Malaysia Green Building Confederation

GBC PROFESSIONAL SERIES 2018

ADVANCING GBI SUBMISSION

MISTAKES IN SUSTAINABLE SITE PLANNING & MANAGEMENT SUBMISSIONS

Ar Chan Seong Aun
DESIGN ASSESSMENT
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SM1 : 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
DESIGN ASSESSMENT
SM2: BROWFIELD 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
DESIGN ASSESSMENT
SM3: DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY

- NOT taking consideration of the Surrounding development density
- 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
DESIGN ASSESSMENT
SM4 : ENVIROMENTAL MANAGEMENT

- Landscape to have Native & adaptive vegetation. Invasive and non-adaptive vegetation should not be used.
- Reduce building footprint by 25% - Open space needs to be at least 23.5% land area
DESIGN ASSESSMENT
SM5 : EARTHWORKS POLLUTION CONTROL

- NO ESC - Earthworks Sediment Control plan submission by C&S Engineer
- SEDIMENT TRAPS Not properly designed or undersized
DESIGN ASSESSMENT
SM6 : QLASSIC

- No PQP - Project Quality Plan resulting in potential risk to failure
- No implementation of QAQC during construction. Inspection only at CCC
- No submission to CIDB to register for QLASSIC
DESIGN ASSESSMENT
SM7 : WORKER’S SITE AMENITIES

► WORKER’S SITE TOILETS

► 1) Landed - Provision of construction toilets at various locations within site

► 2) Highrise - Provision of construction toilets at regular intervals (not more than 5 floors) on higher floors
DESIGN ASSESSMENT
SM7 : WORKER’S SITE AMENITIES

- Sub-standard worker’s quarters
- Temporary septic tank NOT provided and worker’s toilet draining into roadside drains
DESIGN ASSESSMENT
SM9 : GREEN VEHICLE PRIORITY

- Locating Green vehicle parking lots too far away from main entrance
DESIGN ASSESSMENT
SM10 : PARKING CAPACITY

- Car park numbers not to exceed local requirements. Usually one car park bay to every 500 sq feet net floor area is exceeded
- NOT providing priority to car & van pools
DESIGN ASSESSMENT
SM11: STORMWATER DESIGN

- Existing imperviousness <50%. Follow MAMA requirements
- Existing imperviousness >50%. Reduce runoff under MASMA requirements by 25%
- NOT including Rainwater harvesting into OSD calculation

SUBMISSION DOCUMENTS
- Provide the pre-development site runoff rate and quantity.
- Provide the post-development site runoff rate and quantity
- Strategies to capture and treat 90% of the average annual rainfall using acceptable Best Management Practices (BMPs)
DESIGN ASSESSMENT
SM12: 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
DESIGN ASSESSMENT
SM13 : BUILDING USER MANUAL

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

COMPLETION & VERIFICATION ASSESSMENT
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SM1: SITE SELECTION & PLANNING

- NOT providing as-built set back dimensions from Environmentally sensitive areas
COMPLETION & VERIFICATION ASSESSMENT
SM3 : DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY

- NOT submitting google map pointing to the completed amenities
- Amenities within and around the development must be operational at time of CVA
COMPLETION & VERIFICATION ASSESSMENT
SM5 : EARTHWORKS POLLUTION CONTROL

- ESC - Earthworks Sediment Control 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
COMPLETION & VERIFICATION ASSESSMENT
SM6 : QLASSIC

- PQP - Project Quality Plan 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

- NCR not closed off properly during construction stage
COMPLETION & VERIFICATION ASSESSMENT
SM7 : 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
- Clearance of Construction waste only at end of project
- No proper recording of actual site conditions during construction
Highrise - Provision of construction toilets at regular intervals (not more than 5 floors) on higher floors
COMPLETION & VERIFICATION ASSESSMENT
SM8 : PUBLIC TRANSPORT ACCESS

- Proposed Commuter rail or Light rail station within 1 km of project NOT completed at time of CVA OR
- Proposed Bus Stop within 500 meters of project NOT completed at time of CVA
COMPLETION & VERIFICATION ASSESSMENT
SM9 : GREEN VEHICLE PRIORITY

- Green vehicle parking lots NOT implemented during building occupancy
- Demarcated green parking lots used by other vehicles
COMPLETION & VERIFICATION ASSESSMENT
SM10 : PARKING CAPACITY

- Car park numbers exceed local requirements during occupancy due to business pressure of demand by occupants and tenants.
- Demarcated priority car & van pools bays used by VIP cars.
COMPLETION & VERIFICATION ASSESSMENT
SM12 : GREENERY & ROOF

- Changes to design, materials & designated areas - As-built plans not submitted or NOT comply to original intent
Question & Answer