



Emerging Member of
WORLD GREEN BUILDING COUNCIL

GREENSHIP CERTIFICATION PROCESS



GREENSHIP

Green Building Council of Indonesia



❑ Not for profit organization

- Starting by 7 initiator
- Established : April 2008 by 50 core founder : individu professional and practitioner
- Developer, designer, architect, building & facility management, contractor, supplier etc
- Architects, mechanical & electrical engineer, interior desinger, landscape and etc.

GBCI is a representing World Green Building Council (WGBC) in Indonesia



CORPORATE FOUNDING MEMBER

- **Building Management:**
 - Api Metra Graha, PT (MEDCO Group);
- **Contractors:**
 - Pembangunan Perumahan (Persero), PT and Total Bangun Persada Tbk, PT
- **Developers:**
 - Agung Sedayu, PT (Agung Sedayu Group); Anugrah Karunia Alam, PT (SULI & SGS Group); Artha Debang, PT; Bumi Serpong Damai, TBK, PT (Sinar Mas Group); Ciputra Development Tbk, PT (Ciputra Group); Grahatama Persadarealty (Spring Hill Group), PT; Intiland Development Tbk, PT; Royal Oak Development Asia Tbk, PT; Summarecon Agung Tbk, PT; and Tiara Metropolitan Jaya, PT (Agung Podomor Group)
- **Industries:**
 - Duta Sarana Perkasa (Dusaspun), PT; HOLCIM Indonesia Tbk, PT; ICI Paints Indonesia, PT; Keramindo Megah Pertiwi (LYMAN Group), PT; Phillips Indonesia, PT; and Surya Toto Indonesia Tbk, PT.
- **State Owned Enterprises:**
 - Pertamina (Persero), PT and Perusahaan Listrik Negara (Persero)



Green Building Council Indonesia

GBC Indonesia's Mission

Promote & Stewards
market transformation

Educate
the industry & public

Forums
for Industry dialog

Builds Community

Provides
tools & expertise

***“Ensuring
Indonesia’s
Sustainable Future”***

Green Building Rating Tools



BCA GREEN MARK



GREENSHIP



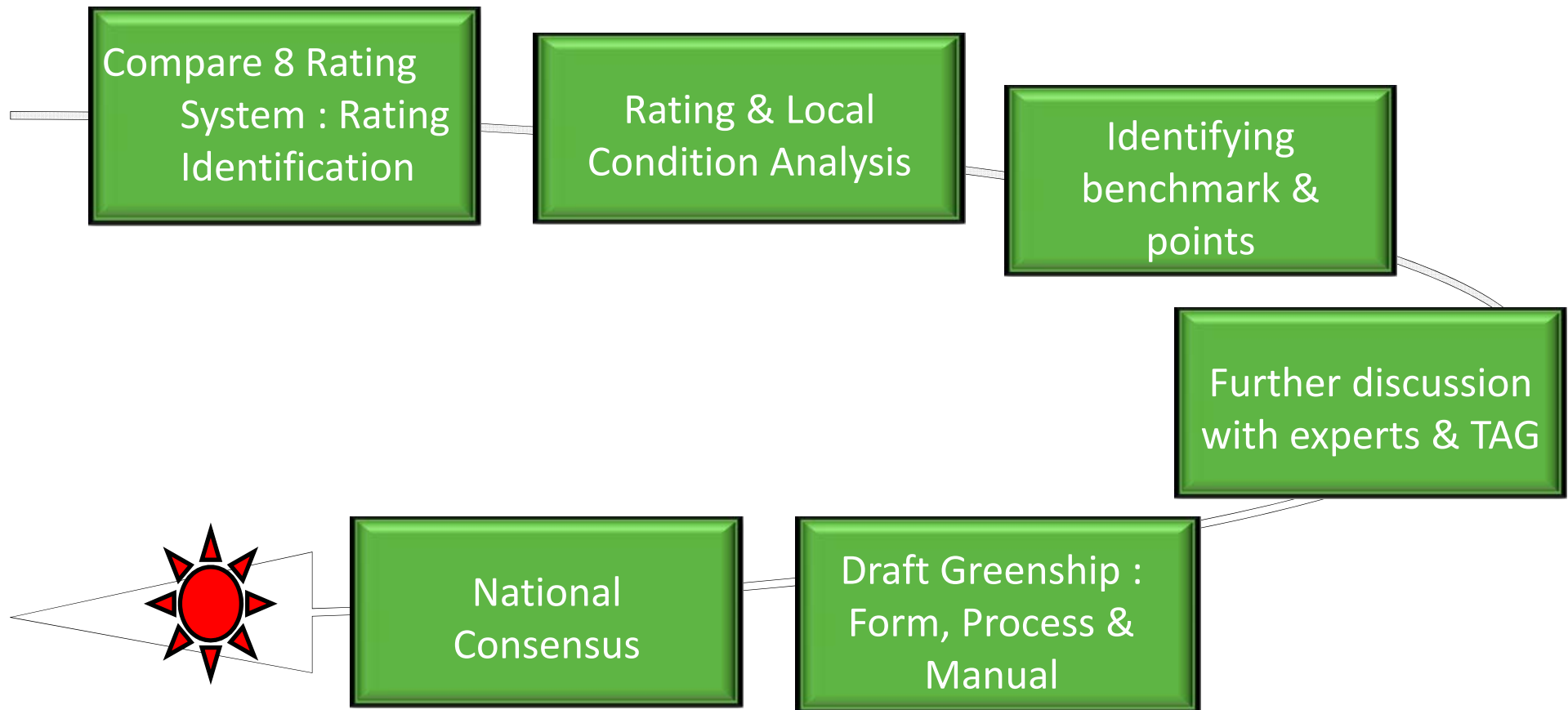
DGNB

Deutsche Gesellschaft für nachhaltiges Bauen e.V.
German Sustainable Building Council

