



**GBI ASSESSMENT CRITERIA  
FOR  
TOWNSHIP**

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# INTRODUCTION

## WHAT IS THE GREEN BUILDING INDEX (GBI)?

The Green Building Index is an environmental rating system for buildings developed by PAM (Pertubuhan Arkitek Malaysia / Malaysian Institute of Architects) and ACEM (the Association of Consulting Engineers Malaysia). The Green Building Index is Malaysia's first comprehensive rating system for evaluating the environmental design and performance of Malaysian buildings based on the six (6) main criterias of Energy Efficiency, Indoor Environment Quality, Sustainable Site Planning & Management, Materials & Resources, Water Efficiency, and Innovation.

The Green Building Index is developed specifically for the Malaysian tropical weather, environmental and developmental context, cultural and social needs.

The GBI initiative aims to assist the building industry in its march towards sustainable development. The GBI environmental rating system is created to:

- **Define green buildings by establishing a common language and standard of measurement;**
- **Promote integrated, whole-building design;**
- **Recognise and reward environmental leadership;**
- **Transform the built environment to reduce its environmental impact; and**
- **Ensure new buildings remain relevant in the future and existing buildings are refurbished and upgraded properly to remain relevant.**

## WHO CAN USE THE GREEN BUILDING INDEX?

GSI encourages all members of Project Teams, Building owners, Developers and other interested parties (including Contractors, Government and Design & Build Contractors) to use the Green Building Index to validate environmental initiatives at the design phase of new construction or base building refurbishment; or construction and procurement phase of buildings. Use of the Green Building Index is encouraged on all such projects to assess and improve their environmental attributes.

Use of the Green Building Index tool without formal certification by an independent accredited GBI Certifier does not entitle the user or any other party to promote the Green Building Index rating achieved. No fee is payable to GSI for such use, however formal recognition of the Green Building Index rating – and the right to promote same – requires undertaking the formal certification process offered by GSI.

*All Green Building Index rating tools are reviewed annually; please forward any feedback to [info@greenbuildingindex.org](mailto:info@greenbuildingindex.org).*

## HOW TO USE THE GREEN BUILDING INDEX?

- Complete the Building Input worksheet as the building's type and location may affect the predicted rating.
- Complete the remaining worksheets by reviewing each credit in each category and entering the number of points you predict the building will achieve in the 'No. of Points Achieved' column. Calculators are provided for a number of the tool's credits.
- Enter any points that may be achieved but need to be confirmed in the 'Points to be Confirmed' column.
- Enter any comments required in the 'Comments' column.
- The predicted rating is shown in the Summary worksheet. More detail on point scores (both achieved and those to be confirmed) are shown in the Credit Summary and Graphical Summary worksheets at the end of the tool.

# INTRODUCTION

## WHAT IS A SUSTAINABLE TOWNSHIP?

A Township is a development of substantial size that contains a community or small neighbourhood. Sustainable townships are livable places that meet the diverse needs of the community, both now and in the future. They are places that are well planned and designed, safe and secure, well connected and enhance the surrounding environment, thus providing a high quality of life for the residents.

The Basis of sustainable township development is the balanced approach to addressing the environmental, social and economic issues.

## SUSTAINABLE TOWNSHIP RATING TOOL

At the preliminary stages of preparation for the design of zoning and parcellation of a development, issues that should be addressed for site management, community and environmental planning, infrastructure and transportation integration need to be more effectively addressed.

The Township Rating Tool is created with the objective to:

- **Promote a livable Community & Neighbourhood**
- **Encourage Sustainable Townships that are balanced in their ongoing production and consumption of energy and water**
- **Promote protection of the Natural Environment & preserve Biodiversity**
- **Plan and design common facilities for the benefit of the community**
- **Optimise performance and reduce impact on our natural resources**
- **Foster connectivity of both internal and external communities**
- **Develop solutions that address contextual requirements and incorporate innovative solutions for the present and future**

Six core categories have been established to encourage the development of more sustainable townships. The categories are Climate, Energy & Water, Ecology & Environment, Community Planning & Design, Transportation & Connectivity, Building & Resources and Business & Innovation.

The GBI Township Assessment process follows through four key stages. Stage 1 Application & Registration, Stage 2 Planning Assessment (PA), Stage 3 Final Planning Assessment (FPA) and Stage 4 Completion & Verification Assessment (CVA).

## PROJECT INFORMATION

<b>PROJECT NAME</b>		
<b>PROJECT REGISTRATION NO.</b>		
<b>PROJECT ADDRESS</b>		
	POSTCODE	STATE
<b>LAND AREA</b>		

<b>REGISTRATION FEE (EXCL. GST)</b>	
<b>TARGETED RATING</b>	
<b>TOTAL POINTS CLAIMED</b>	

<b>CONSTRUCTION TYPE</b>		
<b>TOTAL GROSS FLOOR AREA (GFA)</b>		
<b>LAND AREA (FOR LANDED PROPERTY)</b>		
<b>REGISTRATION FEE (EXCLUDING GST)</b>		
<b>TARGETTED RATING</b>		
<b>TOTAL POINTS CLAIM</b>		
<b>EXPECTED CONSTRUCTION DATE</b>	COMMENCED	COMPLETION
<b>DATE BUILDING COMPLETED (NREB/IEB ONLY)</b>		
<b>PROJECT DESCRIPTION &amp; MAJOR DESIGN FEATURES</b>		

DESCRIPTION OF PROPOSED DEVELOPMENT	ACREAGE	PERCENTAGE OF AREA ON OVERALL AREA
(A) GROSS TOTAL DEVELOPMENT AREA	acres	%
(B) RESIDENTIAL AREA	acres	%
(C) COMMERCIAL AREA	acres	%
(D) INDUSTRIAL AREA	acres	%
(E) AMENITIES & PUBLIC FACILITIES	acres	%
(F) OPEN SPACE (GREENSPACE & RECREATIONAL)	acres	%
(G) UTILITIES & INFRASTRUCTURE	acres	%

