



DESIGN REFERENCE GUIDE

**EXISTING RESIDENTIAL
BUILDING & LANDED
HOME**

Version 1.0, April 24

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1. About GreenRE

GreenRE Sdn Bhd is a wholly owned subsidiary of the Real Estate and Housing Development Association (REHDA). The GreenRE rating tool has been developed for the purposes as mentioned herein and may be subject to updating and/or modification in the future.

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2. Introduction

The GreenRE assessment scheme was established in 2013 and is a recognized green building rating system tailored for the tropical climate. GreenRE sets parameters and establishes indicators to guide the design, construction and operation of buildings towards increased energy effectiveness and enhanced environmental performance.

The intent of this Design Reference Guide for Existing Residential Buildings and Landed Homes (referred to as "this Guideline") is to establish environmentally friendly practices for the planning, design, construction and operation of buildings, which would help to mitigate the environmental impact of built structures.

This Guideline is not intended to abridge safety, health, environmental or related requirements contained in other applicable laws, codes or policies administered by relevant authorities. Where there is a conflict between a requirement of this Guideline and such other regulations affecting the design, construction and operation of the building, the building regulations shall take precedence.

3. Revision Log

Revision	Description	Date Effective
1.0	Issued for implementation	April 2024



4. GreenRE Assessment Stages

The GreenRE Residential Building & Landed Home certification process is as follows:



Application

- Submittal of application with relevant supporting documents for certification upon strategic inception of infrastructure project.



Pre-Assessment

- A pre-assessment can be conducted (optional) to give the project team a better understanding of the criteria and evaluation of the certification level sought. This should be performed upon selection of suitable design option to allow teams to identify and maximise opportunities at the earliest stages of the project.



Actual Assessment

- Actual assessment to be conducted once the design and documentary evidences (e.g. approved plan) are ready. After the actual assessment, our assessors will review the documents submitted.
- Assessment process includes design and documentary reviews to verify if the project meets:
 - i. The intents of the criteria
 - ii. The pre-requisite requirement for GreenRE Bronze, Silver, Gold and Platinum rating where applicable.
- Provisional Certificate will be issued upon completion of this stage



Site Verification

- Site verification to be conducted upon project completion.
- A Final Certificate will be issued upon completion of this stage.



5. GreenRE Existing Residential Building Rating System

OVERVIEW:

The GreenRE Existing Residential rating system is targeted for existing stratified high-rise and landed residential development.

The GreenRE rating system is divided into six (6) sections as follows:

Part 1 – Energy Efficiency: This category focuses on the approach that can be used in the building design and system selection to optimize the energy efficiency of buildings.

Part 2 – Water Efficiency: This category focuses on the selection of fittings and strategies enabling water use efficiency during construction and building operation.

Part 3 – Sustainable Operation & Management: This category focuses on the sustainability of operation and management that would reduce the environmental impacts upon building operation.

Part 4 – Community & Well Being: This category focuses on the design strategies that would enhance the indoor environmental quality which include air quality, thermal comfort, acoustic control, and daylighting.

Part 5 – Other Green Features: This category focuses on the adoption of green practices and new technologies that are innovative and have potential environmental benefits.

Part 6 – Carbon Emission of Development: This category focuses on the use of carbon calculator to calculate the carbon emission of the development.

