



GREENSHIP New Building Readiness Report

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Predicted level	Score	Percentage	Assessment stage
Platinum	74 / 101	73%	Design Recognition (DR)

1. Executive Summary

This draft readiness report estimates the achievable GREENSHIP New Building rating and highlights the evidence gaps to close before formal review.

It is an indicative self-assessment for workshop and pre-check use only. Official GREENSHIP certification requires GBCI registration and assessment by GBC Indonesia.

Highest level (Platinum) is within reach on this estimate.

2. Project Profile

Field	Value
Project	Menara Hijau Jakarta
Location	Jakarta, Indonesia
Gross floor area (sqm)	42500
Assessment stage	Design Recognition (DR)

3. Certification Pathway Check

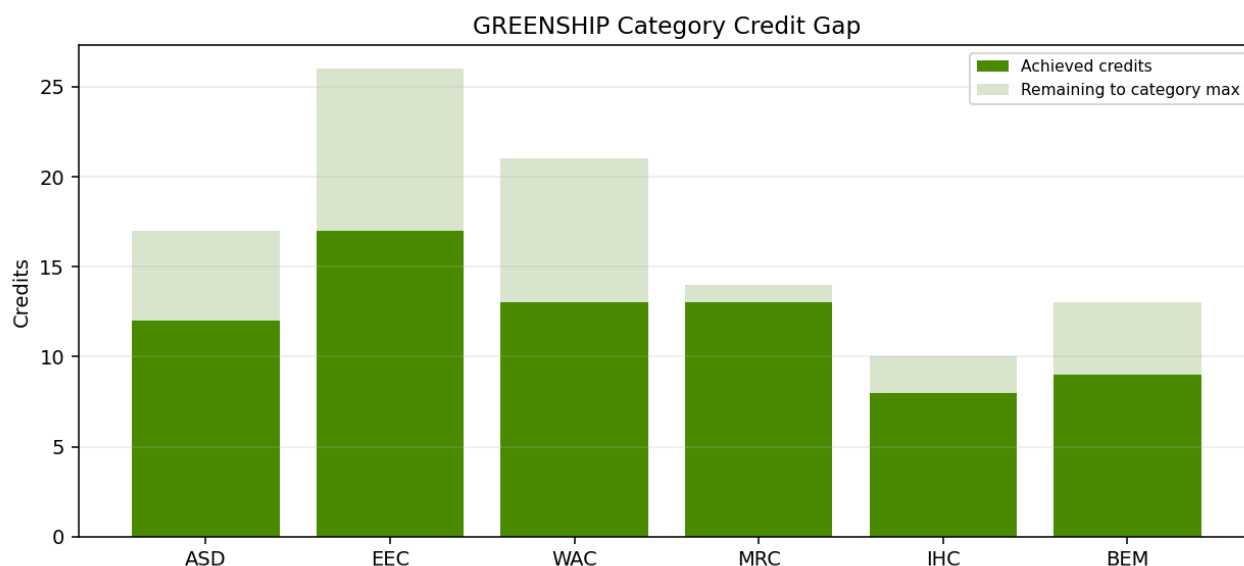
Check	Current signal	Readiness impact	Next action
Certification framework	Indonesia GREENSHIP New Building	Confirms the report is aligned to the GBC Indonesia new-building pathway.	Confirm the applicable GREENSHIP tool/version with the project GREENSHIP Professional or consultant.
Assessment stage	Design Recognition (DR)	Determines whether the pack is supporting Design Recognition or Final Assessment.	Keep design-stage assumptions separate from final as-built evidence.
Predicted level	Platinum at 74/101 credits (73%)	Sets the current rating target and the buffer needed before formal review.	Highest level (Platinum) is within reach on this estimate.
Formal reviewer	GBC Indonesia registration and assessment process	Final certification depends on official review, prerequisite checks and accepted evidence.	Use this report as a pre-check before formal GBCI submission or consultant review.

4. Category Breakdown

Code	Category	Credits	Max	% of category
ASD	Appropriate Site Development	12	17	71%
EEC	Energy Efficiency & Conservation	17	26	65%
WAC	Water Conservation	13	21	62%
MRC	Material Resources & Cycle	13	14	93%
IHC	Indoor Health & Comfort	8	10	80%

Code	Category	Credits	Max	% of category
BEM	Building & Environment Management	9	13	69%
BONUS	Bonus credits	2	5	40%