CASBEE™



Development Process of Indonesia Rating Tools

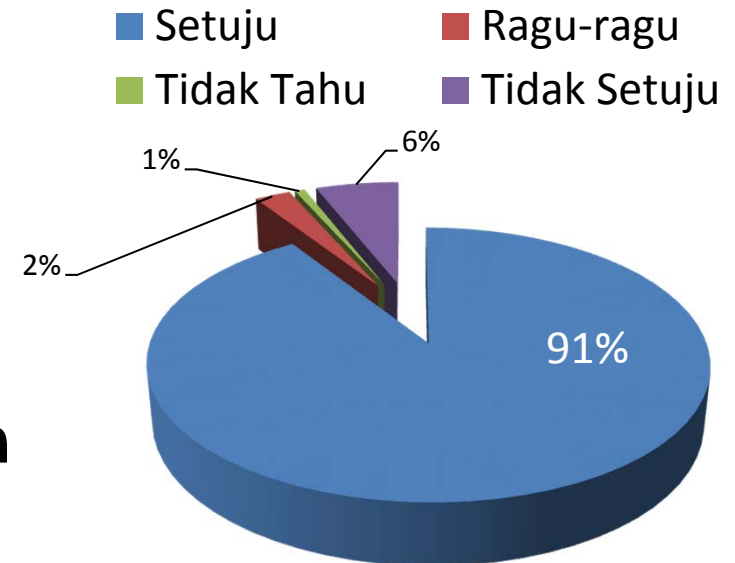




National Consensus

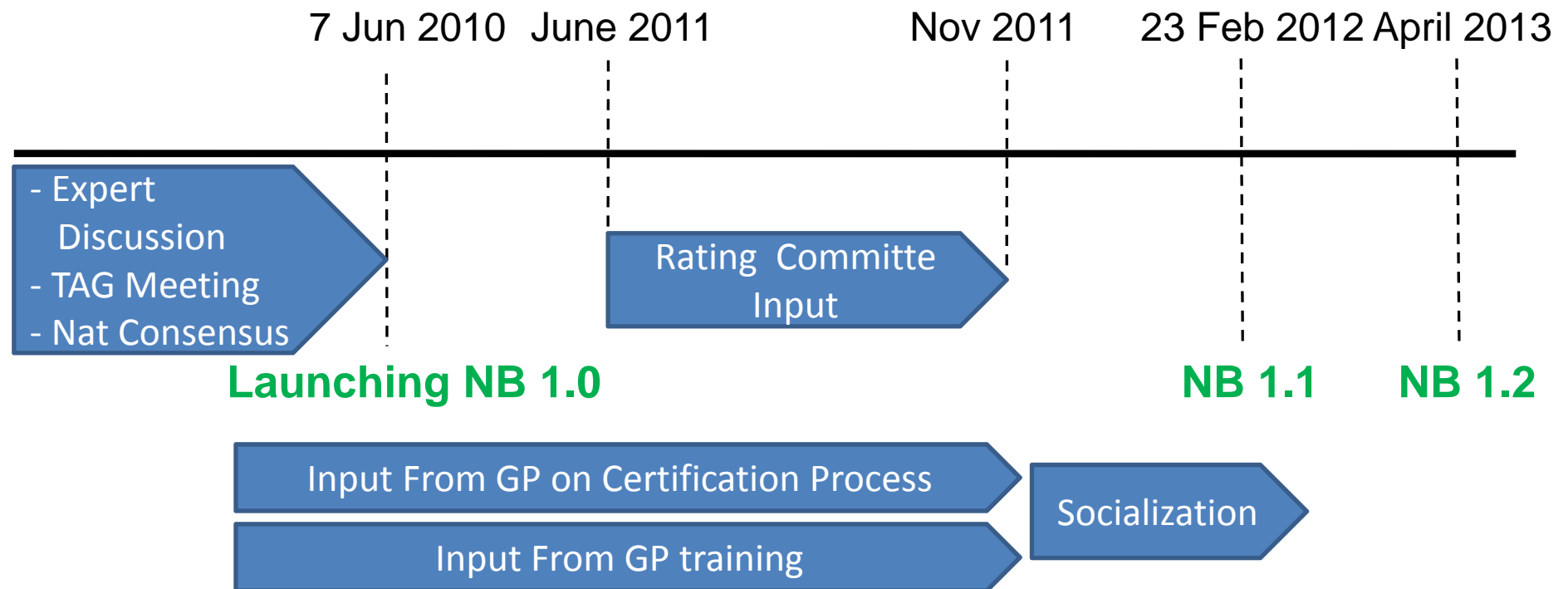
Respondent List

- Government
- Research Institution
- NGO & International Organization
- Associations (Professionals & Companies)
- Industries & Enterprise
- Core Founder
- Universities & Educational Institution
- Others (Media, Banking, Insurance)





Developing Process : GREENSHIP Rating Tools



Indonesian GB Rating Tool



GREENSHIP

- **Local adapted**
- Applicable
- Available Technology
- **Using Local Regulations**
- **Can Be Use Nationally**