# CONSULTANTS INFORMATION

<b>OWNER'S NAME</b>			
<b>COMPANY</b>			
<b>OWNER'S REPRESENTATIVE</b>	NAME	DESIGNATION	

<b>ARCHITECT</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>BIODIVERSITY CONSULTANT</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>CIVIL ENGINEER</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>EIA CONSULTANT</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>ELECTRICAL ENGINEER</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>GBI FACILITATOR</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>LAND SURVEYOR</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>LANDSCAPE ARCHITECT</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>MECHANICAL ENGINEER</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>PLANNER</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>QUANTITY SURVEYOR</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>STRUCTURAL ENGINEER</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>TRANSPORT PLANNER</b>	NAME	PROFESSIONAL REG. NO.	COMPANY
<b>OTHER SPECIALIST CONSULTANT(S)</b>			
<b>MAIN CONTRACTOR</b>			
<b>LOCAL AUTHORITY</b>			

## DETAIL ASSESSMENT CRITERIA MAXIMUM ACHIEVABLE POINTS

PART		ITEM	MAXIMUM POINTS	SCORE
1	CEW	Climate, Energy & Water	18	
2	EEC	Environmental & Ecology	17	
3	CPD	Community Planning & Design	27	
4	TRC	Transportation & Connectivity	14	
5	BDR	Building & Resources	12	
6	BSI	Business & Innovation	12	
<b>TOTAL SCORE</b>			<b>100</b>	

## CATEGORIES OF GREEN BUILDING INDEX

POINTS	GBI RATING
86 to 100 points	Platinum
76 to 85 points	Gold
66 to 75 points	Silver
50 to 65 points	Certified



# DETAIL ASSESSMENT CRITERIA

## SUMMARY OF CONTENTS

PART	CRITERIA	ITEM	POINTS	TOTAL
1	<b>CEW</b>	<b>CLIMATE, ENERGY &amp; WATER</b>		
	CEW1	Heat Island Design Principles	4	18
	CEW2	Efficient Street and Park Lighting	2	
	CEW3	On-site Energy Generation & Renewable Energy	4	
	CEW4	Reduced Water Use	4	
	CEW5	Reduction in Water Use By Waste Water Treatment	4	
2	<b>EEC</b>	<b>ENVIRONMENTAL &amp; ECOLOGY</b>		
	EEC1	Land Reuse	1	17
	EEC2	Conservation of Environmentally Sensitive Areas	3	
	EEC3	Ecology Assessment and Monitoring	4	
	EEC4	Flood Management and Avoidance	1	
	EEC5	Wetland and Water Body Conservation	1	
	EEC6	Agricultural Land Preserve	1	
	EEC7	Hill Slope Development	1	
	EEC8	Sustainable Stormwater Design & Management	3	
	EEC9	Services Infrastructure Provision	1	
EEC10	Light Pollution	1		
3	<b>CPD</b>	<b>COMMUNITY PLANNING &amp; DESIGN</b>		
	CPD1	Greenspaces	3	27
	CPD2	Compact Development	1	
	CPD3	Amenities for Communities	3	
	CPD4	Provision for Universal Accessibility	3	
	CPD5	Secure Design	2	
	CPD6	Health in Design	2	
	CPD7	Recycling Facilities	2	
	CPD8	Community Diversity	1	
	CPD9	Affordable Housing	2	
	CPD10	Community Thrust	4	
CPD11	Governance	4		
4	<b>TRC</b>	<b>TRANSPORTATION &amp; CONNECTIVITY</b>		
	TRC1	Green Transport Masterplan	4	14
	TRC2	Facilities for Public Transportation	2	
	TRC3	Pedestrian Networks	2	
	TRC4	Cycling Networks	2	
TRC5	Alternative Transport Options	4		
5	<b>BDR</b>	<b>BUILDING &amp; RESOURCES</b>		
	BDR1	Low Impact Material (Infrastructure)	1	12
	BDR2	Low Impact Material (Buildings Or Structures)	1	
	BDR3	Regional Material	1	
	BDR4	Quality in Construction	2	
	BDR5	Construction Waste Management	1	
	BDR6	Site Sedimentation and Pollution Control	1	
	BDR7	Sustainable Construction Practice	2	
BDR8	GBI Certified Buildings	3		
5	<b>BSI</b>	<b>BUSINESS &amp; INNOVATION</b>		
	BSI1	Business	3	12
	BSI2	Innovation	8	
BSI3	GBI Facilitator	1		
<b>TOTAL POINTS</b>				<b>100</b>