5. Category Credit Gap Chart



6. Evidence Readiness Matrix

Requirement	Status	Evidence	Official basis
Appropriate Site Development evidence pack	Partial	Site plan, ecological value assessment, transport access, landscape, heat island and stormwater evidence.	GBCI GREENSHIP ASD category.
Energy Efficiency and Conservation evidence pack	Partial	Energy model, HVAC/lighting calculations, sub-metering plan, controls narrative and commissioning evidence.	GBCI GREENSHIP EEC category.
Water Conservation evidence pack	Partial	Water balance, fixture schedule, irrigation strategy, rainwater/recycled water design and metering evidence.	GBCI GREENSHIP WAC category.
Material Resources and Cycle evidence pack	Ready	Material specifications, recycled/reused content, procurement records and construction waste management plan.	GBCI GREENSHIP MRC category.
Indoor Health and Comfort evidence pack	Ready	Ventilation, IAQ, low-emitting material, daylight, glare, thermal comfort and acoustic evidence.	GBCI GREENSHIP IHC category.
Building and Environment Management evidence pack	Partial	Green construction plan, commissioning/O&M documents, waste procedures, tenant guide and environmental management records.	GBCI GREENSHIP BEM category.
Bonus / innovation evidence pack	Manual review	Innovation narrative, exceptional performance calculation and supporting project records.	GBCI GREENSHIP bonus credits.

7. Category Gap Analysis

Gap area	Status	Priority	Evidence needed	Basis
Appropriate Site Development evidence pack	Partial	Medium	Site plan, ecological value assessment, transport access, landscape, heat island and stormwater evidence.	GBCI GREENSHIP ASD category.
Energy Efficiency and Conservation evidence pack	Partial	Medium	Energy model, HVAC/lighting calculations, sub-metering plan, controls narrative and commissioning evidence.	GBCI GREENSHIP EEC category.

Gap area	Status	Priority	Evidence needed	Basis
Water Conservation evidence pack	Partial	Medium	Water balance, fixture schedule, irrigation strategy, rainwater/recycled water design and metering evidence.	GBCI GREENSHIP WAC category.
Building and Environment Management evidence pack	Partial	Medium	Green construction plan, commissioning/O&M documents, waste procedures, tenant guide and environmental management records.	GBCI GREENSHIP BEM category.
Bonus / innovation evidence pack	Manual review	Medium	Innovation narrative, exceptional performance calculation and supporting project records.	GBCI GREENSHIP bonus credits.

8. Recommended Improvement Measures

Measure	Focus area	Expected impact	Evidence required	Priority
Optimise energy model and HVAC controls	Energy Efficiency & Conservation	Usually has the largest score impact and supports a stronger rating claim.	Energy model, HVAC/lighting calculations, sub-metering plan, controls narrative and commissioning evidence.	Medium
Close water-efficiency design gaps	Water Conservation	Improves WAC scoring confidence and supports operational water reduction claims.	Water balance, fixture schedule, irrigation strategy, rainwater/recycled water design and metering evidence.	Medium
Strengthen sustainable site strategy	Appropriate Site Development	Can improve site-readiness credits and reduce design review questions.	Site plan, ecological value assessment, transport access, landscape, heat island and stormwater evidence.	Medium
Prepare management and handover controls	Building & Environment Management	Improves certification governance and final handover readiness.	Green construction plan, commissioning/O&M documents, waste procedures, tenant guide and environmental management records.	Medium
Document innovation or exemplary performance claim	Bonus credits	May provide buffer credits if core categories are close to the next threshold.	Innovation narrative, exceptional performance calculation and supporting project records.	Low
Improve indoor environmental quality evidence	Indoor Health & Comfort	Improves occupant-health readiness and reduces final assessment clarifications.	Ventilation, IAQ, low-emitting material, daylight, glare, thermal comfort and acoustic evidence.	Medium

9. Certification Thresholds

- Platinum $\geq$ 73% (74 credits)
- Gold $\geq$ 57% (58 credits)
- Silver $\geq$ 46% (47 credits)
- Bronze $\geq$ 35% (36 credits)

10. Submission Checklist

- Confirm the selected GREENSHIP New Building tool/version and rating target with the responsible GREENSHIP consultant.
- Validate that the evidence pack is appropriate for Design Recognition (DR).
- Confirm all GREENSHIP prerequisites separately from the credit score estimate.
- Attach calculation files for energy, water, materials, IAQ and site credits with clear source references.
- Keep an evidence register with file names, revision dates, responsible parties and review status.
- Submit only after formal review through the GBC Indonesia certification process.

11. Official Sources Used

- GBCI – GREENSHIP Rating Tools: New Building - <https://gbcindonesia.org/greens/new>
- GBCI – GREENSHIP certification overview - <https://www.gbcindonesia.org/certification/greenship>