GREENSHIP

KATEGORI GREENSHIP



Tepat Guna Lahan

Appropriate Site Development-ASD



Efisiensi dan Konservasi Energi

Energy Efficiency and Conservation-EEC



Konsevasi air

Water Conservation-WAC



Sumber dan Siklus Material

Material Resources and Cycle-MRC



Kesehatan dan Kenyamanan Dalam Ruang

Indoor Health and Comfort-IHC



Manajemen Lingkungan Bangunan

Building Environment Management-BEM

Six Category Greenship for

➤ **New Building**

➤ **Existing Building**



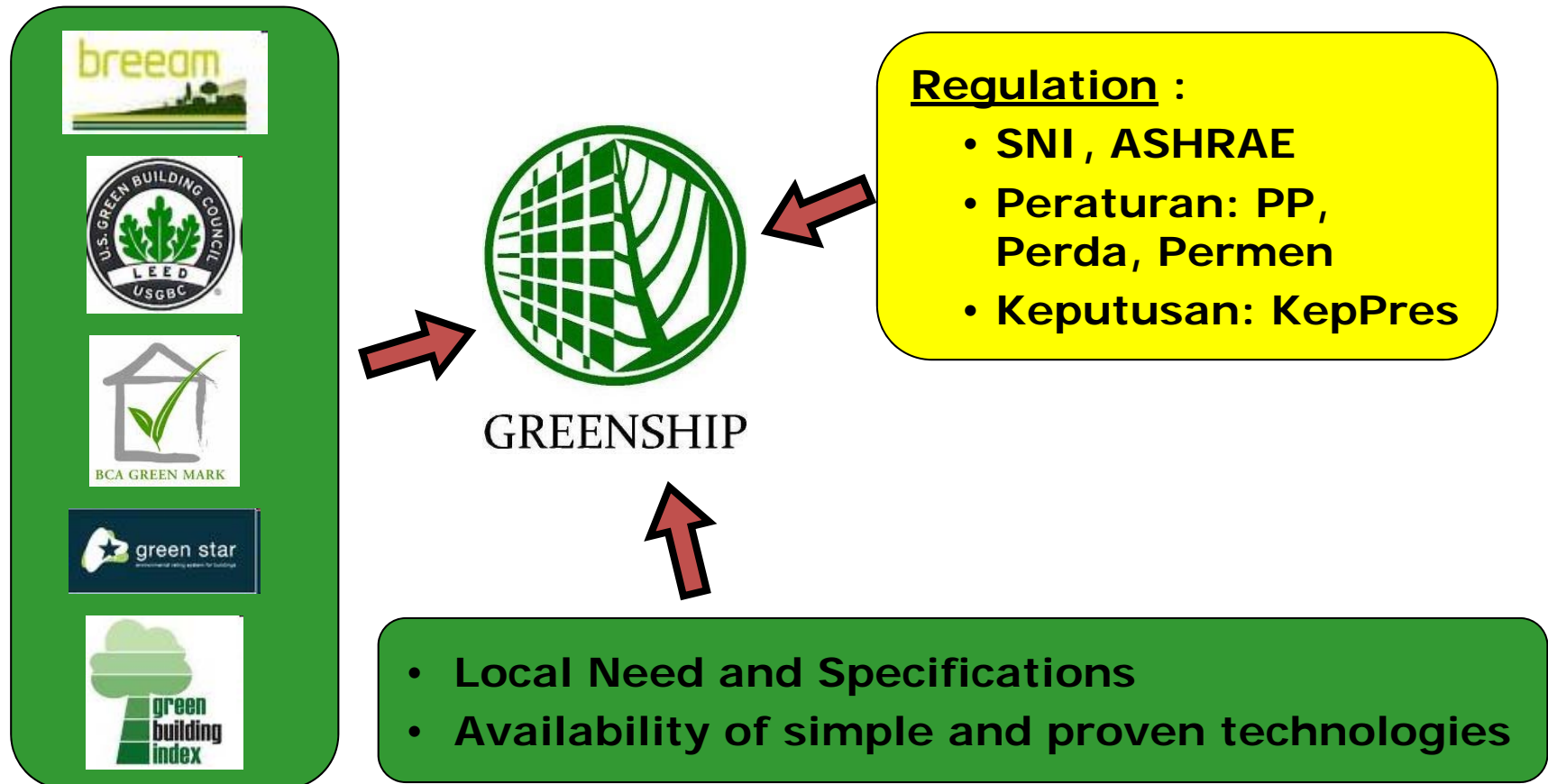
GREENSHIP RATING TOOLS

- 1. Measureable and Objective**
- 2. Referring World GBC rating and adapted to local conditions**
- 3. Base on data**
- 4. Evaluation periodically**

CORE ACHIEVEMENTS

- 1. Comply with all applicable regulations**
- 2. Energy saving**
- 3. Reduce load of city infrastructure**
- 4. Resource conservation**
- 5. Recognition of Green Commitment**

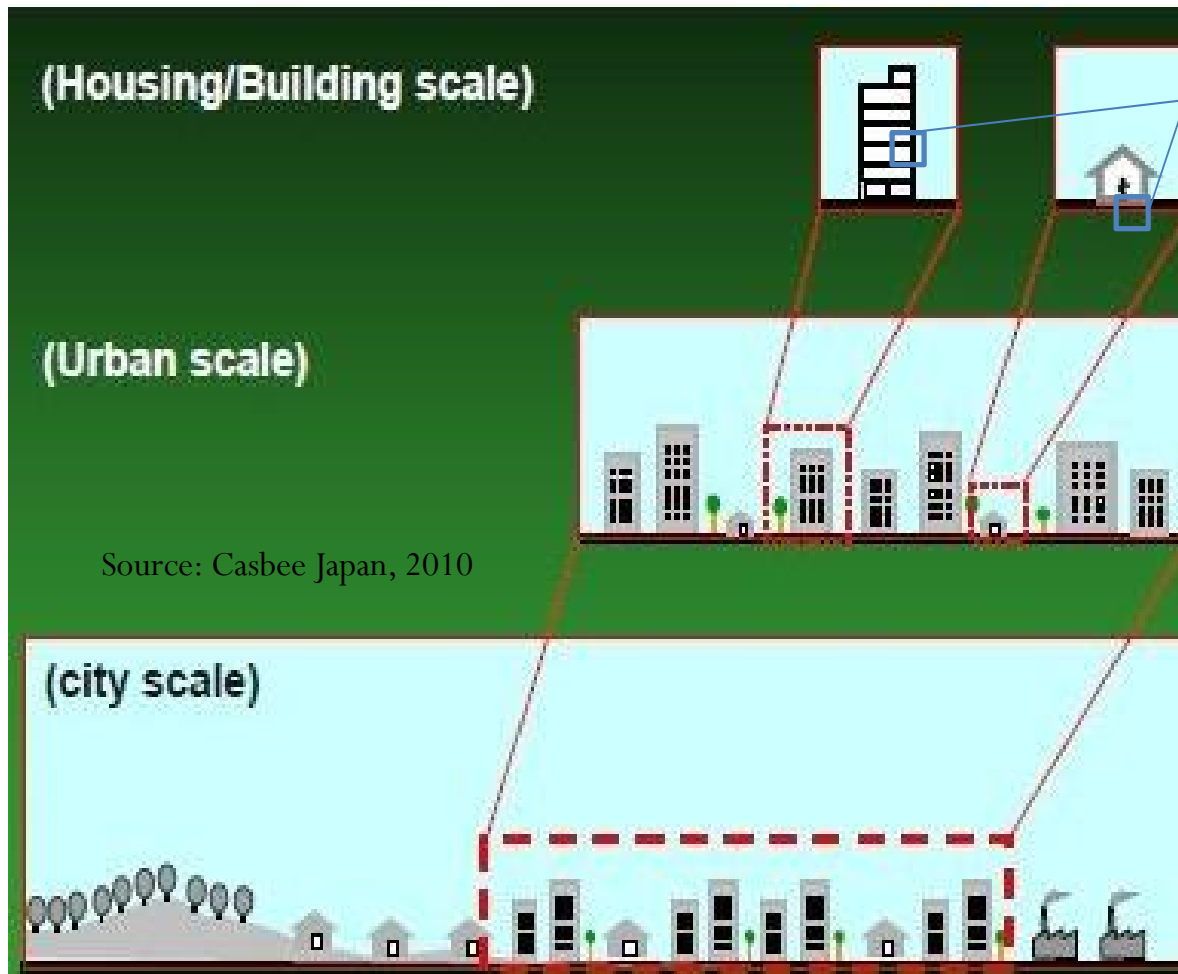
RATING ANALYSIS WRITING METHODS



Primary issues in assessment tool

| | Categories Name | BREEAM (UK) | GB Tool (Canada) | LEED (US) | CASBEE (Japan) | HQE (France) | GBI (Malay) | Green Mark (Sin) | Green Star (Australia) | GreenShip (Indonesia) |
|-----|--------------------------|----------------|---------------------|--------------|-------------------|-----------------|----------------|---------------------|---------------------------|--------------------------|
| 1. | Site | | X | X | X | X | X | | | X |
| 2. | Indoor Environment | | X | X | X | X | X | X | X | X |
| 3. | Energy | X | X | X | X | X | X | X | X | X |
| 4. | Material Resources | X | X | X | X | X | X | | X | X |
| 5. | Water | X | X | X | X | X | X | X | X | X |
| 6. | Transport | X | | | | | | | X | |
| 7. | Health | X | | | | X | | | | |
| 8. | Social | | X | | | | | | | |
| 9. | Economy | | X | | | | | | | |
| 10 | Comfort | | | | X | X | | | | |
| 11. | Landuse & ecology | X | | | | | | | X | |
| 12. | Emissions | X | | | | | | | X | |
| 13. | Management | X | | | | X | | X | X | X |
| 14. | Services | | | | X | | | | | |
| 15. | Long Term Performance | | X | | | X | | | | |
| 16. | Innovation | | X | X | | | X | X | X | |

Which GREENSHIP Type ?



