MALAYSIA GREEN BUILDING CONFEDERATION

GBI PROFESSIONAL SERIES

Seminar on

MISTAKES IN DA, CVA, & GREEN COST SUBMISSION

7 September 2017 (Thursday) | 8:30 AM - 6:00 PM (Full day) | MyIPO, Menara UOA, Bangsar

MISTAKES IN SM SUBMISSION

Mitch Gelber
GBI Technical Committee
DA + CVA
DESIGN ASSESSMENT +
COMPLETION & VERIFICATION ASSESSMENT
MISTAKE IN SM SUBMISSION
SITE SELECTION & PLANNING

- If DA submission is made before DO is submitted or approved, compliance to Local or Structure plan is required.
- Avoid Environmentally sensitive areas.
- Provide as-built set back dimensions from Environmentally sensitive areas, if applicable.
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BROWNFIELD REDEVELOPMENT

- Site remediation work is **REQUIRED** for a site to be considered for SM2 Brownfield Redevelopment under GBI NRNC Tool.

- Environmental Assessment Report / Analysis to be submitted
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BROWNFIELD RE-DEVELOPMENT

The following are NOT Brownfield sites

- Car parks
- Plantation Land
- Non-sanitary landfill
- Previously developed land *
- Arid / un-vegetated land
- Former squatter sites

* Except RNC - SM2 “re-use of site with existing development”
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DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY

- Development density calculation refers to density of SURROUNDING AREA (not the plot ratio of the site itself).
- NOT submitting photographs of the surrounding amenities
- Circle on Google map not to scale or more than 1 km
- NOT submitting google map pointing to the amenities
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DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY
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DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY

- Amenities within and around the development must be operational at time of CVA
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ENVIRONMENTAL MANAGEMENT

- Landscape to have native & adaptive vegetation. Invasive and non-adaptive vegetation should not be used.
- Conservation: On graded site, restore or protect a minimum of 50% of the site area (excluding the building footprint)
- Open Space: Reduce building footprint by 25% / exceed the local zoning’s open space requirement for the site by 25%
- Calculation include Green Fence and Water Bodies
- Grass cells to calculate percentage of green only
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EARTHWORKS POLLUTION CONTROL

▶ No Earthworks Sediment Control (ESC) plan submission by C&S Engineer
▶ Sediment Traps not properly designed or undersized
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QLASSIC

- Project Quality Plan (PQP) not properly implemented. Test and inspection not carried out during construction resulting in failure to meet standards
- If contract is NOT ISO 9001 compliant, risk of not qualifying >70 QLASSIC score is more than 50%.
- No PQP can result in frequent re-works and wastage of building materials
- QLASSIC inspection *CANNOT* be retaken.
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WORKER’S SITE AMENITIES

- Worker’s Site Toilet
  - 1) Landed - Provision of construction toilets at various locations within site
  - 2) Highrise - Provision of temporary toilets during construction at regular intervals (not more than 5 floors) on higher floors
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WORKER’S SITE AMENITIES

- No commitment or budget by project owners / main contractor
- Sub-standard worker’s quarters with squatter like conditions resulting in pollution of surrounding environment by construction and domestic waste
- Temporary septic tank not provided and worker’s toilet draining into roadside drains
- Clearance of Construction waste only at end of project
- No proper recording of actual site conditions during construction
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PUBLIC TRANSPORT ACCESS

- Bus Stop - 2 Bus Stops located at opposite sides of the road can be considered as Interchange Terminal as long as they have pedestrian connectivity and the bus travels more than 1 route.
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PUBLIC TRANSPORT ACCESS

▶ Proposed Bus Stop within 500 meters of project NOT completed at time of CVA.

▶ Proposed Commuter rail or Light rail station within 1 km of project NOT completed at time of CVA.

▶ Shade-providing trees must have >70% covering at time of CVA Assessment.
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GREEN VEHICLE PRIORITY

- 5% of the local authority minimum requirement
- Locating Green vehicle parking lots too far away from main entrance. Allocation of spaces to comply with “Preferred Parking” requirement.
- At CVA, demarcated green parking used by other vehicles
- For IN1 Innovation, provision of power points & future capacity for EV Chargers at green vehicle parking spaces is sufficient. (with installation of minimum 1 charger per block)
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PARKING CAPACITY

- Car park numbers not to exceed local requirements
- Not providing priority to car & van pools
- At CVA, demarcated priority car & van pools bays used by VIP cars
- Exception for projects may exist where parking is integrated with a public transit (commuter) interchange.
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DEDICATED CYCLING NETWORK

- Must have a dedicated cycling path with proper bicycle crossings and safety signage.
- Landed - Cycling path covers 90% of the residential units and common areas.
- Highrise - Cycling path connection the bicycle parking spaces (2% of the total residents or maximum of 20) to the main entrance.
- Bicycle path for recreational purposes DOES NOT MEET credit requirements. Intent is for commuting purposes...
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EARTHWORKS POLLUTION CONTROL

- Earthworks Sediment Control (ESC) plan not fully implemented
- Sediment Traps not properly maintained or cleared when filled with sediment
- Earthworks sediment overflows into surrounding water ways during heavy thunderstorm
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GREENERY & ROOF

- 50% of Hardscape to have the following
  - Shade (within 5 years of occupancy);
  - Paving materials with a Solar Reflectance Index (SRI) of at least 29;
  - Open grid pavement system

- Roof to have the following
  - Landscaped
  - Roof SRI to required value
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GREENERY & ROOF

► SRI of proposed materials without manufacturers specifications, values for equivalent color AND material surface can be submitted.

► SRI values should be claimed based on ‘as installed’, not laboratory conditions. For example:
  ► White Concrete ‘new’ : SRI 86
  ► White Concrete ‘weathered’ : SRI 45

► Color of installed materials to be maintained as per design intent.
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COMPOSTING

- Comply with credit intent. What is the impact?
- Submission to quantify amount of landscape in the project.
- Composting / maintenance strategy to be proposed by Landscape Architect
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BUILDING USER MANUAL

- Building User Manual BUM is NOT a BOM Building Operation & Maintenance Manual

- Intended as reference manual for building users / maintenance team specific to green building features to sustain performance of building during operation.
THANK YOU