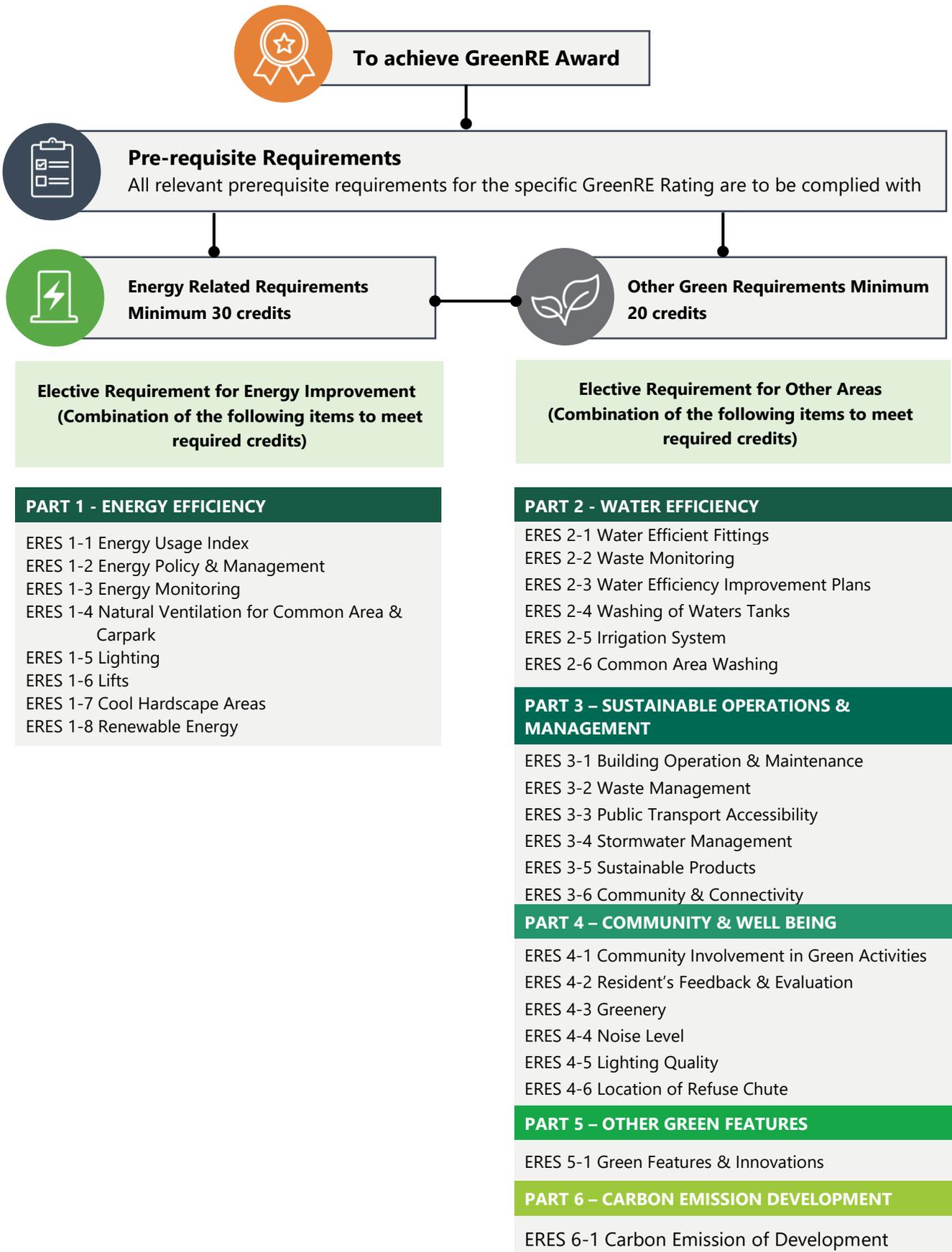
These environment impact categories are broadly classified under two main groups namely (I) Energy Related Requirements and (II) Other Green Requirements.

Energy Related Requirements consist of Part 1- Energy Efficiency where credits are allocated for the various energy efficient designs, practices and features used. For multi-story residential buildings a minimum of 30 credits must be obtained from this group to be eligible for certification.

Other Green Requirements consist of Part 2 – Water Efficiency; Part 3 – Sustainable Operation & Management; Part 4 – Community and wellbeing; Part 5 – Other Green Features and Part 6: Carbon Emission of Development. Credits are allocated for the water efficient features, environmentally friendly design practices, innovative green features used and carbon emission of development. A minimum of 20 credits must be obtained from this group to be eligible for certification.

The maximum GreenRE score achievable for a project is capped at 100 credits.

Framework for Existing Residential Building & Landed Home (ERES):



**CREDIT ALLOCATION:**

Category		Credits Allocations
(I) Energy Related Requirements		
Minimum 30 credits	Part 1: Energy Efficiency	
	ERES 1-1 Energy Usage Index	33
	ERES 1-2 Energy Policy & Management	3
	ERES 1-3 Energy Monitoring	3
	ERES 1-4 Natural Ventilation for Common Area & Car Parks	4
	ERES 1-5 Lightings	15
	ERES 1-6 Lifts	4
	ERES 1-7 Cool Hardscape Areas	3
	ERES 1-8 Renewable Energy	10
Category Score for Part 1 – Energy Efficiency	75 (Max)	
(II) Other Green Requirements		
Minimum 10 credits	Part 2: Water Efficiency	
	ERES 2-1 Water Efficient Fittings	8
	ERES 2-2 Water Monitoring	3
	ERES 2-3 Water Efficiency Improvement Plans	2
	ERES 2-4 Washing of Water Tanks	2
	ERES 2-5 Irrigation System	3
	ERES 2-6 Common Area Washing	5
	Category Score for Part 2 – Water Efficiency	23
	Part 3: Sustainable Operations & Management	
	ERES 3-1 Building Operation & Maintenance	5
	ERES 3-2 Waste Management	5
	ERES 3-3 Public Transport Accessibility	2
	ERES 3-4 Storm-water Management	1
	ERES 3-5 Sustainable Products	5
	ERES 3-6 Community & Connectivity	1
	Category Score for Part 3 – Sustainable Operations & Management	19
	Part 4: Community and Well-Being	
ERES 4-1 Community Involvement in Green Activities	7	
ERES 4-2 Residents' Feedback & Evaluation	5	
ERES 4-3 Greenery	7	
ERES 4-4 Noise Level	1	
ERES 4-5 Lighting Quality	1	
ERES 4-6 Location of Refuse Chutes	1	
Category Score for Part 4: Community and Well-Being	22	
Part 5: Other Green Features		
ERES 5-1 Green Features & Innovations	10	
Category Score for Part 5: Other Green Features	10	
Part 6: Carbon Emission of Development		
ERES 6-1 Carbon Emission of Development	1	
Category Score for Part 6 – Carbon Emission of Development	1	
GreenRE Score:		150 (MAX)