Home &
Interior Space

New Building &
Existing Building

Sustainable
Neighborhood

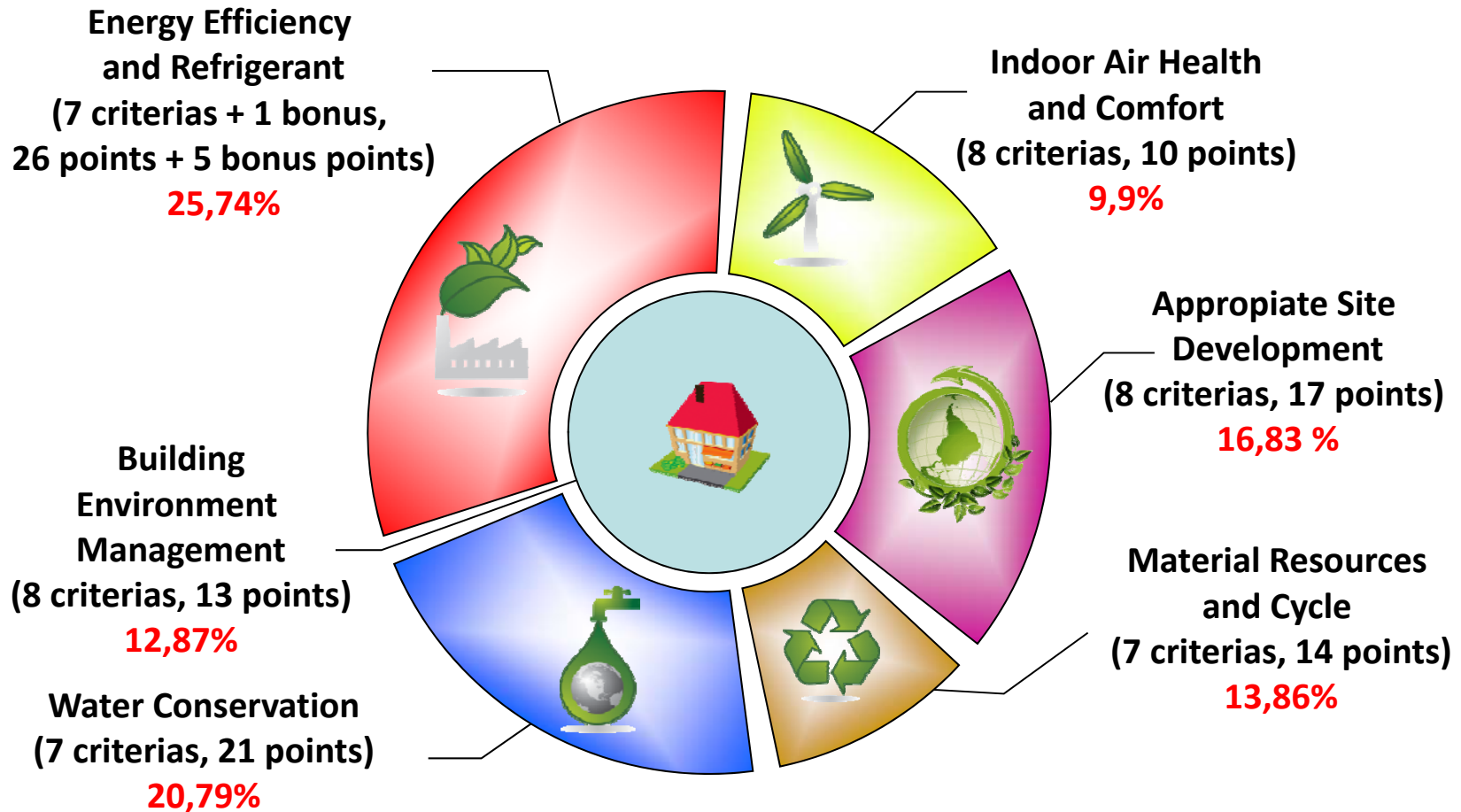
City ???

GREENSHIP NEW BUILDING VERSION 1.2



GREENSHIP

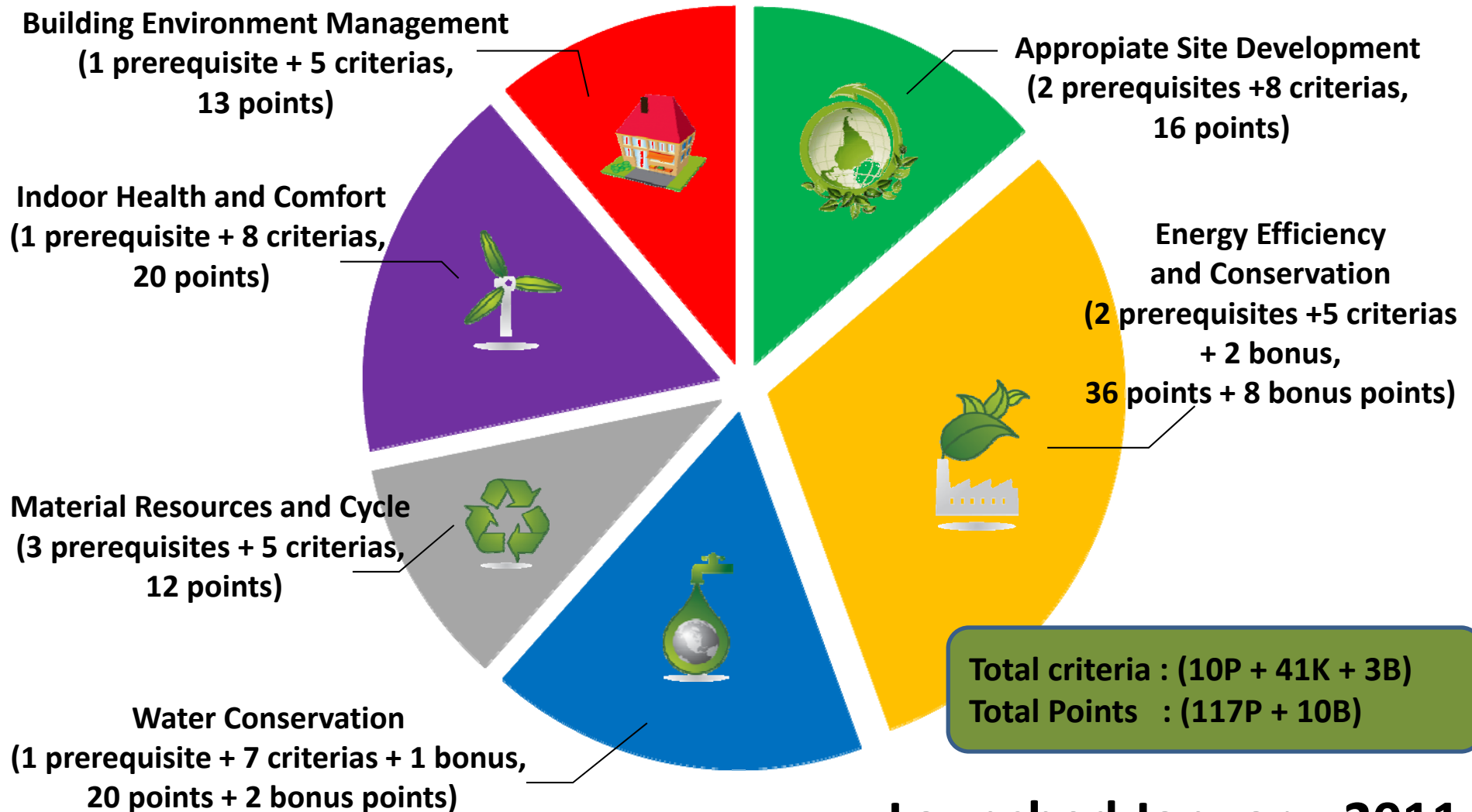
CATEGORIES **TOTAL : 46 CRITERIAS** **101 POINTS**





GREENSHIP

EXISTING BUILDING V.1.0



Launched January, 2011



GREENSHIP INTERIOR SPACE V.1.0

Building Environment Management
(1 prerequisite + 3 criterias + 1 Bonus Criteria, 12 points + 1 Bonus Point)