1

# CLIMATE, ENERGY & WATER (CEW) - 18 POINTS

To Minimise Impact on the Environment by Adopting Best Practice on Energy Efficiency, Water Efficiency and Sustainable Development.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>CEW 1</b>	<b>HEAT ISLAND DESIGN REDUCTION</b>			
	Reduce Heat Island effect and lower ambient temperatures to the surrounding environment.		<b>4</b>	
	<b>A) Basic Compliance</b> Awarded where provision of Open Spaces including greenspaces shall be 15% of the total development area or 50% more than the local authority's requirements whichever is the greater.	1		
	<b>B) Advanced Compliance</b> 1 point will be awarded for compliance to any two of the following approved initiatives up to a maximum of 3 points (6 initiatives) 1. At least 50% of all public spaces (hardscape plazas) and footpaths on the development are shaded. 2. Provision of shaded green space or tree cover to at least 20% of development foot print. 3. At least 10% of public spaces are provided with open water/or water features. 4. At least 50% of hardscape in public spaces and road within the development achieve Solar Reflectance Index (SRI) value of 29 and above for the final surface finishes to mitigate heat absorption. 5. Demonstrate provision of cross ventilation air-flow throughout development to mitigate stagnant / hotspots (require computer simulation with building and landscape modelling). 6. Any other measure which can be proven to promote, reduce or minimise heat island effect or lower ambient temperature.	3		
<b>CEW 2</b>	<b>EFFICIENT STREET &amp; PARK LIGHTING</b>			
	Reduce energy use through good lighting design practice for street and park lightings.		<b>2</b>	
	Awarded for the use of efficient luminaires	1		
	Awarded for provision of an efficient lighting system that saves energy during low traffic conditions without compromising on public safety and security.	1		
<b>CEW 3</b>	<b>ON-SITE ENERGY GENERATION &amp; RENEWABLE ENERGY</b>			
	Reduce carbon emissions by On-site Energy generation or promoting Renewable Energy		<b>4</b>	
	A) On site energy generation (micro-generation or distributed generation) includes the generation of energy via community run projects (e.g. district cooling plant, co-generation plant etc) that takes into consideration the energy demand of the township. The intent of 'on-site' generation is to take advantage of reduction in transmission losses, reduction in resources in the form of equipment redundancy, etc.			
	Awarded if the total source energy equivalent is reduced by at least 5%. <b>OR</b>	1		
	Awarded if the total source energy equivalent is reduced by at least 10%.	2		
	B) Renewable Energy Provide Renewable Energy for the township's infrastructure energy demands (e.g. street lighting, infra buildings energy consumption, etc...)			
	Awarded if energy supplied by RE is at least 25% of the township's total energy demand, <b>OR</b>	1		
	Awarded if energy supplied by RE is at least 50% of the township's total energy demand.	2		
<b>CEW 4</b>	<b>REDUCED WATER USE</b>			
	Minimise water use for the whole development.		<b>4</b>	
	Water is a valuable natural resource. As our climate changes the impact of drought increases the need to optimize our resource. More than 30% of our water utilization comes from outdoor usage. Designing with water bodies or catchment areas and with strategic planting will optimize on this resource			
	Awarded where reduction in potable water consumption $\geq$ 20%, <b>OR</b>	1		
	Awarded where reduction in potable water consumption $\geq$ 30%, <b>OR</b>	2		
	Awarded where reduction in potable water consumption $\geq$ 40%, <b>OR</b>	3		
	Awarded where reduction in potable water consumption $\geq$ 50%	4		
<b>CEW 5</b>	<b>RECYCLING OF WASTEWATER</b>			
	Minimise water use for the whole development.		<b>4</b>	
	Recycled wastewater can be used for irrigation and street cleaning. The adoption of sustainable 'whole site' approaches to recycling of grey water and / or black water is encouraged.			
	Encourage recycling of greywater and/or blackwater from the township infrastructure / service areas;			
	Awarded where reduction in total potable water consumption $\geq$ 10%, <b>OR</b>	1		
	Awarded where reduction in total potable water consumption $\geq$ 15%, <b>OR</b>	2		
	Awarded where reduction in total potable water consumption $\geq$ 30%, <b>OR</b>	3		
	Awarded where reduction in total potable water consumption $\geq$ 50%	4		
<b>CLIMATE, ENERGY &amp; WATER (CEW) TOTAL</b>			<b>18</b>	

**2**

**ENVIRONMENTAL & ECOLOGY (EEC) - 17 POINTS**

To minimise impact on the environment by adopting best practice and preserving site ecology and biodiversity.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>EEC 1</b>	<b>LAND REUSE</b>			
	Reduce pressure on land use and conserve green field sites.		<b>1</b>	
	Awarded if ANY of the following conditions are met: -	1		
	A) Site is classified as a BROWNFIELD site with the following measures taken: <ul style="list-style-type: none"> <li>• Determination of Site Screening Levels (SSL) of site; <b>AND</b></li> <li>• Rehabilitation and decontamination plan for Brownfield site.</li> </ul>			
	B) Site is classified as an infill site. <ul style="list-style-type: none"> <li>• Complies with the zoning requirements for an infill site.</li> </ul>			
<b>EEC 2</b>	<b>CONSERVATION OF ENVIRONMENTALLY SENSITIVE AREAS</b>			
	Maintain environmentally sensitive areas for conservation and maintenance of ecosystem services.		<b>3</b>	
	Forest Reserve is as described under the National Land Code and includes forest ecosystem in the coastal zones. Water bodies includes rivers, streams, tributaries, reservoirs and ponds.			
	Awarded if the development does not infringe on ALL of the following:	3		
	1. Forest Reserves, Wildlife Reserves, River Reserves or other forms of Protected Areas gazetted under various legislation; or Environmentally Sensitive Areas (ESA) identified in the National Physical Plan, State Structure Plan or District Local Plan; <b>AND</b>			
	2. Previously undeveloped land within 530 meters of a water body, defined as lakes, rivers, streams and wetlands which support or could support aquatic and terrestrial biodiversity (as a habitat or corridor) as well as provide ecosystem services such as water supply, flood mitigation, recreation or religious/spiritual use; <b>AND</b>			
	3. Land which prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland <b>OVER AND ABOVE</b> what would be required by the local authority is included in the development master plan.			
<b>EEC 3</b>	<b>ECOLOGY ASSESSMENT AND MONITORING</b>			
	Minimise the impact of development on existing ecological diversity and balance.		<b>4</b>	
	A) Basic Compliance: Biodiversity Action Plan	2		
	<ul style="list-style-type: none"> <li>• Conduct a biodiversity survey to identify habitats, species (including migratory species), ecosystem services of the site and adjacent areas, indicators through literature, field surveys and consultation with local stakeholders as well as identifying existing threats to biodiversity and predicted impacts from the development; <b>AND</b></li> <li>• Commission a Biodiversity Action Plan describing strategies to avoid negative impact on identified ecological features and mitigation measures where necessary to maintain or safeguard existing biodiversity and ecosystem services; <b>AND</b></li> <li>• Commitment by developer to implement biodiversity action plan in above</li> </ul>			
	B) Advanced Compliance: Indigenous or native plants	2		
	Awarded in addition to the basic compliance in (A) above, advanced compliance requires that trees and shrubs specified contribute to the ecological value of the site as described below: <ul style="list-style-type: none"> <li>• That 75%* of plants and shrubs specified for planting on site will be indigenous or native; while the use of recognised introduced species is allowed to fulfill the rest, <b>AND</b></li> <li>• A site management plan will be established (or is already in place) to manage the maintenance of the specified flora, <b>AND</b></li> <li>• Tree preservation order or conduct &amp; apply mechanism of protection of existing trees or existing vegetation during construction, <b>AND</b></li> <li>• Proper plant selection and placement to prevent harm or damage to people, buildings, property and vehicles.</li> </ul> * The above percentage is based on any replanting areas within the development.			
<b>EEC 4</b>	<b>FLOOD MANAGEMENT AND AVOIDANCE</b>			
	Conserve natural hydrological systems and protect life and property by assessing and mitigating flood risk.		<b>1</b>	
	Floods occurs due to high intensity short duration localized rainfall or moderate intensity long duration rainfall. The main reasons range from increased runoff water due to urbanization or lack of flood storage or inadequate drainage system. Preparation of drainage masterplans are important.			
	Awarded for compliance with the following criteria:	1		
	The development site is assessed as having flood risk based on 100 years flood data (MSMA requirement):			
	A) For site classified a Flood Risk, the following measures must be employed, <ul style="list-style-type: none"> <li>• Flood mitigating measures are adopted in accordance with JPS guidelines; <b>AND</b></li> <li>• Disaster management or risk management plan must be included in planning e.g. evacuation route etc., <b>OR</b></li> </ul>			
	B) Site is assessed as low or NO flood risk. No further action is necessary.			