*Total score will be rounded to the nearest whole number

6. GreenRE Existing Residential Building Rating System Scoring



Score:
91 and above

GreenRE Platinum



Score:
86 to \leq 90

GreenRE Gold



Score:
76 to \leq 85

GreenRE Silver



Score:
50 to \leq 75

GreenRE Bronze



7. GreenRE Residential Building Rating System Criteria

PRE-REQUISITE



ENERGY EFFICIENCY

Comply with any option below:

OPTION A	OPTION B
Demonstrate 10% energy savings over the last five years (against own historical baseline)	Demonstrate 10% committed energy savings over the next five years (against own historical baseline)

- Provision and monthly monitoring of main electrical meter readings for the whole development
- Lighting Density: 10% better than lighting power budget in MS1525:2019
- Lifts with energy efficient features such as Variable Voltage and Variable Frequency (VVVF) motor drive and sleep mode
- Energy Policy & Management - (to comply with section 1-2)



WATER EFFICIENCY

- Provision and monthly monitoring of main water meter readings for the whole development
- Display of posters on water conservation
- Water Efficiency Improvement Plans
- Use of water efficient cleaning equipment



SUSTAINABLE OPERATION & MANAGEMENT

- Circulation of Green Guides to residents
- Sustainable operational plans – regular review of environmental policy and cleaning strategies
- Promotional materials on recycling and provision of recycling bins
- Waste management improvement plan



COMMUNITY AND WELL-BEING

- Green activities - once a year
- Residents' Feedback & Evaluation - (to comply with section 4-2)
- Greeneries equivalent to GnPR of 0.5 and compost recycled from horticulture waste



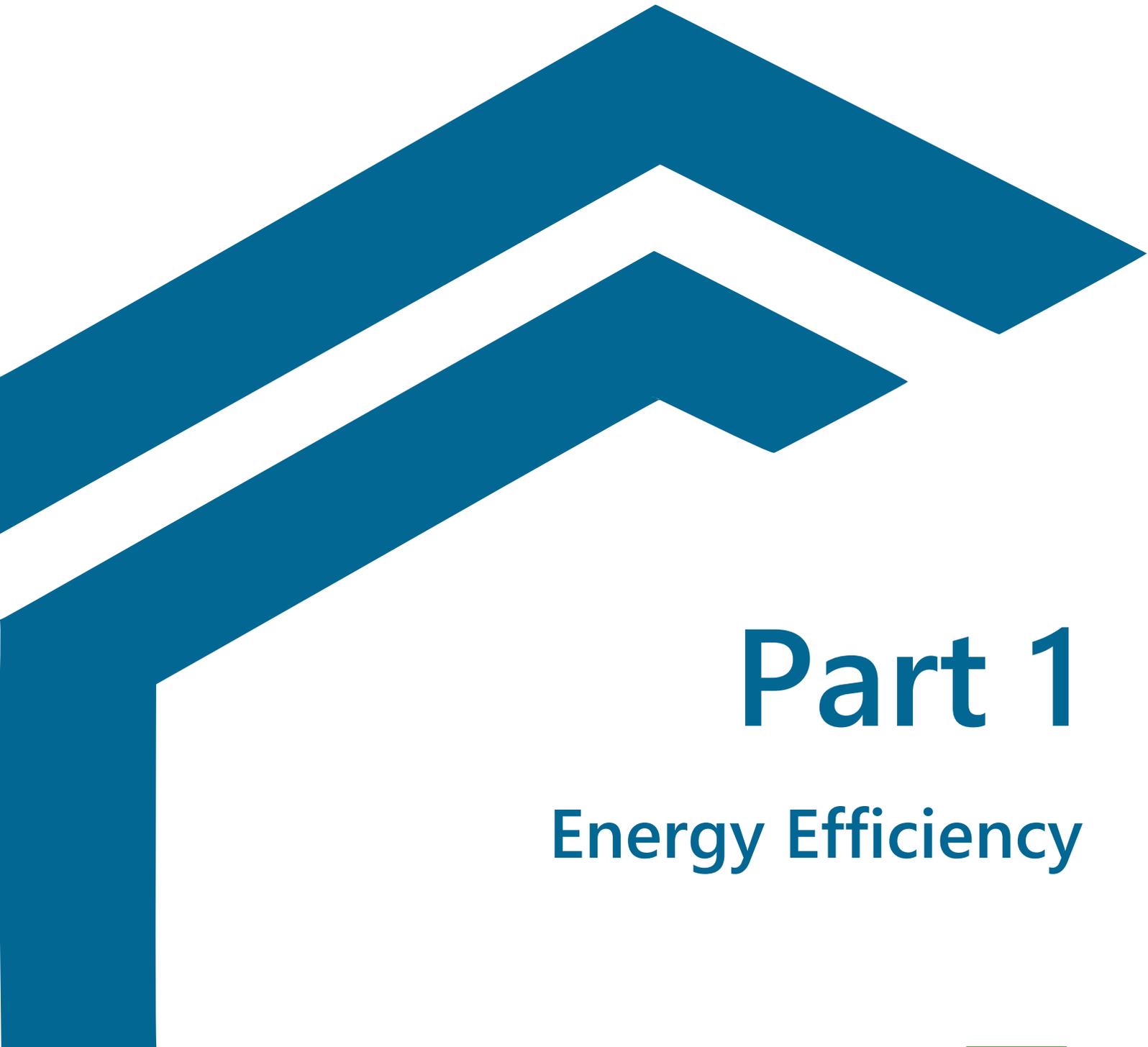
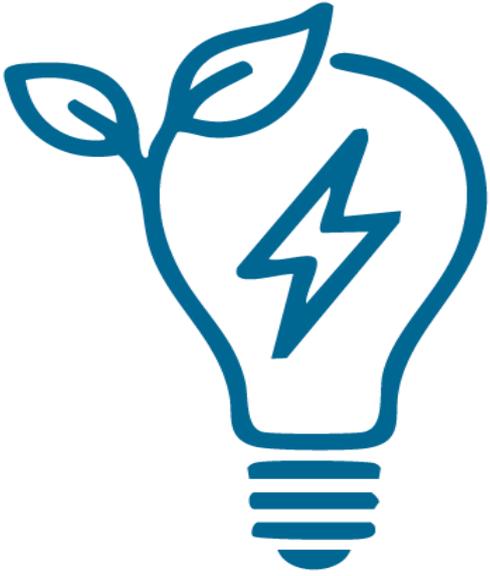
PREREQUISITIES FOR GOLD

