolio. Using advanced 3D scanning, building information modelling (BIM), and real-time data integration, the initiative aims to create virtual replicas of selected buildings to improve planning, monitoring, and maintenance. By establishing a Common Data Environment (CDE), the DOI will centralise all asset information, supporting better decision-making and lifecycle management. This innovative approach will optimise resource use, reduce operational costs, and enhance collaboration and sustainability, positioning the DOI as a leader in digital transformation within government infrastructure management.

Fiscal prudence and environmental stewardship: A strategic triumph

Amid growing environmental and economic pressures, the WCG has demonstrated exemplary fiscal prudence and environmental stewardship through strategic investments in renewable energy and water security. In response to drought conditions and rising electricity costs, the WCG implemented solar photovoltaic (PV) installations at key facilities such as the Cape Teaching and Leadership Institute and Bellville Health Park, alongside groundwater supply systems across various sites. These initiatives have delivered substantial cost savings, enhanced energy efficiency, and strengthened water resilience. Collectively, they showcase the WCG's commitment to sustainable governance and serve as a model for balancing financial responsibility with environmental sustainability.



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