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**ENVIRONMENTAL & ECOLOGY (EEC) - 17 POINTS**

To minimise impact on the environment by adopting best practice and preserving site ecology and biodiversity.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>EEC 5</b>	<b>WETLAND AND WATER BODY CONSERVATION</b>			
	Conserve natural hydrological systems and preserve biodiversity through conservation of wetlands or water bodies.		<b>1</b>	
	Awarded for compliance with whichever is the more stringent criteria:	1		
	<ul style="list-style-type: none"> <li>• Maintain a buffer zone of 20-50 meters to any wetlands or water body defined by the Structure Plan, Local Plan or JPS guideline; <b>OR</b></li> <li>• Development to be within setback distances from wetlands or water body prescribed in State or local regulations.</li> </ul>			
<b>EEC 6</b>	<b>AGRICULTURAL LAND PRESERVE</b>			
	Conserve agricultural land and promote the local production of food.		<b>1</b>	
	Awarded for compliance with the following:	1		
	A) Site is not located on prime agricultural preserve for food production as defined by the Structure Plan of the area or the National Physical Plan, <b>AND</b> B) If prime agricultural land is converted for use in the development in question, the following mitigation measures are adopted in planning for the development: <ul style="list-style-type: none"> <li>• Primary food production equal to 5 % or greater than the original agricultural preserve is included in the final development plan of the township;</li> </ul>			
<b>EEC 7</b>	<b>HILL SLOPE DEVELOPMENT</b>			
	Reduce the potential impact arising from hill slope development.		<b>1</b>	
	Awarded for compliance with ANY of the following:	1		
	<ul style="list-style-type: none"> <li>• The development is <b>NOT</b> located within any <b>OR</b> include any hill slope categorised as Class IV; <b>OR</b></li> <li>• If the development is located within <b>OR</b> include sites with hill slope categorised as Class IV; then proof is shown that the development will leave the said Class IV hill slope undisturbed and/or preserved within the total masterplan of the development; <b>OR</b></li> <li>• If the development is located within <b>OR</b> include sites with hill slope categorised as Class II or III; then proof is shown that the development comply with Guidelines on hill slope development for the relevant Class.</li> </ul>			
<b>EEC 8</b>	<b>SUSTAINABLE STORMWATER DESIGN &amp; MANAGEMENT</b>			
	Limit disruption to natural hydrology by reducing water pollutants and source contaminants.		<b>3</b>	
	Achieving the intent by reducing impervious cover, increase on-site infiltration, eliminating source pollutants and removing pollutants from storm water run-off and to take preventive measures to reduce the nuisance of breeding insects (e.g mosquitos) that could risk public health.			
	Awarded for basic compliance to MSMA:	1		
	A) If existing imperviousness of site is < 50% (infill site etc.): <ul style="list-style-type: none"> <li>• Implement a stormwater management plan that prevents the post development peak discharge from exceeding the pre-development peak discharge rate and quantity in conformance to MSMA. <b>OR</b></li> </ul>			
	B) If existing imperviousness of site is > 50%: <ul style="list-style-type: none"> <li>• Implement a storm water management plan that results in a 25% decrease in the volume of storm water runoff as required under MSMA.</li> </ul>			
	For either Condition, implement a storm water management plan that reduces impervious cover, promotes infiltration, and captures and treats the storm water runoff from 90% of the average annual rainfall using acceptable best management practices (BMPs).			
	Awarded for eliminating and/or removing source pollutants from storm water run-off so as to attain a Water Quality Index of Class II(B) water discharge from development drainage systems.	1		
	Awarded for 30% stormwater runoff management to all infrastructure i.e. road, pedestrian walkways, bridges etc.	1		
<b>EEC 9</b>	<b>SERVICES INFRASTRUCTURE PROVISION</b>			
	Reduce the impact and disruption arising from future reconstruction of infrastructure by provision of easy access.		<b>1</b>	
	Awarded for compliance with the following criteria:	1		
	<ul style="list-style-type: none"> <li>• Services reserve (or accessible services tunnels) are provided in public spaces for all services (water, telecoms, sewage, chilled water pipes, electric cables). Services reserves take full cognisance of pedestrian paths &amp; networks, cycle ways, <b>AND</b></li> <li>• In addition provision of a complete coordinated plan showing all above ground and below ground services including provision for future expansion or addition of services or where future services are expected to cross road ways or highway reserves.</li> </ul>			

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**ENVIRONMENTAL & ECOLOGY (EEC) - 17 POINTS**

To minimise impact on the environment by adopting best practice and preserving site ecology and biodiversity.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>EEC 10</b>	<b>LIGHT POLLUTION</b>			
	Maintain environmental quality by reducing light trespass, glare and night-time sky glow.			
	Awarded for compliance with lamp shielding, light trespass, visual blight, glare and sky-glow limitations with ALL the following considerations ; <ul style="list-style-type: none"> <li>• Protection of area with significant visual quality</li> <li>• Reduction of visual blight i.e signage, advertisement</li> <li>• Lamp shielding, light trespass, glare and sky-glow limitations</li> </ul>	1	1	
<b>ENVIRONMENTAL &amp; ECOLOGY (EEC) TOTAL</b>			<b>17</b>	