- At least 2 green activities per year



PREREQUISITIES FOR PLATINUM

- At least 3 green activities per year



Part 1

Energy Efficiency



Part 1 – Energy Efficiency

ERES 1-1 ENERGY USAGE INDEX	GREENRE CREDITS
<p>a. Energy Usage Index (EUI) for Common Area</p> <p>Option A</p> <p>To achieve increased building energy efficiency in common areas against other residential developments to promote efficient use of energy in common areas and facilities.</p> <p>Note (i): EUI is derived using the following equation: EUI = [TBEC / GFA common area]</p> <p>Where: TBEC = Total building energy consumption for common area excluding the EV charger consumption (kWh/year) GFA = Gross Floor Area (m²)</p>	<p>Option A</p> <p>15 credits for EUI of 30 kWh/m²/year</p> <p>Additional 0.2 point for every subsequent percentage improvement from 30 kWh/m²/year (Up to 10 credits)</p>
<p>Option B</p> <p>Energy savings over its own historical baseline over the last five years must be demonstrated.</p>	<p>Option B</p> <p>15 credits for achieving 10% energy savings from own historical baseline</p> <p>Additional 0.2 point for every subsequent percentage improvement from 10% savings (up to 10 credits)</p>
<p>b. Energy Efficiency for households</p> <p>Household energy savings of the development benchmark against baseline average consumption</p> <p>Baseline consumption for household: 112 kWh/room.</p>	<p>0.2 point for every subsequent percentage improvement from the baseline (Up to 8 credits)</p>



