

BCA Green Mark Pearl Award 2015

The Award

The **BCA Green Mark Pearl Award** is launched in September 2014. The new prestigious Award recognises the strong commitment of developers, building owners, landlords and tenants of the same project/building working in tandem to achieve greater environmental sustainability for their project/building. The Award is given to developers, building owners and landlords who have a substantial number of tenants who are Green Mark certified under the Green Mark occupant-centric schemes within a base building which is Green Mark Gold^{Plus} or higher.

The Award aims to:

- a) Emphasise the importance of total building performance of the building/ project
- b) Accord recognition to developers, building owners and landlords who have made an effort and taken active steps to work with their tenants to shape their behaviour and operational practices
- c) Encourage developers and building owners to ensure that their green building is operating and performing as designed, both from the outside (i.e. common areas and building services within the developer/ building owner/ landlord's control) and inside (i.e. tenanted spaces)
- d) Recognise developers, building owners and landlords who demonstrate thought leadership

Category of Awards

There will be two tiers of the Award – **Green Mark Pearl Award** and **Green Mark Pearl Prestige Award**.

The Awards will be given out for the following three building types:

- i) Commercial offices
- ii) Retail malls
- iii) Business park developments

For mixed developments, applicants can choose to split up the application for the award based on each component as long as they meet the eligibility criteria. The award category of the projects shall be based on the predominant use of the building.

Eligibility Criteria

To be considered for the Award, nominated projects/buildings must meet the following eligibility criteria:

- i) Local projects/buildings must have been completed and have obtained the Certificate of Statutory Completion (CSC) or a Temporary Occupation Permit (TOP) before 31 Dec 2014
- ii) **Base building** project has been awarded the **Green Mark Gold^{Plus} or Platinum** rating and the GM certificate is still valid as at the point of application

- iii) **Minimum Gross Floor Area (GFA)** for the project/ building to be **10,000 m²**
- iv) **Minimum percentage of tenanted spaces** based on Net Lettable Area (NLA) within the project/building have been **certified** under any of the five **Green Mark occupant-centric schemes** below. These tenanted spaces must have received the Letter of Award under any of the five Green Mark Occupant-Centric scheme by **28 Feb 2015**.
- Green Mark for Office Interior
 - Green Mark for Supermarkets
 - Green Mark for Retail
 - Green Mark for Restaurants
 - Green Mark for Data Centres
- v) The Awards tiers shall be presented based on **Tables 1 & 2**.

Table 1: BCA Green Mark Pearl Award criteria	
<u>Pre-requisite</u> : Minimum 3 tenants certified under GM Occupant-Centric Schemes	
Minimum percentage of tenanted floor space certified under Green Mark Occupant-Centric Schemes (%)	Details
50% NLA	Minimum 50% NLA of any Green Mark rating

Table 2: BCA Green Mark Pearl Prestige Award criteria	
<u>Pre-requisite</u> : Minimum 5 tenants certified under Green Mark Occupant-Centric Schemes	
Minimum percentage of tenanted floor space certified under Green Mark Occupant-Centric Schemes (%)	Details
70% NLA	Minimum 20% NLA awarded Green Mark Gold ^{Plus} or Platinum rating

***Note:** Areas occupied by developer/building owner/landlord's offices can be counted as part of the NLA if they have achieved GM certification, up to a cap of 20% NLA.*

- vi) Minimum of 5 tenants (excluding the developer/ building owner/ landlord's office) within the project/ building, with at least 3 of the tenants Green Mark certified under the Green Mark Occupant-Centric schemes.
- vii) Developer/building owner/landlord to incorporate Green Lease as part of the tenancy agreements

Assessment Criteria

Projects/buildings submitted for nomination will be assessed by an Assessment Panel appointed by BCA.

The projects will be assessed based on the following criteria:

- a) Satisfies all the eligibility criteria for the Award
- b) Past and on-going efforts taken by the developers/building owners/landlords to shape tenants' behaviour and operational practices e.g. green procurement, dissemination of tenant fit-out guides, sustainable management and operation, etc.
- c) Extent of incorporation of Green Lease in tenancy agreements
- d) Commitment by tenants to incorporate green practices as part of their internal fit-out and operations