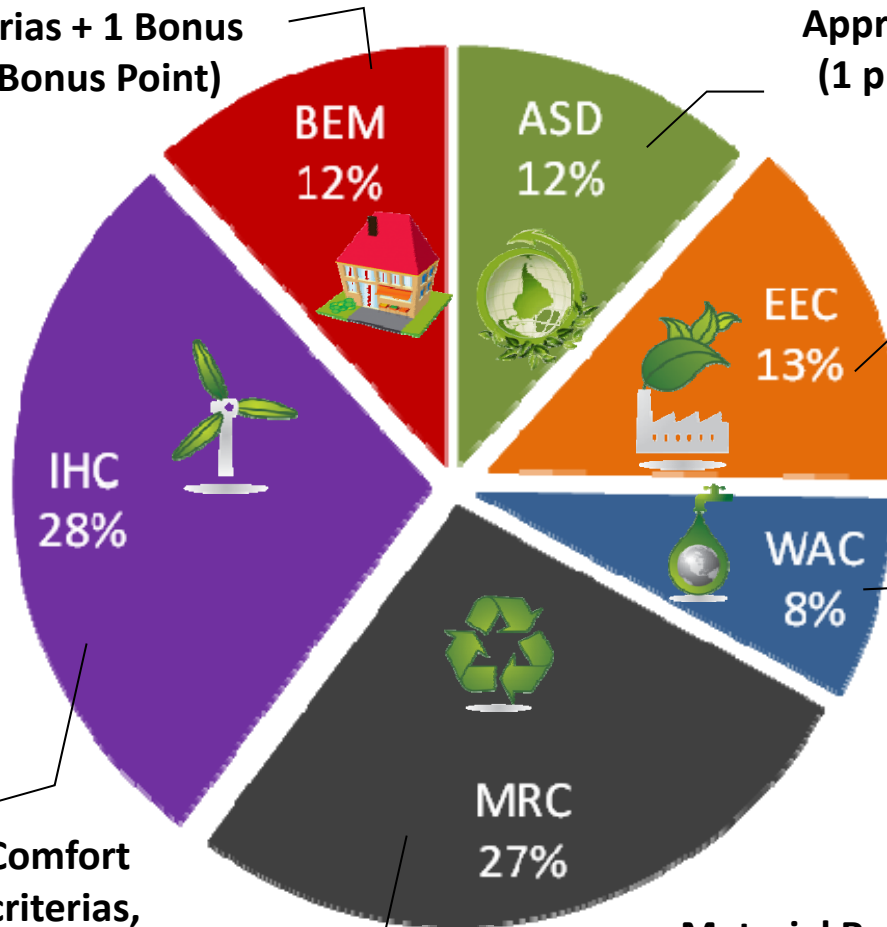
Appropriate Site Development
(1 prerequisites +5 criterias, 12 points)

Energy Efficiency and Conservation
(1 prerequisites +5 criterias 14 points)

Water Conservation
(1 prerequisite + 3 criterias 8 points)

Material Resources and Cycle
(2 prerequisites + 7 criterias+ 1 Bonus Criteria, 28 points + 2 Bonus Points)

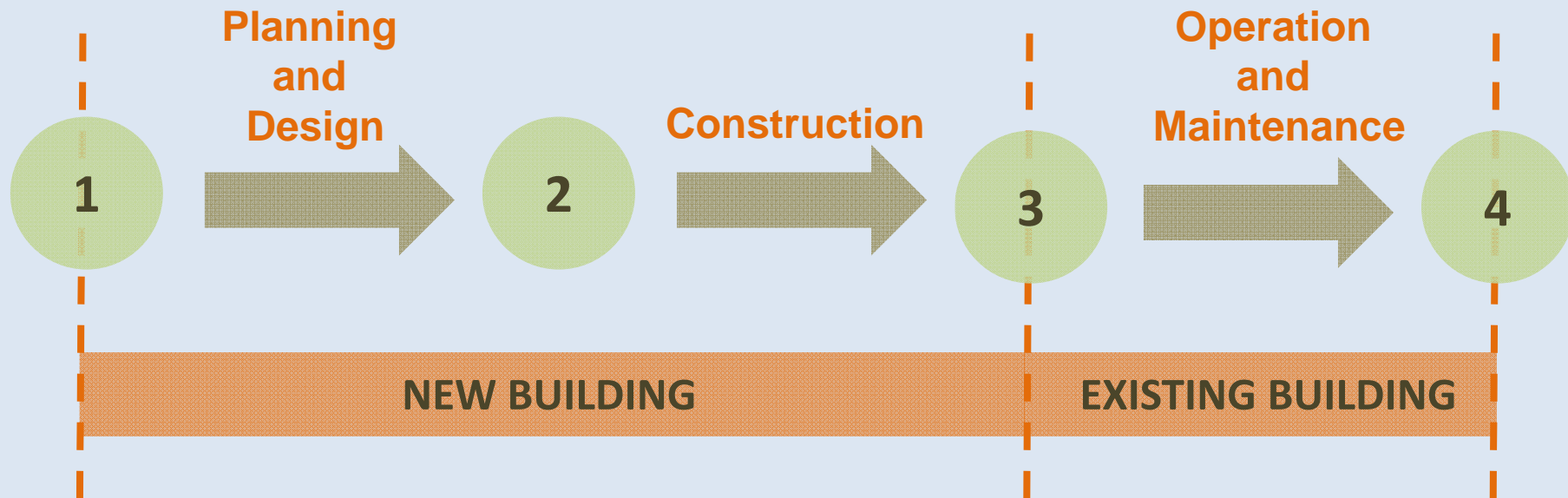
Indoor Health and Comfort
(1 prerequisite + 12 criterias, 29 points + 2 Bonus Points)



**TOTAL :
44 CRITERIAS
103 POINTS**

Launched April, 2012

Existing Building vs New Building



Existing Building is a building which has one year minimum in operation and maintenance phase

Description → 1: Starting Point, 2: IMB, 3. First SLF, 4. SLF

New Building vs Existing Building Vs Interior Space

| GREENSHIP | New Building | Existing Building | Interior Space |
|--------------|---|--|--|
| Focus | Design and construction | Operation & Maintenance Management | Design, Operation and Maintenance |
| Rating scope | Building | Building | Space in the building |
| PIC | Building owner, be supported : <ul style="list-style-type: none"> • Building Designer • Contractor • Construction Supervisory • Building Management | Building owner, be supported : <ul style="list-style-type: none"> • Building Management • Building performance auditor | Tenant be supported : <ul style="list-style-type: none"> • Interior Designer • Operation & Maintenance Management • Management of Tenant Company |