3

**COMMUNITY PLANNING & DESIGN (CPD) - 27 POINTS**

To minimise impact on the environment and promote community connectivity and participation by adopting good practice on site selection and space planning.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>CPD 1</b>	<b>GREENSPACES</b>			
	Preserve environmental quality by moderating the impact of micro climate on surrounding public space.			
	<p><b>Basic Compliance</b></p> <p>The provision of open space (Kawasan lapang) which are over and above mandatory requirement specified by the local authority by at least 50%, out of which at least half must be vegetated open space. Exhibit at least one of the site-scale practices;</p> <ul style="list-style-type: none"> <li>• Permeable pavement</li> <li>• Rain gardens</li> <li>• Bioswales or green street</li> <li>• Vegetated or 'green' roof</li> <li>• Rainwater cisterns</li> </ul>	1	3	
	<p><b>Advanced Compliance</b></p> <p>Provision of green spaces that can be classified as recreational space within 500m from any residential. One point awarded for of any of the following 'recreational green spaces' located within 800m from any residential lot within the development up to a maximum of two (2) points: -</p> <ul style="list-style-type: none"> <li>• Public park</li> <li>• Playground</li> <li>• Community run herb garden</li> <li>• Recreational lakes</li> </ul>	2		
<b>CPD 2</b>	<b>COMPACT DEVELOPMENT</b>			
	Conserve land & greenspace for the community.			
	<p>Awarded if the development meets the minimum CPD1 requirement and the average gross density of the development complies with the local development intensity guideline OR meets ALL the following:</p> <ul style="list-style-type: none"> <li>• <b>For Low Density (Detached House)</b> 10.0% higher than the local development intensity guideline.</li> <li>• <b>For Medium Density (Semi-detached/ Terrace / Townhouse / Cluster House)</b> 7.5% higher than the local development intensity guideline</li> <li>• <b>For High Density (Apartment / Condominium)</b> 5.0% higher than the local development intensity guideline</li> </ul>	1	1	
<b>CPD 3</b>	<b>AMENITIES FOR COMMUNITIES</b>			
	Reduce the need for travel by car to essential facilities by physically locating said facilities within a reasonable walking distance.			
	Awarded for the presence of any three of the following essential services from each amenity group up to a maximum of three (3) points:			
	<p>Awarded for three <b>Basic Amenities</b> within 500 m of any residential unit</p> <ul style="list-style-type: none"> <li>• Bank or ATM</li> <li>• Religious Centre ( Mosque, Temple, Church )</li> <li>• Restaurant or Coffee Shops</li> <li>• Supermarket or Grocery Store</li> <li>• University or College or School or Creche or Kindergarten</li> </ul>	1	3	
	<p>Awarded for three <b>Community Amenities</b> within 750 m of any residential unit</p> <ul style="list-style-type: none"> <li>• Community Center or Assembly Hall</li> <li>• Hair Saloon or Barber Shop( Commercial)</li> <li>• Hardware Store (Commercial)</li> <li>• Laundry (Commercial)</li> <li>• Library or Book store or Newsagent or Stationary Shop</li> <li>• Police Station or Pondok</li> <li>• Post Office</li> </ul>	1		
	<p>Awarded for three <b>Other Amenities</b> within 1000 m of any residential unit</p> <ul style="list-style-type: none"> <li>• Senior Care Facility</li> <li>• Fire Station</li> <li>• University or College</li> </ul>	1		

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**3**

**COMMUNITY PLANNING & DESIGN (CPD) - 27 POINTS**

To minimise impact on the environment and promote community connectivity and participation by adopting good practice on site selection and space planning.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>CPD 4</b>	<b>PROVISION FOR UNIVERSAL ACCESSIBILITY</b>			
	<p>Promote an all-inclusive society by providing infrastructure that is Universal or Accessibility in design.</p> <p>Universal Design is the term used internationally for OKU (Orang Kurang Upaya) or design friendly to cater to both abled and disabled persons. Environment accessible to people with disabilities often benefits others and includes sidewalk curb cuts, designed to make sidewalks and streets accessible to those using wheelchairs, benefiting kids on skateboards, parents with baby strollers, and delivery staff with rolling trolleys.</p>		<b>3</b>	
	Awarded if at least 25% of the pedestrian network, linkages, transit points & open spaces is of Universal Design, <b>OR</b>	1		
	Awarded if at least 50% of the pedestrian network, linkages, transit points & open spaces is of Universal Design, <b>OR</b>	2		
	Awarded if 75% or more of the pedestrian network, linkages, transit points & open spaces is of Universal Design.	3		
<b>CPD 5</b>	<b>SECURE DESIGN</b>			
	<p>Enhance the built-environment by providing security in design.</p> <p>Awarded if the whole development is designed to comply with guidelines for 'security-in-planning' including the following measures:</p>		<b>2</b>	
	Compliance to CPTED (Crime Prevention Through Environmental Design) principles in site wide application throughout the development.	1		
	Lighting in compliance with ISO 8995-3 and CIE S016 "Lighting of work places - Part 3: Lighting Requirements for Safety and Security of Outdoor Work Places".	1		
<b>CPD 6</b>	<b>HEALTH IN DESIGN</b>			
	<p>Enhance the built-environment by including public health through environmental infrastructure planning.</p>		<b>1</b>	
	<p>Awarded for compliance with ALL of the following:</p> <ul style="list-style-type: none"> <li>• Zoning to ensure polluting industries (including industrial facilities, markets and motor workshops) are located on sites that have adequate wastewater collection &amp; treatment facilities.</li> <li>• Ensure that all drainage systems, waterbodies, roads and infrastructure will not be a source for water-borne disease and vectors. Avoid any form of ponding.</li> <li>• Wherever any hazardous wastes (as listed in DoE schedule) are generated, a plan for disposal via licensed waste disposal OR on-site treatment to DoE requirements shall be included.</li> </ul>	1		
	<p>Awarded for eliminating and/or removing source pollutants from storm water run-off, in compliance with ALL of the following:</p> <ul style="list-style-type: none"> <li>• Provision of appropriate sullage collection treatment systems. Oil and grease traps must be installed in all wet markets, school canteens, food courts and shopping complexes.</li> <li>• In all cases where restaurant discharge kitchen waste and workshops discharge industrial grease or waste (not under (1) above), proper grease traps or waste treatment plan shall be included in the planning, design and construction of such facilities.</li> <li>• At least 50% of source pollutants are removed.</li> </ul>	1		
<b>CPD 7</b>	<b>RECYCLING FACILITIES</b>			
	Promote separation of waste at source.		<b>2</b>	
	<p>Provision of facilities for recycling within the development plan. Amenities to be provided include ALL the following:</p> <ul style="list-style-type: none"> <li>• Community recycling centre with bins located at centralised location with truck access;</li> <li>• Support from the local waste disposal company appointed by the local authority supporting local recycling initiatives;</li> <li>• Educational &amp; Signage to promote &amp; encourage recycle and upcycle activities.</li> </ul>	1		
	<p>Awarded for the provision of ALL the following:</p> <ul style="list-style-type: none"> <li>• Compactor station for paper and plastics if capacity can be shown to make such facility feasible;</li> <li>• Support from a private waste disposal company supporting community based recycling <b>OR</b> any other active measures undertaken by the community.</li> </ul>	1		