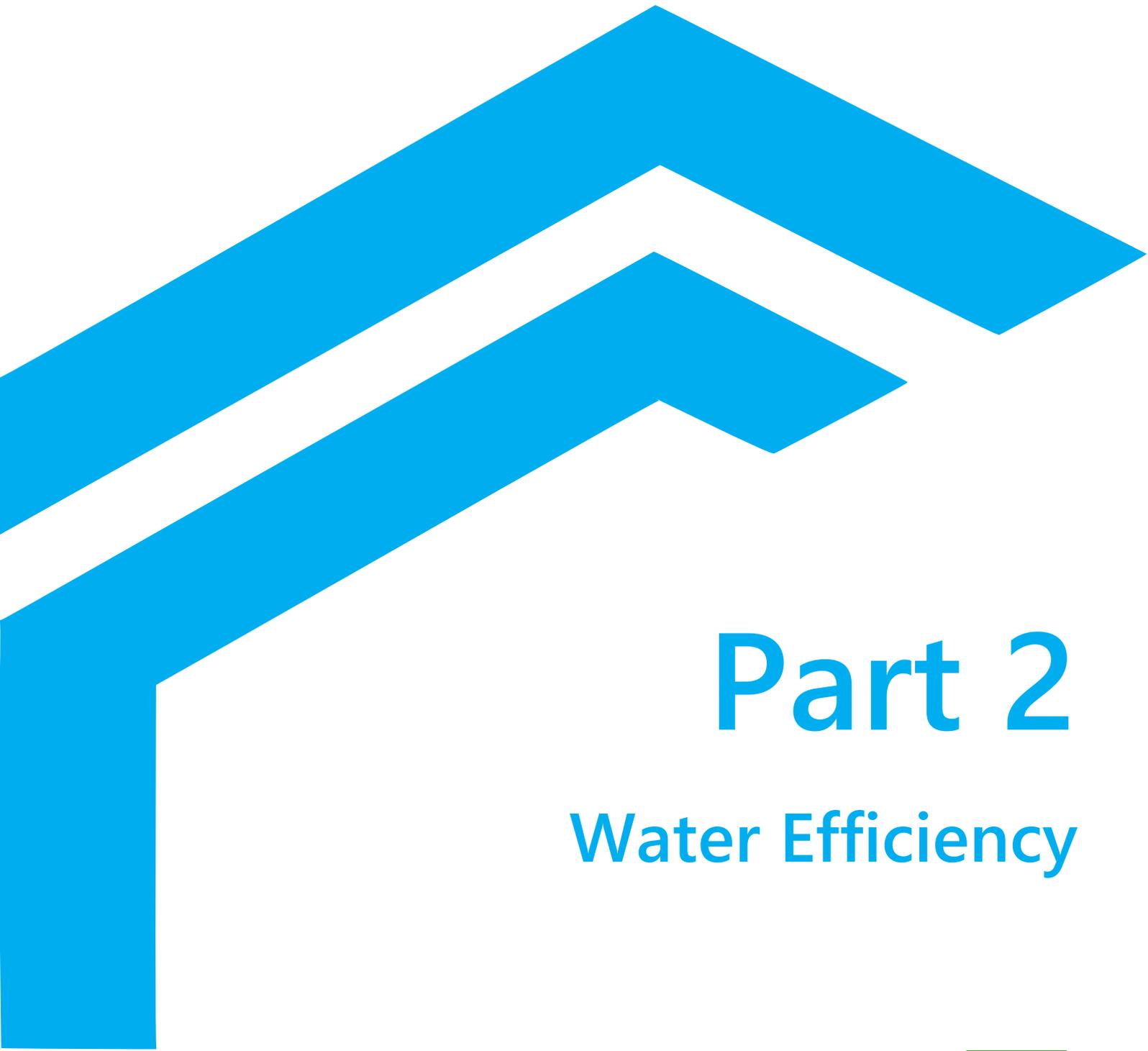
ERES 1-2 ENERGY POLICY & MANAGEMENT	GREENRE CREDITS
a. Energy policy, energy targets and regular review as part of an environmental strategy.	1 credit
b. To show intent, measures, and implementation strategies of energy efficiency improvement plans over the next five years.	1 credit
c. Annual disclosure of building energy consumption data to GreenRE. Monthly energy bills and summary of energy bills should be provided.	1 credit
ERES 1-3 ENERGY MONITORING	GREENRE CREDITS
Encourage the design of system that monitor and manage electricity consumption.	
a. Provision and monthly monitoring of main electrical meter readings for the whole development.	1 credit
b. Provision and monthly monitoring of electrical sub meter readings to manage the electricity use of each key building services such as common area lightings, lifts, club house, carpark mechanical ventilation fans, pumps etc.	2 credits
ERES 1-4 NATURAL VENTILATION FOR COMMON AREA & CARPARKS	GREENRE CREDITS
Encourage the use of energy efficient design and control of ventilation systems in car parks and common areas.	
a. Cross ventilation in common areas such as lift lobby, corridors, and staircases.	1 credit
b. Carpark designed with 100% natural ventilation	2 credits
c. CO sensors used to regulate the demand for carpark mechanical ventilation	1 credit



ERES 1-5 LIGHTING	GREENRE CREDITS
<p>Encourage the use of energy efficient lightings or daylighting in common areas to minimize energy consumption from lighting usage while maintaining proper lighting level</p> <ul style="list-style-type: none"> • Artificial lightings in common areas • Baseline = Maximum lighting power budget stated in MS1525:2019 	<p>10 credits for achieving lighting power density of 10% better than lighting power budget in MS1525:2019</p> <p>Additional 0.2 point for every subsequent percentage improvement (up to 5 credits)</p>
ERES 1-6 LIFTS	GREENRE CREDITS
<p>a. Encourage the use of lifts with energy efficient features such as AC Variable Voltage and Variable Frequency (VVVF) motor drive and sleep mode features</p>	<p>1 credit</p>
<p>b. Use of gearless lift</p>	<p>1 credit</p>
<p>c. Use of regenerative lift</p>	<p>2 credits</p>
ERES 1-7 COOL HARDSCAPE AREAS	GREENRE CREDITS
<p>All hardscape non-roof areas are to be finished with materials or finishes with a Solar Reflective Index (SRI) value of 29 or more.</p>	
<p>i. \geq 50% of non-roof hardscape area</p>	<p>1 credit</p>
<p>ii. \geq 75% of non-roof hardscape area</p>	<p>2 credits</p>
<p>Note: The area of application for % calculation of hardscape material SRI will be for the ground floor site ONLY.</p>	