Awarding



| BREEAM | | LEED | | Green Mark | | Green Star | |
|-------------|------|-----------|-----------|------------|-----------|------------|-----------|
| Pass | 30 % | Certified | 40 Points | Certified | 50 Points | 4 Star | 45 Points |
| Good | 45 % | Silver | 50 Points | Gold | 75 Points | 5 Star | 60 Points |
| Very Good | 55 % | Gold | 60 Points | Gold Plus | 85 Points | 6 Star | 75 Points |
| Excellent | 70 % | Platinum | 80 Points | Platinum | 90 Points | | |
| Outstanding | 85 % | | | | | | |



GREENSHIP

| GREENSHIP | |
|-----------|------|
| Bronze | 35 % |
| Silver | 46 % |
| Gold | 57 % |
| Platinum | 73 % |

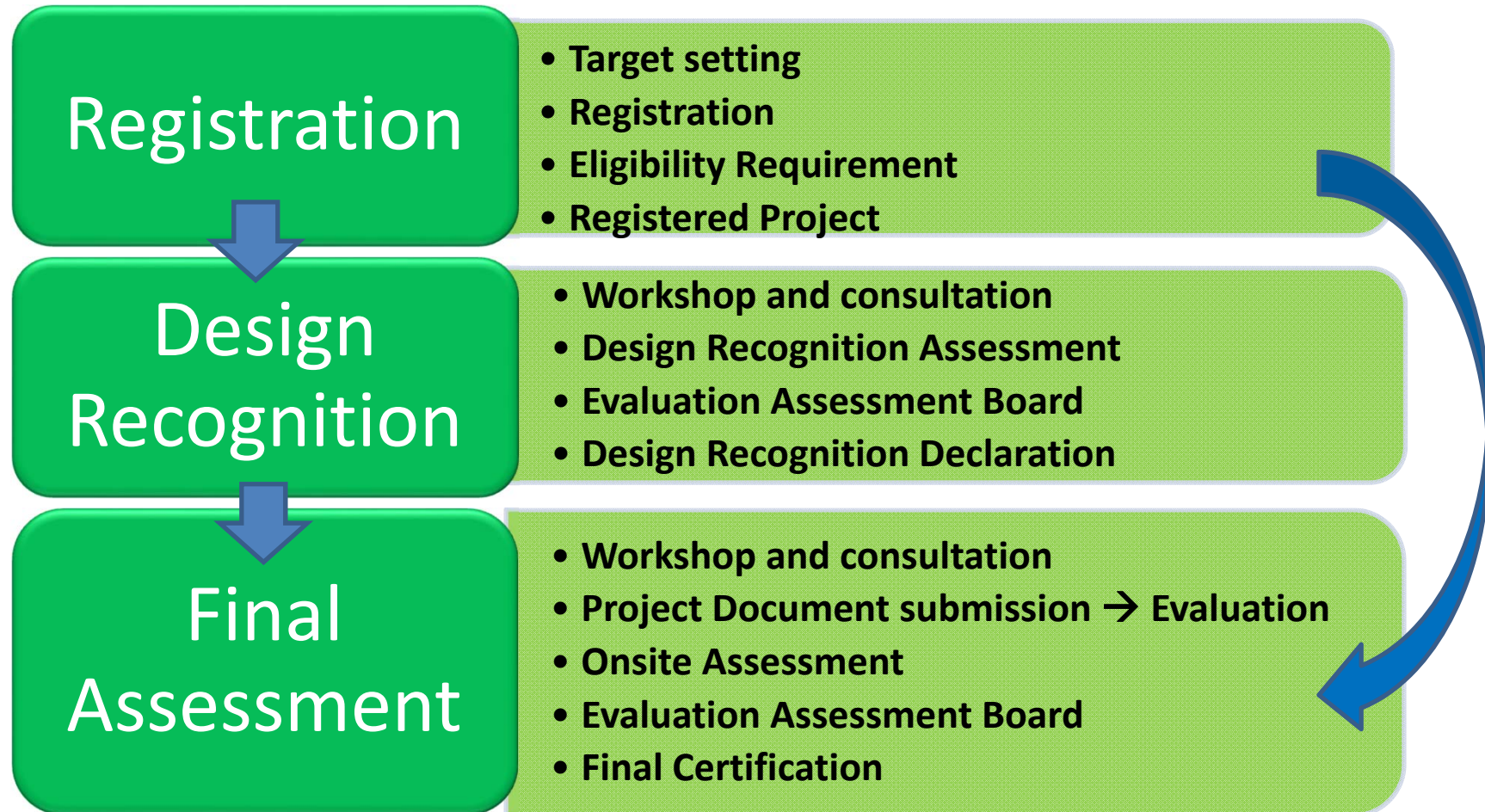




GREENSHIP

GREENSHIP CERTIFICATION PROCESS

Greenship Certification Process



Design Recognition Assessment



- GBC Indonesia state acknowledgement for the rating achievement at the design state.
- The evaluation based on the design documents.
- The assessment can be done soon after the project registration is executed & the required documents is ready.
- Certain ratings can be use to evaluate the design & concept proposed.
- Preliminary certification is based on **For Tender** document.
- **Design Recognition Assessment result** will be issued at least in 60 working days after all required data is submitted.



Why Design Recognition ?



- To give **early recognition** for design phase.
- Encourage the project team to explore more ratings & **increase green performance**.
- Keeping the project team & owner's **green spirit** through out certification process.



Completion Assessment



- Output is **Final Certification**.
- The evaluation based on constructions data: **as built drawing** & on site **measurements**.
- The phase can be done soon **after SLF** is Issued.
- All ratings can be obtain.
- The **Final Assessment result** will be issued at least in 90 working days after all required data is submitted



DR Vs FA



| DESIGN RECOGNITION | FINAL CERTIFICATION |
|------------------------------------|--|
| Act as encouragement | Final decision |
| Only for certain ratings coded 'A' | All ratings can be obtained |
| Based on For Tender documents | Based on As Build drawings & documents |
| Only based on papers | Need papers & on site verification |
| Declare on by a declaration letter | Declare by a certificate & on site placard |