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3

**COMMUNITY PLANNING & DESIGN (CPD) - 27 POINTS**

To minimise impact on the environment and promote community connectivity and participation by adopting good practice on site selection and space planning.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>CPD 8</b>	<b>COMMUNITY DIVERSITY</b>			
	Promote a socially equitable and diverse community by diversity in housing and mixed-use neighbourhood.			
	<p>Encouraging the reasonable percentage of diversity in housing, diversity being awarded as follows:</p> <ul style="list-style-type: none"> <li>• 2 Types of Housing Diversity for sites between 20 acres to 40 acres, OR</li> <li>• 3 Types of Housing Diversity for sites between 41 acres to 100 acres, OR</li> <li>• 4 Types of Housing Diversity for sites between 101 acres to 150 acres, OR</li> <li>• 5 Types of Housing Diversity for sites between 151 acres to 250 acres, OR</li> <li>• 6 Types of Housing Diversity for sites between 251 acres to 350 acres</li> <li>• 7 Types of Housing Diversity for sites above 351 acres.</li> </ul> <p>Diversity Types can be as follows:</p> <ul style="list-style-type: none"> <li>• Detached House</li> <li>• Semi-detached House</li> <li>• Terrace House</li> <li>• Townhouse</li> <li>• Cluster (e.g. Quart) House</li> <li>• Low-rise Apartment / Condominium (≤ 4 storey)</li> <li>• High-rise Apartment / Condominium (&gt; 4 storey)</li> <li>• Others</li> </ul> <p>Affordable Housing is excluded in this assessment.</p>	1	1	
<b>CPD 9</b>	<b>AFFORDABLE HOUSING</b>			
	Promote socially equitable and diverse communities by providing housing for a wide range of economic levels.			
	<p>Awarded for affordable housing that complies with the local authority guideline and be integrated within the development, e.g.:</p> <ul style="list-style-type: none"> <li>• RMR1M housing</li> <li>• PRIMA housing</li> <li>• PPAIM housing</li> <li>• RUMAHWIP housing</li> <li>• RSKU housing</li> </ul>	2	2	
<b>CPD 10</b>	<b>COMMUNITY THRUST</b>			
	Encourage Community participation and maintenance of sustainable practice.			
	<p>Awarded for compliance with the basic requirements:</p> <ul style="list-style-type: none"> <li>• Developer to establish active dialogue with existing community within the vicinity of the development. Developer must show that active measures to address issues of existing community will be taken into account in the new development, <b>OR</b></li> <li>• Developer to provide evidence that active dialogue with purchasers on features on sustainable practice of proposed development is maintained throughout the duration of the development and construction period leading to handing over.</li> </ul>	1		
	<p>Awarded for provision of the following:</p> <ul style="list-style-type: none"> <li>• A community centre of sufficient size to cater for the community, <b>OR</b></li> <li>• A Sports center/dub with sufficient sporting facilities to cater for the community.</li> </ul>	1	4	
	Awarded with evidence that an active Resident's Association will be or has been established for the development	1		
	<p>Awarded for compliance with ANY THREE of the activities listed below that will be implemented by the Resident's Association (or included in the charter of the Resident Association):</p> <ul style="list-style-type: none"> <li>• Community based recycling programme with at least separation at source of paper, glass, metal, plastic and toxic material.</li> <li>• Community based waste management system.</li> <li>• Community based food gardening initiative.</li> <li>• Community based car pool system.</li> <li>• Any other community based activities which will promote sustainability.</li> </ul>	1		

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**3**

**COMMUNITY PLANNING & DESIGN (CPD) - 27 POINTS**

To minimise impact on the environment and promote community connectivity and participation by adopting good practice on site selection and space planning.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>CPD 11</b>	<b>GOVERNANCE</b>			
	Encourage Community participation and maintenance of sustainable practice. Awarded if the local government concerned has in place the following measures or practices:			
	Basic requirement to have the following measures: <ul style="list-style-type: none"> <li>• e-Submission for planning and refurbishment of buildings; <b>AND</b></li> <li>• An active OSC (One Stop Centre) procedure in accordance with Ministry of Housing and Local Government</li> </ul>	1	<b>4</b>	
	Advanced compliance for ANY TWO of the following measures up to a maximum of three (3) points for (6) programmes: <ul style="list-style-type: none"> <li>• An active complaints bureau which addresses local issues.</li> <li>• An active crime prevention programme implemented in cooperation with the police and resident association.</li> <li>• An active procedure which engages the community for public review and consultation for development projects.</li> <li>• An active programme of having regular dialogue sessions with local resident associations.</li> <li>• An active Local Agenda 21 programme with participation from at least 50% of the resident associations.</li> <li>• Other GBI approved sustainability programmes initiated by the local authority.</li> </ul>	3		
<b>COMMUNITY PLANNING &amp; DESIGN (CPD) TOTAL</b>			<b>27</b>	