ERES 1-8 RENEWABLE ENERGY	GREENRE CREDITS
Provision of renewable energy. Encourage the use of renewable energy sources in buildings such as solar energy.	(3 credits for every 1% replacement of electricity (based on annual electricity consumption exclude household's usage) by renewable energy (Up to 10 credits)
Part 1 – ENERGY EFFICIENCY CATEGORY SCORE:	Sum of GreenRE credits obtained from ERES 1-1 to 1-8



Part 2

Water Efficiency



Part 2 – Water Efficiency

ERES 2-1 WATER EFFICIENT FITINGS	GREENRE CREDITS									
<p>Encourage the use of water efficient fittings covered under the Water Efficiency Product Labelling Scheme (WEPLS)</p> <ul style="list-style-type: none"> • Basin taps and mixers • Flushing cistern • Shower taps and mixers and showerheads • Sink/bib taps and mixers • Urinals and urinal flush valve <p>Note: At least 90% of each fitting type must be rated to be able to score for the credits</p>	<p>Credits scored based on the number and water efficiency rating of the fitting type used (Up to 8 credits)</p> <table border="1" data-bbox="810 763 1434 987"> <thead> <tr> <th colspan="3">Rating Based on WEPLS</th> </tr> <tr> <th>Efficient *</th> <th>Highly Efficient **</th> <th>Most Efficient ***</th> </tr> </thead> <tbody> <tr> <td>0.5 credit</td> <td>1 credit</td> <td>2 credits</td> </tr> </tbody> </table>	Rating Based on WEPLS			Efficient *	Highly Efficient **	Most Efficient ***	0.5 credit	1 credit	2 credits
Rating Based on WEPLS										
Efficient *	Highly Efficient **	Most Efficient ***								
0.5 credit	1 credit	2 credits								
ERES 2-2 WATER MONITORING	GREENRE CREDITS									
<p>Encourage the design of system that can monitor and manage water consumption.</p> <p>a. Provision and monthly monitoring of main water meter readings for the whole development</p> <p>b. Provision and monthly monitoring of water sub-meter readings to track water usage of major water consuming areas. (i.e., common area washing, irrigation, car washing, water feature, swimming pool etc.)</p> <p>c. Display of promotional posters to encourage water saving practices and to prevent illegal water tapping.</p>	<p>1 credit</p> <p>1 credit</p> <p>1 credit</p>									



ERES 2-3 WATER EFFICIENCY IMPROVEMENT PLAN	GREENRE CREDITS
Set plans that include targets to improve building's water performance against its own historical baseline, a breakdown of the current water use, list of water saving measures, and implementation timelines for the measures over the next five years. Committed water savings accrued from proposed measures should be quantified.	2 credits
ERES 2-4 WASHING OF WATER TANKS	GREENRE CREDITS
Reuse the water from the annual water tank cleaning for non-potable usage such as common area washing, irrigation, etc.	2 credits
ERES 2-5 IRRIGATION SYSTEM	GREENRE CREDITS
Provision of suitable systems that can utilize rainwater or recycled water for landscape irrigation, and use of plants that require minimal irrigation to reduce potable water consumption.	More than 50% of the applicable area - 1 credit More than 25% of the applicable area - 0.5 credit
a. Use of non-potable water for irrigation	1 credit
b. Use of water efficient irrigation system	1 credit
c. Use of drought tolerant plants	1 credit
ERES 2-6 COMMON AREA WASHING	GREENRE CREDITS
a. Use of water efficient cleaning equipment with a flowrate rating of;	
i. Less than 12 L/min	1 credit
ii. Less than 8.5 L/min	2 credits



<p>b. The lance for the cleaning equipment to be equipped with a spring-loaded ON/OFF control to ensure that the pump and flow of water is immediately turned off when the spring-loaded control on the lance is released.</p>	<p>1 credit</p>
<p>c. Use of non-potable water for common area washing</p>	<p>1 credit</p>
<p>PART 2 – WATER EFFICIENCY CATEGORY SCORE:</p>	<p>Sum of GreenRE credits obtained from ERES 2-1 to 2-6</p>



