



Hyprop supplemental information 2014

A year of opportunity

Human capital

Social and relationship capital

Corporate social investment (CSI)

Summary of current CSI initiatives

Foundation category	Initiative	Objective (and partner)	Beneficiaries (estimated)
Education	Book drive	Equipping underresourced libraries in public schools, including early learning centres, primary and secondary schools.	Schools attended by children of Hyprop employees
	Holiday programme	Children's programme, facilitated by MES over the June and December school holidays. Programmes are hosted in a child-friendly, safe environment with educational and creative activities that help to stimulate and nurture physical and emotional development. The children are also given a meal. The programme format is adjusted for the December holiday season to accommodate extended trading hours.	Children of tenants' employees
	Book collection	Second-hand books are donated by Hyprop employees to the MES library in Hillbrow.	Families housed in MES buildings and students sponsored by MES
Enterprise development	I was shot in Joburg	Inner-city upliftment programme to train and support unemployed people as photographers so as to develop sustainable income-generating businesses. Their services were used at Hyprop's 2013 year-end function.	
	Michael's entertainment	Inner-city upliftment programme to train and support unemployed people with musical talent to create a sustainable income stream. The service was used at Hyprop's 2013 year-end function.	
Social upliftment and enterprise development	Matla a bana	Project initiated and managed by the Callie and Monique Strydom Charity Trust addressing gaps in the South African child protection system. Hyprop Foundation has funded one year's rental for the Matla a bana premises and provides guidance in moving to an independent and sustainable model. Clearwater Mall provides storage facilities and hosts education seminars on child abuse in its forecourts, in collaboration with the South African Police Service.	

Social and relationship capital continued

Foundation category	Initiative	Objective (and partner)	Beneficiaries (estimated)
Poverty alleviation	Give your heart to the City	A Valentine's Day campaign, in partnership with MES, focused on the social needs of the city and its inhabitants.	
	Winter drive – badges	Stations in Hyprop shopping centres, manned by MES beneficiaries, sell badges. Proceeds are used to buy and distribute scarves, beanies and gloves to the homeless.	
	Soup drive	Annual initiative encouraging staff to donate soup to MES which, in turn, provides the homeless with a meal.	In 2014, we collected 25 830 servings, beating the target of 15 000.
	Angels in Blue	The South African Police Service identifies orphans of policemen and women who have died in the line of duty to receive Christmas gifts.	The foundation donated R7 000 in gifts to this cause, which is driven by Rosebank Mall.
Health and wellbeing	JP Morgan Corporate Challenge	A corporate sporting event that encourages employees to lead an active lifestyle while building a spirit of team effort.	Participation generated health shares to the foundation.
	Discovery 702 Walk the Talk	This 5km or 8km walk through the suburbs of Johannesburg gets Hyprop employees active and includes their families and pets.	Participation generates health shares to the foundation.
	Gymnastics equipment	Supporting MES in buying gymnastic equipment for pre-primary learners to develop gross motor skills	
	Hyprop health day	An annual health day at Hyprop's head office and shopping centres. Employees are appropriately counselled and tested for HIV and have their blood pressure, sugar and cholesterol levels measured.	Hyprop employees. Participation generates health shares to the foundation.

Natural capital

Key environmental projects completed in FY14

Projects during the year totalling R6,5 million focused on installing energy-efficient lighting to reduce both electricity consumption and maintenance costs.

Property	Description	Capital expenditure	Annual CO ₂ reduction (tonnes)	Payback	Estimated lifetime of initiative
CapeGate	Replace dichroic downlighters with LED, metal halides with LED and T8 parking with T5	R1 218 953	1 818	10,3 months	3 years
Cradock Heights	Replace dichroic downlighters with LED and T8 parking with T5	R49 967	63	8,8 months	3 years
The Glen	Replace T8 cove lighting with LED and replace downlighters	R2 155 384	687	23 months	5 years
Clearwater Mall	Replace T8 cove lighting with LED	R838 794	118	8,5 months	5 years
Willowbridge South	Replace dichroic downlighters with LED and T8 parking with T5	R134 689	340	4,4 months	3 years
Stoneridge	Replace 2 x 58W T8 tubes in parking with 1 x 35W reflector T5 fitting	R201 230	282	8 months	3 years
Hyde Park	Replace 2 x 58W T8 tubes in parking with 2 x 35W reflector T5 fitting	R396 964	499	9 months	3 years
Canal Walk	Install LED downlighters and cove LED	R1 460 493	1 669	6,7 months	3 years

Numerous other initiatives are under way across the group to improve our environmental performance and reach set targets.

