

GreenRE Township Tool



In an effort to drive the Malaysian real estate industry towards a more sustainable and liveable built environment, REHDA launched its green rating tool, GreenRE, in 2013. The establishment of GreenRE as an alternative green rating tool in the local market which is designed to be more efficient, practical and affordable has created a healthy competition amongst other green rating tools within the industry.

Since its inception, GreenRE has developed its green rating tools for Residential Building, Non-Residential Building and Existing Non-Residential Building.

In June 2015, GreenRE soft launched its latest green rating tool – the **GreenRE Township Tool**, which is an extension of the current existing tools for GreenRE's sustainable assessment. This tool principally advocates two important elements in creating a sustainable township which are efficient utilisation of energy as well as the use of environmentally friendly and effective public transportation systems. This new township tool will enable developments to extend the green building assessment to neighbourhood and community levels towards enhancing their quality of life. We reproduce below a summary of the tool's certification process and assessment criteria.

Certification Process

1. Application	Submit application with relevant supporting documents for certification upon finalisation of township design.
2. Pre-Assessment	A pre-assessment audit will be conducted to give the project team a better understanding of the criteria and evaluation of the certification level sought.
3. Actual Assessment	<p>Actual assessment will be conducted once the design and supporting documents (e.g. approved plan) are ready. After the actual assessment, the assessors will review the documents submitted and finalise the report with the management within four weeks.</p> <p>Assessment process includes design and documentary reviews to verify if the township meets:</p> <ul style="list-style-type: none"> (i) The intents of the criteria; (ii) The pre-requisite requirement for GreenRE Bronze, Silver, Gold or Platinum rating where applicable; and (iii) Letter of award showing that the GreenRE rating will be issued at this stage.
4. Verification	Site verification to be conducted upon project completion. A certificate will be issued at this stage.

The GreenRE Township criteria consists of six (6) environmental impact categories namely:

- (a) **Part 1 – Energy Efficiency:** This category focuses on the approaches that can be used in the infrastructure and public amenities to optimise the energy efficiency of the township.
- (b) **Part 2 – Water Management:** This category focuses on the selection of fittings for public amenities and strategies towards efficient water usage and management.
- (c) **Part 3 – Material and Waste Management:** This category focuses on the design, practices and selection of materials and resources that would reduce the environmental impact and waste management strategies.
- (d) **Part 4 – Environmental Planning:** This category focuses on the design strategies that would enhance the indoor environmental quality which include air quality, thermal comfort, acoustic control and day lighting.
- (e) **Part 5 – Green Buildings and Green Transport:** This category focuses on the public transportation network and availability of green rated buildings within the township.
- (f) **Part 6 – Community and Innovation:** This category focuses on the community involvement and innovative features available for the benefit of the community.

These environmental impact categories are broadly classified under two main groupings namely (I) Energy Related Requirements and (II) Other Green Requirements.

Group	Requirements
I. Energy Related Requirements	A minimum of 10 credits must be obtained from this section to be eligible for certification.
<ul style="list-style-type: none"> • Part 1 – Energy Efficiency 	
II. Other Green Requirements	A minimum of 50 credits must be obtained from this section to be eligible for certification.
<ul style="list-style-type: none"> • Part 2 – Water Management • Part 3 – Material and Waste Management • Part 4 – Environmental Planning • Part 5 – Green Buildings and Green Transport • Part 6 – Community and Innovation 	

GreenRE Assessment Criteria

Framework – GreenRE for Township

To achieve GreenRE



Pre-requisite & Mandatory Requirements

All relevant pre-requisite requirements for the specific GreenRE Rating are to be complied with.



Energy Related Requirements
Minimum 10 credits

Other Green Requirements
Minimum 50 credits

Part 1: Energy Efficiency

- TS 1-1 Energy Efficiency for Infrastructure and Public Amenities
- TS 1-2 On-site Energy Generation
- TS 1-3 Site Planning and Building Orientation
- TS 1-4 Energy Management System
- TS 1-5 Minimise Energy Consumption during Off-Peak Hours

Part 2: Water Management

- TS 2-1 Water Efficient Fittings for Infrastructure and Public Amenities
- TS 2-2 Stormwater Management
- TS 2-3 Alternative Water Sources
- TS 2-4 Water Efficient Landscaping
- TS 2-5 Water Efficiency Management

Part 3: Material and Waste Management

- TS 3-1 Minimise Cut and Fill in Earthworks
- TS 3-2 Sustainable Construction for Infrastructure and Public Amenities
- TS 3-3 Sustainable Products for Infrastructure and Public Amenities
- TS 3-4 Waste Reduction
- TS 3-5 Waste Management and Segregation
- TS 3-6 Waste Conveyance
- TS 3-7 Waste Reuse and Processing

Part 4: Environmental Planning

- TS 4-1 Self Sufficiency and Accessibility within Township
- TS 4-2 Green and Blue Spaces for the Public
- TS 4-3 Microclimate Optimisation
- TS 4-4 Outdoor Thermal Environment
- TS 4-5 Site Selection
- TS 4-6 Conservation and Integration of Existing Structures and Assets
- TS 4-7 Habitat Conservation and Restoration
- TS 4-8 Minimise Site Disturbance
- TS 4-9 Environmental Management System
- TS 4-10 Future Provision and Connections

Part 5: Green Buildings and Green Transport

- TS 5-1 Green Buildings within Township
- TS 5-2 Green Urban Design Guidelines
- TS 5-3 Green Transportation

Part 6: Community and Innovation

- TS 6-1 Stakeholder Engagement, Feedback and Evaluation
- TS 6-2 Public Awareness, Education and Community Involvement
- TS 6-3 Green Lease
- TS 6-4 Intelligent Infrastructure
- TS 6-5 Safe Environment
- TS 6-6 Light Pollution Reduction
- TS 6-7 Other Green Features and Innovation



Product Talk

The Next Generation Intelligent Home and Building Solution



REHDA
YOUTH

REHDA Youth organised another of its Product Talk Series on 18 August 2015 at Wisma REHDA. The talk entitled "The Next Generation Intelligent Home and Building Solution" was presented by PCOM, a Malaysian-based company which is one of the leading experts in the fiber optics industry. Attended by 34 participants, the talk was conducted by the CEO of PCOM, Mr Guven Togan, who has more than 20 years of experience in the industry. He first gave a brief introduction about the company and then shared about creating a conducive work environment while introducing a smart building solution called ISBA (Integrated Smart Building Architecture) which is an integrated solution to monitor, manage and control multiple functions across an entire building or multiple buildings in different locations. The participants also had the opportunity to visit PCOM's Green House in Kota Damansara, the first smart technology green showcase of its kind in the whole of South East Asia.