4

**TRANSPORTATION & CONNECTIVITY (TRC) - 14 POINTS**

To reduce impact from Transportation by providing affordable and sustainable Transportation network both within the development and linkages outside the development.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>TRC 1</b>	<b>GREEN TRANSPORT MASTERPLAN</b>			
	Reduce car use by increasing the availability of public transport both within the community and linkage to external areas.		<b>4</b>	
	Awarded for compliance with each of the following (compliance statement submitted in conjunction with the traffic assessment impact report)			
	<ul style="list-style-type: none"> <li>Inter community accessibility via public transportation catering for at least 40% of the development's total daily demand, <b>AND</b></li> <li>Minimise intra-community travel by private car by providing integrated pedestrian walkway and/or bicycle network systems that are viable alternatives*.</li> </ul>	2		
	* Intra-community travel can be identified by travel generated between different usage zones within a development. In a 'small neighbourhood development', intra-community travel by car may be mitigated by a network of pedestrian and bicycle routes. Larger development may require an integrated public or alternative transportation networks such as trams, mini-bus routes, park-and-ride etc.	2		
<b>TRC 2</b>	<b>FACILITIES FOR PUBLIC TRANSPORTATION</b>			
	Promote access to sustainable public transportation networks.		<b>2</b>	
	Awarded for compliance to the following: <ul style="list-style-type: none"> <li>Provision of covered or sheltered bus stops and/or light or mass rapid transit station within 500m of every housing unit or non-residential unit, <b>AND</b></li> <li>Provision of covered or shaded walkway linking to sheltered bus stops and/or stations (as described above) to all residential or commercial centres within 300m.</li> </ul>	2		
<b>TRC 3</b>	<b>PEDESTRIAN NETWORKS</b>			
	Reduce travel by car by promoting walkable streets.		<b>2</b>	
	Awarded for the provision of a pedestrian network (existing or planned) serving the development <b>AND</b> evidence that the said pedestrian network complies with ALL the following basic requirements: <ul style="list-style-type: none"> <li>The pedestrian network links hubs within neighbourhood zones (residential zones, commercial zones etc) to all other units within said zone as well as any key public amenities within the zone.</li> <li>The pedestrian network connects surrounding developments around the township to key amenities and neighbourhoods.</li> <li>An appropriate wayfinding strategy is developed, to encourage the use of the pedestrian network by residents, employees and visitors.</li> <li>Adoption of universal design in pedestrian networks.</li> </ul>	2		
<b>TRC 4</b>	<b>CYCLING NETWORKS</b>			
	Reduce travel by car by promoting cycling as an alternative mode of transportation.		<b>2</b>	
	Awarded for an existing cycle network <b>OR</b> a new planned cycle network serving the development <b>AND</b> evidence that the said cycle network complies with ALL the following basic requirements: <ul style="list-style-type: none"> <li>The cycling network is planned to link from residential to ALL amenities provided (if relevant) under CPD3 (Local Amenities), CPD1 (Recreational Green Spaces) and any other key public facilities relevant.</li> <li>The cycling network connects ALL residential units to the commercial zones.</li> <li>An appropriate cycling wayfinding strategy has been developed to encourage use of the cycling network by residents, employees and visitors. Demonstrate road safety measures for cyclist.</li> </ul>	1		
	Awarded <b>ONLY AFTER COMPLIANCE</b> with the first point above <b>AND</b> if at least ANY TWO of the following amenities are provided to promote a cycling network: <ul style="list-style-type: none"> <li>Provision of bicycle storage space at focal points of the development (e.g. transport hubs, markets, schools, restaurants etc.). The capacity of storage space shall be based on an estimate of likely demand.</li> <li>Provision of tree-line shaded cycle lanes for at least 75% of the cycling network.</li> <li>Provision of a viable cycle hire scheme, with hire locations appropriately located at focal points of the development which encourage visitors, as well as regular users, to use the cycle network.</li> </ul>	1		
<b>TRC 5</b>	<b>ALTERNATIVE TRANSPORT OPTIONS</b>			
	Promote alternative mode of sustainable transportation.		<b>4</b>	
	1 point awarded for compliance with each of the following "Green Transportation Initiatives" up to a maximum of four (4) points: <ul style="list-style-type: none"> <li>Provision of charging stations for electric cars at ALL strategic locations such as transit hubs, essential public amenities, commercial centres and other neighbourhood focal points.</li> <li>Park and Ride facilities to encourage car drivers to switch to public transport modes to access the development</li> <li>"Green Public Vehicle" program for travel within neighbourhood hubs ('green vehicle' to include vehicles operating on battery/electricity or gas/biofuel).</li> <li>Central Travel Information Centre created for community use.</li> <li>A commitment to deliver travel demand management initiatives for a period of 3 years, working with residents' associations and employers to promote sustainable travel.</li> <li>Feeder services to extend the catchment area of public transport modes serving the development.</li> </ul>	4		
<b>COMMUNITY PLANNING &amp; DESIGN (CPD) TOTAL</b>			<b>14</b>	