Part 3

Sustainable Operations
& Management



Part 3 – Sustainable Operations & Management

ERES 3-1 BUILDING OPERATION & MAINTENANCE	GREENRE CREDITS
a. Green Guides that promote best practices to reduce energy use, water use and waste generation should be documented and disseminated to residents.	2 credits
b. Operation plans that reflect the sustainability goals set for the development should be actively implemented and regularly reviewed.	
i. Environmental policy and cleaning strategies & schedule	1 credit
ii. Standard Operating Procedures (SOPs) for SARs, Bird flu, H1N1 etc. including increased frequency of cleaning common areas/ facilities.	1 credit
c. Provision of Sustainable Operational Management Guidelines (SOMG)	1 credit
ERES 3-2 WASTE MANAGEMENT	GREENRE CREDITS
Encourage waste recycling within development to reduce waste going to landfill.	
a. Promotional materials such as posters, circulars, and recycling bags on waste sorting, collecting, and recycling of waste for households.	1 credit
b. Provision of recycling bins (glass, paper, metal, non-recyclable waste etc.)	
i. At a central location	1 credit
ii. At every block	1 credit



c. Monthly monitoring of the amount of general waste and recyclable items	1 credit
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d. Waste management improvement plan.	1 credit
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ERES 3-3 PUBLIC TRANSPORT ACCESSIBILITY

GREENRE CREDITS

Promote the use of public transport or bicycles to reduce environmental impact by not driving individual car

a. Provisions for access to MRT/LRT or bus stops	1 credit
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b. Provisions for adequate bicycle parking lots	1 credit
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ERES 3-4 STORMWATER MANAGEMENT

GREENRE CREDITS

Provision of stormwater management plan	1 credit
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ERES 3-5 SUSTAINABLE PRODUCTS

GREENRE CREDITS

Promote use of environmentally friendly products that are certified by approved local certification body. within the development

Extent of use of environmentally friendly product	Weightage for Credit Allocation
Low Impact	0.5
Medium impact	1
High Impact	2

Credits scored will be based on the extent of coverage and impact.

(Up to 5 credits)



ERES 3-6 COMMUNITY CONNECTIVITY	GREENRE CREDITS
<p>Encourage development in urban area with existing infrastructure to minimize the use of private mode of transportation.</p> <p>Basic Services include, but are not limited to:</p> <ul style="list-style-type: none"> • Bank • Beauty • Laundry • Day care • Fire Station • Hardware • Convenience/Grocery • School • Clinic • Library • Police station • Park • Restaurant 	<p>1 credit can be scored for project located within 1km (walking distance) of at least 10 Basic Services.</p>
PART 3 – SUSTAINABLE OPERATIONS & MANAGEMENT CATEGORY SCORE:	Sum of GreenRE credits obtained from ERES 3-1 to 3-6



Part 4

Community & Well-Being

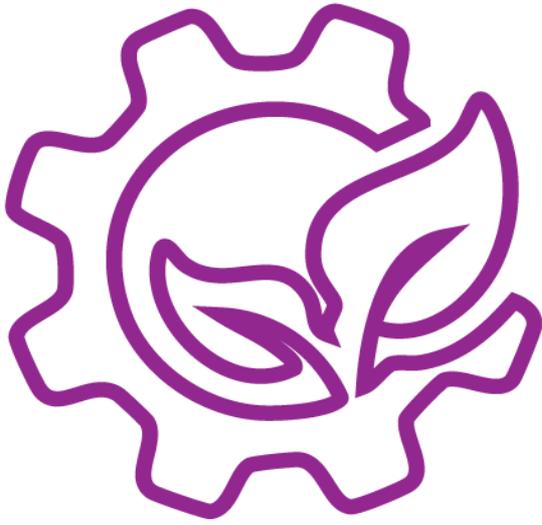


Part 4 – Community & Well-Being

ERES 4-1 COMMUNITY INVOLVEMENT IN GREEN ACTIVITIES	GREENRE CREDITS
<p>Encourage residents to participate in green activities.</p>	<p>2 credits (At least 1 green activity per year) Additional 1 point for each additional green activity organized per year (Up to 5 credits)</p>
ERES 4-2 RESIDENTS FEEDBACK & EVALUATION	GREENRE CREDITS
<p>a. Provide effective feedback channels (i.e., hotline, email and etc.) for residents to take ownership of the precinct.</p>	<p>2 credits</p>
<p>b. Conduct door-to-door satisfaction survey to enhance quality of the living environment in common facilities.</p>	<p>1 credit</p>
<p>c. Provide a proper evaluation of the feedback / survey.</p>	<p>1 credit</p>
<p>d. List of the follow-ups taken accordingly.</p>	<p>1 credit</p>