Initiative	Objective	Progress
Proactive and responsive facility management team	Timely intervention to mitigate risk and loss Remain abreast of developments and trends	This function is overseen by the national facilities manager and national technical manager. Each asset has a dedicated operations manager. There is a monthly focus on relevant aspects of facilities management (referred to as monthly themes) to ensure adherence to plans, improve efficiencies and ensure quality control.
Set and monitor consumption targets (energy, water and waste)	Able to reduce current consumption and measure progress Able to monitor and flag setbacks	All bulk electricity and water meters are being converted to smart remotely-read meters. All waste areas were upgraded to optimise sorting process.
Implement a building-user training programme for operational staff	Raises awareness on technology, legislation, best practice and benefits	Discussions are under way with the Green Building Council South Africa to facilitate this.
Supply chain management	Select vendors based on environmental performance	Database of vendor environmental performance being developed.
Review tariff structure options	Adopt a tariff structure that is financially optimal to a building's peak use	All buildings where it was financially viable have been placed on a time-of-use tariff with the relevant supply authority.
Control tenants in terms of tenant installations	Reduce risk of legislative non-compliance	All tenant installations completed during the year are compliance.

Natural capital continued

Energy

The table below highlights ongoing opportunities to manage energy more efficiently.

Initiative	Objective	Progress
Capital replacement programme	Ensures capital equipment that has reached the end of its lifecycle is replaced with energy-efficient equipment and assessed against the following criteria: non-ozone depleting refrigerant gas; reverse-cycle heating instead of electrical element heating; performance coefficient of 3 or better.	All capital replacements are approved by the national technical manager.
Sub-metering electricity consumption	Detect faulty installations. Ensure accurate monitoring and enable efficient consumption control so that we can recover related costs in a multi-tenant environment with varying consumption trends.	External specialists have been appointed and are conducting building audits as part of the take-on process.
Modify thermostat set-points and supply temperature for chiller water	Lower energy costs in winter and summer.	Set-points adjusted at Canal Walk and CapeGate – the only two sites with chillers.
Variable speed drives for heating, ventilation and air-conditioning systems	Match speed to required output to reduce consumption.	Speed drives installed at CapeGate.
LED lighting and occupancy sensors	Improve lamp life and reduce required power factor correction.	During the year, LED projects were implemented at all shopping centres. Somerset Mall project was approved for implementation in FY15.
Implement preventative maintenance programmes	Ensure optimal operation of equipment.	All equipment is serviced monthly in line with service level agreement.
Peak energy demand reduction	Reduce power consumption in peak periods (premium tariff) and avoid expensive peaks, reducing the cost of consumption.	LED projects have reduced kVA. Staggered starting of air-handling units to reduce peak start-up current.
Power factor correction	Reduced consumption (in kVA), which accounts for current and pressure.	Power factor correction technology installed at all buildings where appropriate.
Light-coloured surfaces	Buildings absorb less radiant energy, reducing solar heat gain and reliance on artificial light.	Hyde Park has been repainted with light-coloured paint while Rosebank Mall has reflective roof sheeting.
Insulation of duct and pipework for heating, ventilation and air-conditioning	Reduce loss of cold air from air-conditioning systems into building environment.	Ongoing and monitored monthly through service level agreements.
Architectural shading and external planting	Reduce solar gain and energy use	The results of a project at Canal Walk are being reviewed.

Natural capital continued

Water

The table below highlights ongoing opportunities to manage water more efficiently.

Initiative	Objective	Progress
Fire system water consumption	Identify leaks and illegal use of water.	All buildings measured.
Waterless urinals and dual-flush toilets	Reduce use of potable water. No mechanical parts.	All cisterns are dual-flush systems.

Waste