## 5 BUILDING & RESOURCES (BDR) - 12 POINTS

To reduce impact consumption of primary resources and the practice of sustainable construction.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>BDR 1</b>	<b>LOW IMPACT MATERIAL (INFRASTRUCTURE)</b>			
	Reduce the impact of material use by promoting the use of recycled and reclaimed materials for infrastructure works.		<b>1</b>	
	The use of materials for new infrastructure such that the sum of post consumer and/or pre-consumer recycled content can be established by cost; or by weight converted to cost.			
	Awarded where use of materials with recycled content is such that the sum of post consumer recycled plus one-half of pre-consumer content constitutes more than 10% (based on cost) of total value of materials in the project.	1		
	<b>Note:</b> Infrastructure items include roadways, base and sub base materials, drains, curbs, water and sewage infrastructure, electrical and telephone infrastructure and street furniture.			
<b>BDR 2</b>	<b>LOW IMPACT MATERIAL (BUILDINGS AND STRUCTURES)</b>			
	Reduce the impact of material use by promoting the use of recycled and reclaimed materials for building works.		<b>1</b>	
	The use of materials for new infrastructure such that the sum of post consumer and/or pre-consumer recycled content can be established by cost; or by weight converted to cost.			
	Awarded where use of materials with recycled content is such that the sum of post consumer recycled plus one-half of pre-consumer content constitutes more than 10% (based on cost) of total value of materials in the project.	1		
	<b>Note:</b> Building & Structure items include bridges, structures in the Open Space and any other buildings falling within the site wide development.			
<b>BDR 3</b>	<b>REGIONAL MATERIAL</b>			
	Reduce carbon emissions from transportation of construction materials.		<b>1</b>	
	Awarded for using building/construction materials that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation:	1		
	<ul style="list-style-type: none"> <li>Use building/construction materials that have been extracted, harvested or recovered, as well as manufactured, within 500km of the project site for ≥ 70% (based on cost) of the total material value.</li> </ul>			
	<b>Note:</b> Only include materials permanently installed in the project. Mechanical, electrical and plumbing components shall not be included.			
<b>BDR 4</b>	<b>QUALITY IN CONSTRUCTION</b>			
	Promote efficiency and quality in construction thereby conserving resources.		<b>2</b>	
	Awarded for compliance with the following:			
	<ul style="list-style-type: none"> <li>QLASSIC score of at least 70% for infrastructure works.</li> </ul>	1		
	<ul style="list-style-type: none"> <li>QLASSIC score of at least 70% for building works <b>AND</b> achieved by at least 50% of the built structures</li> </ul>	1		
	<b>Note:</b> Achievement for building shall be based on GFA achieving QLASSIC score.			
<b>BDR 5</b>	<b>CONSTRUCTION WASTE MANAGEMENT</b>			
	Reduce the environmental impact from construction activities by construction waste management and recycling.		<b>1</b>	
	Awarded with evidence that a comprehensive construction waste management and recycling scheme is implemented for the whole site (building and infrastructure):	1		
	<ul style="list-style-type: none"> <li>CWM plan for whole site; <b>AND</b></li> <li>Recycling plan; <b>AND</b></li> <li>Proper disposal off site; <b>AND</b></li> <li>Provision for recycling bins and recycling centre. <b>AND</b></li> <li>Measures for monitoring and training of site staff and sub-contractors on CWM plan.</li> </ul>			
<b>BDR 6</b>	<b>SITE SEDIMENTATION AND POLLUTION CONTROL</b>			
	Reduce environmental impact from construction activities by implementing site sedimentation and pollution control.		<b>1</b>	
	Provide evidence that a comprehensive Erosion and Sedimentation Control Plan (ESC) is implemented for the whole site (for building, structures, and for infrastructure works). The plan should include ALL the following elements:	1		
	<ul style="list-style-type: none"> <li>Drainage of site</li> <li>Sedimentation Control Plan</li> <li>Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting top soil by stockpiling for reuse</li> <li>Prevent sedimentation of storm sewer or receiving stream</li> <li>Prevent polluting the air with dust and particulate matter</li> <li>Monitoring compliance to CSPC during construction</li> <li>Ensuring compliance to CSPC during construction</li> </ul>			

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**5**

**BUILDING & RESOURCES (BDR) - 12 POINTS**

To reduce impact consumption of primary resources and the practice of sustainable construction.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>BDR 7</b>	<b>ADVANCE SUSTAINABLE PRACTICE</b>			
	Encourage sustainable construction practices.		<b>2</b>	
	1 point awarded for implementation of any of the following items up to a maximum of two (2) points: <ul style="list-style-type: none"> <li>• Implement rainwater harvesting for site use for landscape elements &amp; maintenance</li> <li>• Provision of workers amenities over and above statutory requirements (e.g. provision of rest and recreation facilities).</li> <li>• Preserve existing greenery on site during construction.</li> <li>• Implement IBS system up to a minimum score of 30%.</li> <li>• Introduce new landscape design that integrates with the existing natural elements on site &amp; surrounding.</li> <li>• Choose building materials that consider Life cycle Assessment ( LCA)</li> </ul>	2		
<b>BDR 8</b>	<b>GBI CERTIFIED BUILDING</b>			
	Adopt best practice for energy and water efficiency and sustainable development for each individual building by achieving GBI Certification.		<b>3</b>	
	Awarded if 50% or more of the total development GFA to achieve GBI certification.	1		
	Awarded if 75% or more of the total development GFA to achieve GBI certification.	2		
<b>BUILDING &amp; RESOURCES (BDR) TOTAL</b>			<b>12</b>	

## 6 BUSINESS & INNOVATION (BSI) - 12 POINTS

To reduce impact consumption of primary resources and the practice of sustainable construction.

ITEM	ASSESSMENT CRITERIA	DETAIL POINTS	MAX POINTS	SCORES
<b>BSI 1</b>	<b>BUSINESS</b>			
	Promote business activities thereby creating business opportunities at the local level and reducing commuting time for the resident.		<b>3</b>	
	Identify Business and Services opportunities for the development based on Feasibility Study of the context and surrounding developments.	1		
	Awarded for compliance with ALL the following: <ul style="list-style-type: none"> <li>An assessment of proposed commercial or industrial development and type of residential zones necessary to support such businesses within the development, and vice versa.</li> <li>An assessment of services, business types and sectors likely generated from the proposed development.</li> <li>Recommendations on commercial units required to fulfill the needs of the resident within this development based on this study.</li> <li>Show that the development mix in accordance with the commercial/industrial-to-residential ratio recommended in the report. If the commercial development ratio is higher, identify key locations of employment catchment.</li> </ul>	1		
	Awarded for the following: <ul style="list-style-type: none"> <li>With at least one priority or focused business or educational sector will be included in the plan; <b>AND</b></li> <li>Recommendations on commercial units and infrastructure required to fulfill such needs.</li> </ul>	1		
<b>BSI 2</b>	<b>INNOVATION</b>			
	Promote innovative solutions that are sustainable and reduce carbon emissions.		<b>8</b>	
	1 point awarded for implementing any of the listed innovations up to a maximum of 8 points):	8		
	A) Unique Community Planning, Ecological or Environmental features that contribute to better Neighbourhoods such as: <ul style="list-style-type: none"> <li>Community food production</li> <li>Community food garden</li> <li>The use of carbon neutral and low carbon materials</li> <li>Choose materials with Life Cycle Assessment (LCA)</li> <li>Use Leaf Area Index (LAI) for at least 15% of development footprint</li> <li>Permeable hard surfaces to at least 20% of the hardsurfaces</li> <li>Planning orientation using Solar access index for tropical environment</li> </ul>			
	B) REGIONALITY - Encourage strategies that address local specific environmental, social and cultural needs. This includes responding to Conservation issues. Developments next to ecological sites, heritage sites, rivers, islands will need to respond to the context with best practice solutions.			
	C) Any other innovative solution approved by GBI.			
<b>BSI 3</b>	<b>GBI FACILITATOR</b>			
	Promote best practice in sustainability in township design by appointment of specialist sustainability consultant.		<b>1</b>	
	Awarded for appointment of a GBI Facilitator.	1		
<b>BUSINESS &amp; INNOVATION (BSI) TOTAL</b>			<b>12</b>	