CERTIFICATION STAGE



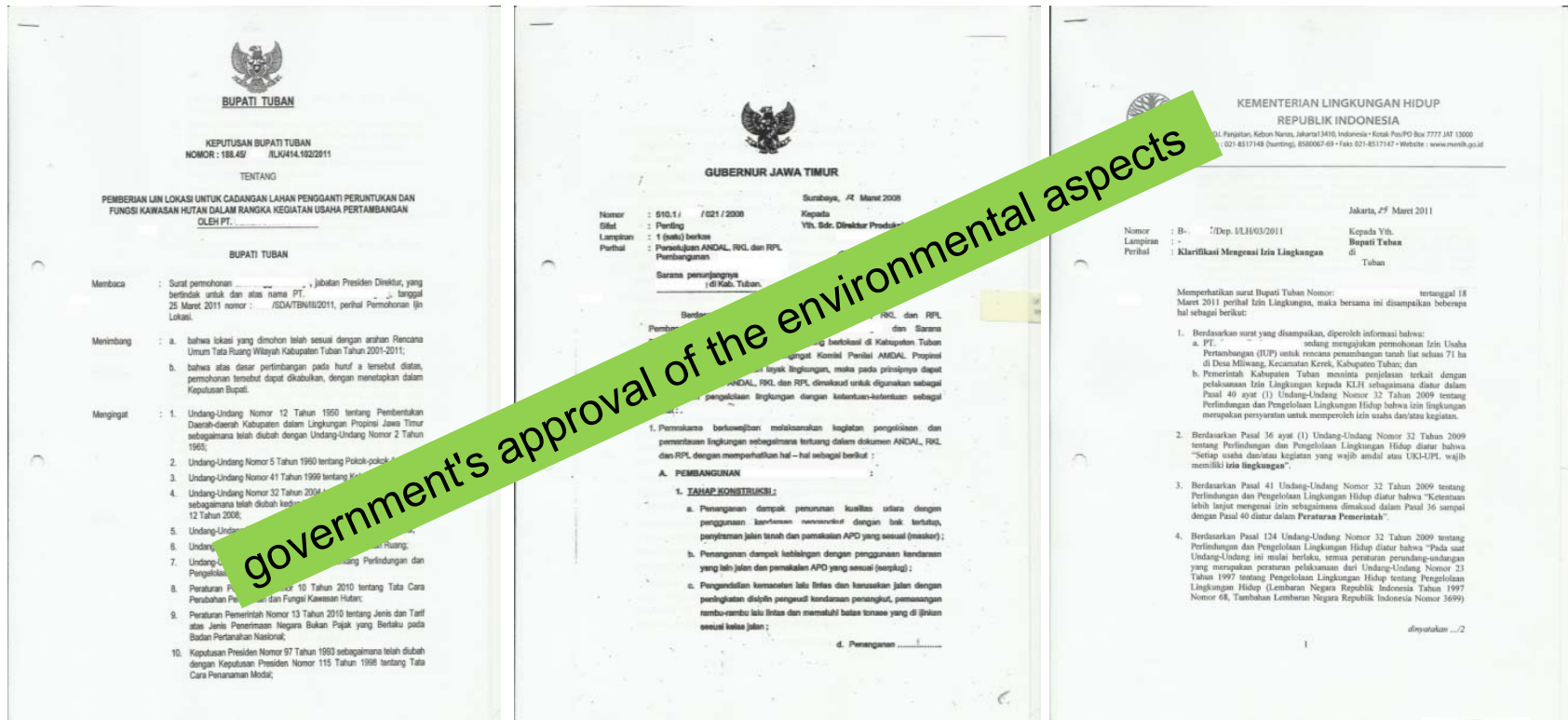
1.Greenship Type

- **New building Version 1.2**
- **Existing Building 1.0**
- **Interior Space 1.0**
- **Home (under dev)**
- **Sustainable Neighborhood (under dev)**



2.ELIGIBILITY

Minimum terms & condition that define a whether a building is **allowed to be rated** by any green building rating system and type



ELIGIBILITY REQUIREMENT

1. GFA minimum 2.500 m2.
2. Comply with RTRW (Urban Land Use Plan)
3. Comply with earth quake proof requirement.
4. Comply with building code for disabled.
5. Comply with the safety & fire code.
6. Provide copies of UKL and UPL.
7. Agreed to provide building data related to GREENSHIP rating for further studies conducted by GBC Indonesia.



PROPER BUILDING

1. RTRW
2. AMDAL
3. IMB & SLF

1. UU No. 23/1997 -
Pengelolaan Lingkungan
Hidup
2. UU No. 28/2001 –
Bangunan Gedung
3. Permen PU No.
25/PRT/M/2007 -
Pedoman SLF Bangunan
Gedung



GREENSHIP

**SUPPORTING REGULATIONS
REPUBLIC OF INDONESIA**

Considerations

- Eligibility documents required for Registration process
- At Registration a building not necessarily already has IMB
- Need some time for AMDAL/UPL-UKL



**ALLOW STATEMENT LETTER &
OTHER PROOF**



3.Set Certification target

Greenship Rating - NB

| Achievement | Percentage | Minimum Point New Building |
|-----------------|------------|----------------------------|
| <i>Platinum</i> | 73 % | 74 |
| <i>Gold</i> | 57 % | 58 |
| <i>Silver</i> | 46 % | 47 |
| <i>Bronze</i> | 35 % | 35 |
| Total | | 101 |

Re-certification: 3 Years



GREEN
BUILDING
COUNCIL
INDONESIA



Greenship Rating - EB

| Achievement | Percentage | Minimum Point New Building |
|-----------------|------------|----------------------------|
| <i>Platinum</i> | 73 % | 83 |
| <i>Gold</i> | 57 % | 66 |
| <i>Silver</i> | 46 % | 53 |
| <i>Bronze</i> | 35 % | 41 |
| Total | | 117 |

Re-certification: 3 Years



4. Get Registered Project


Registration Form


1. In Electronic Format
2. Fill Building Basic Data
3. ***Attach Eligibility Documents***
4. Other Administration fulfillment



REGISTERED
PROJECT

1 of 3

 **GREEN BUILDING COUNCIL INDONESIA**

 **GREENSHIP**

**FORM REGISTRASI
NEW BUILDING**
NO FORM: ---/Reg/---/---/---

| JENIS SERTIFIKASI | | |
|-------------------|------------------|---------------------|
| Jenis Gedung: | Perkantoran Sewa | Perkantoran Sendiri |
| | Mal | Rumah Sakit |
| | Hotel | Apartemen |
| | Pabrik | Sekolah |

| DATA GEDUNG | |
|-------------------|--|
| Nama Gedung: | |
| Alamat Gedung: | |
| Kode pos: | |
| Propinsi: | |
| Kabupaten/Kotaya: | |

| DATA KEPERILIHAN GEDUNG | |
|-------------------------|--|
| Nama Perusahaan | |
| Nama Penanggung Jawab | |
| No. Telp. / HP | |
| No. Fax | |
| Alamat Email | |

| DATA APLIKAN | |
|----------------------|---|
| No. Membership GBCi: | * |
| Contact Person: | |
| No Telp. /HP: | |
| Alamat email: | |

| ELIGIBILITY | |
|---|--|
| Juan Jantai bangunan (m ²) | |
| Kewajiban Memenuhi Dokumen di bawah ini | |
| | <input type="checkbox"/> Kewajiban RTRW |
| | <input type="checkbox"/> Dokumen UKI dan UPL |
| | <input type="checkbox"/> Surat persetujuan penggunaan data gedung untuk studi kasus GBCi |
| | <input type="checkbox"/> Surat persetujuan struktur tahan gempa |
| | <input type="checkbox"/> Surat persetujuan pemenuhan fasilitas penyandang cacat |
| | <input type="checkbox"/> Surat persetujuan pemenuhan standar kebakaran & keselamatan |

Jalan J.C.Veteran no.34/1 Peranggrahan Bintaro Jakarta 12330



www.gbcindonesia.org



WORLD GREEN BUILDING COUNCIL
Emerging Member of The World Green Building Council

GREENSHIP

CERTIFICATION IN PROGRESS

HOW RATING SYSTEM WORKS ?