ERES 4-3 GREENERY	GREENRE CREDITS																								
<p>a. Encourage greater use and maintenance of greenery to reduce heat island effect.</p>	<p>1 credit for GnPR \geq 0.5 Additional 0.5 credit for every 0.5 increment in GnPR above 0.5 (up to 6 credits)</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #4CAF50; color: white;"> <th>GnPR</th> <th>Credits Allocation</th> </tr> </thead> <tbody> <tr><td>\geq 0.5</td><td>1.0</td></tr> <tr><td>\geq 1.0</td><td>1.5</td></tr> <tr><td>\geq 1.5</td><td>2.0</td></tr> <tr><td>\geq 2.0</td><td>2.5</td></tr> <tr><td>\geq 2.5</td><td>3.0</td></tr> <tr><td>\geq 3.0</td><td>3.5</td></tr> <tr><td>\geq 3.5</td><td>4.0</td></tr> <tr><td>\geq 4.0</td><td>4.5</td></tr> <tr><td>\geq 4.5</td><td>5.0</td></tr> <tr><td>\geq 5.0</td><td>5.5</td></tr> <tr><td>\geq 5.5</td><td>6.0</td></tr> </tbody> </table>	GnPR	Credits Allocation	\geq 0.5	1.0	\geq 1.0	1.5	\geq 1.5	2.0	\geq 2.0	2.5	\geq 2.5	3.0	\geq 3.0	3.5	\geq 3.5	4.0	\geq 4.0	4.5	\geq 4.5	5.0	\geq 5.0	5.5	\geq 5.5	6.0
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<p>b. Use of compost recycled from horticulture waste</p>	<p>1 credit</p>																								
ERES 4-4 NOISE LEVEL	GREENRE CREDITS																								
<p>Internal noise level is maintained with good ambient sound level.</p>	<p>1 credit</p>																								
ERES 4-5 LIGHTING QUALITY	GREENRE CREDITS																								
<p>Encourage sufficient lighting level for visibility and security. Lighting level to comply with MS1525:2019 for common areas.</p>	<p>1 credit</p>																								
ERES 4-6 LOCATION OF REFUSE CHUTES	GREENRE CREDITS																								
<p>Minimize airborne contaminants from waste by locating refuse chutes at open ventilation area such as service balconies or common corridors.</p>	<p>1 credit</p>																								
PART 4 – COMMUNITY & WELL-BEING CATEGORY SCORE:	<p>Sum of GreenRE credits obtained from ERES 4-1 to 4-6</p>																								



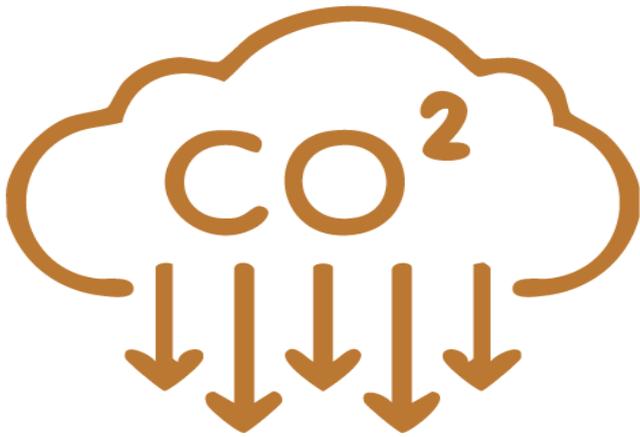
Part 5

Other Green Features



Part 5 – Other Green Features

ERES 5-1 GREEN FEATURES AND INNOVATIONS	GREENRE CREDITS
<p>Encourage the use of other green features which are innovative and have positive environmental impact.</p> <p>Examples:</p> <ul style="list-style-type: none"> • Pneumatic waste collection system • Dual chute system • Cool paints • Self-cleaning façade system • Grey water harvesting system • Green roof and vertical greeneries • Compost bins to recycle organic waste • Siphonic rainwater discharge system. • Etc. 	<p>2 credits for high impact item</p> <p>1 credit for medium impact item</p> <p>0.5 credit for low impact item</p> <p>(Up to 10 credits)</p>
<p>Part 5 – OTHER GREEN FEATURES QUALITY CATEGORY SCORE:</p>	<p>Sum of GreenRE credits obtained from ERES 5-1</p>



Part 6

Carbon Emission
of Development



Part 6 – Carbon Emission of Development

ERES 6-1 CARBON EMISSION OF DEVELOPMENT	GREENRE CREDITS
<p>Recognize the carbon emission based on operational carbon footprint computation of the building comprising energy [B6] and water consumption [B7].</p>	<p>1 credit</p>
<p>Part 6 – CARBON EMISSION OF DEVELOPMENT CATEGORY SCORE:</p>	<p>Sum of GreenRE credits obtained from ERES 6-1</p>

GreenRE Score (Existing Residential Building)

$$\text{GreenRE Score (ERES)} = \sum \text{Category score [(Part 1-Energy Efficiency) + (Part 2-Water Efficiency) + (Part 3-Sustainable Operation \& Management) + (Part 4-Community and Wellbeing) + (Part 5-Other Green Features) + (Part 6-Carbon Emission of Development)]}$$

Where:

Category Score for Part 1 \geq 30 credits

and

\sum Category score for Part 2, 3, 4, 5 & 6 \geq 20 credits