GREENSHIP

5.COLLECTS RATING'S POINTS

- Identified by GP
- Prioritize in **saving oriented & low hanging fruits.**
- Identify other ratings need relatively higher additional investment for higher level.
- Identify points that can be earn out of total points at **Design Recognition/DR** (coded : **A**) and on completion basis/**Final Assessment/FA** (Coded : **NA**).



CRITERIA & POINTS



- **Prerequisites**

A set of benchmarks that has to be comply **100%** in order to get further Rating points
but has **no numeric points value**

- **Credits**

Voluntary benchmarks that reward certain **points value** for compliance.
Mostly level of certification determine on the **percentage**
of how much points a project can collect against total points available.

- **Bonus Points**

Benchmarks that so hard to achieve but very important, so it has a **generous points available** for its compliance. The Bonus points are **not included in total points available**.

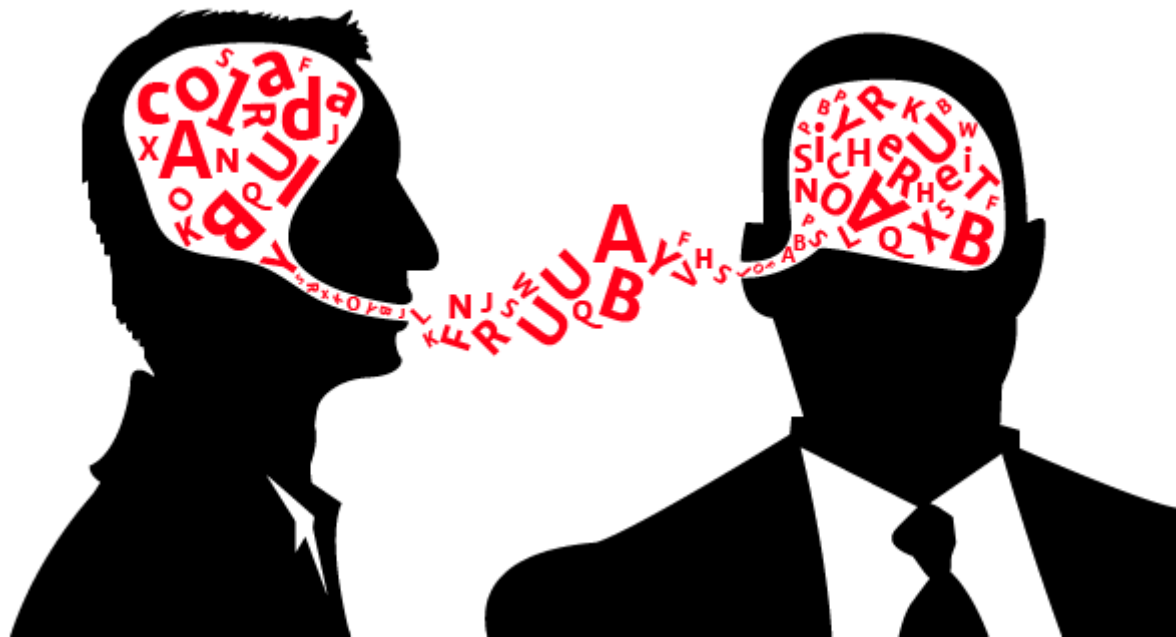
Collects Points



- To achieve GREENSHIP certification require **all prerequisite** and earning points in the applicable rating.
- More points obtained affected on the **certification level** achieved.

TRANSFERRING KNOWHOW

Workshop and Coordination Meeting



Who Should Attend Workshop ?

- ✓ Sustainable Consultant/GP
- ✓ Green Team
- ✓ Design team
(Architect, M&E, Civil, Landscape)
- ✓ Owner representative with **authority**
- ✓ Construction Management
- ✓ Contractor
- ✓ Building management



6.ACTION & IMPROVEMENT

- Green **design**, result of Designer's creativity
- Proper & sustainable **construction** process & procedure
- Green **management & proper maintenance** in the future
- Apply latest & high-end **technology**
- **High performance** as result



Fill in the form & get assessed

国家统计局
 中国统计
 1982年10月
 北京

8. VERIFIED & ASSESSED



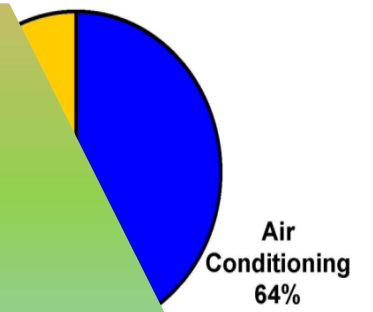
Evaluation Assessment Board

9.FINAL DECLARATION



PLATINUM





List

GREENSHIP
CERTIFIED

YEARS

- ation or
atalogue
- Material delivery documents.



GREENSHIP

Certified building - GREENSHIP

Grand Indonesia Office Tower



PLATINUM

GREENSHIP Existing Building
Tertanggal: 21 Desember 2011

Energetic Material Centre PT. Dahana, Subang



PLATINUM

GREENSHIP New Building
Lulus Assesment: 20 Desember 2011



GREENSHIP

Certified Building - GREENSHIP

Gedung Utama Kementerian PU



PLATINUM
GREENSHIP New Building

Pacific Place Mall Jakarta



PLATINUM
GREENSHIP Existing Building



GREENSHIP

Certified Building - GREENSHIP



German Center - Serpong

GOLD

GREENSHIP Existing Building



Bank Indonesia Solo

GOLD

GREENSHIP New Building



GREENSHIP

Certified Building - GREENSHIP



Sampoerna Strategic Square

GOLD

**GREENSHIP Existing Building
Awarded: 27 September 2012**



Gedung Kampus ITSB

GOLD

GREENSHIP New Building



GREENSHIP

Design Recognition - GREENSHIP



Rasuna Tower Jakarta

GOLD

Design Recognition Award
GREENSHIP New Building



**Prasetya Mulya Business School
Tangerang**



GREENSHIP



GP IN GREENSHIP



GREENSHIP

BENEFIT OF HAVING GP ON GREEN TEAM



Engaging GP right from the design process will minimize extra cost for construction and operational stage



Greenship Professional Role

- Help owner in certification process from registration to EAB
- Give consultation & strategy in **achieving target**.
- Guide project team in workshops & certification process
- Direct Green Team on improvement necessary & document preparation.
- Give training to the contractor (if has no GP) on how to document in certification preparation
- Responsible in **form filling & documents delivery**.
- Presents & give **advocacy** on building achievement at EAB.





GREENSHIP

GBC INDONESIA

Jl. RC Veteran No. 3A/1

Pesanggrahan, Bintaro

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THANK YOU