

Credit	Name		Requirements	Put in place BEFORE performance period	Put in place/measured ANYTIME within performance period	Monitor or Report for the duration of the performance period	Length of the performance period (months)
Man-1	Accredited Professional			x			
Man-2	Certified Building			x			
Man-3	Building Management						
		Building operations manual	Operations Manual		x		12
		Building Users' Guide	Building User's Guide		x		12
		Maintenance Management	Maintenance Schedule			x	12
		Tuning Process	Tuning Process document signed by FM		x		12
Man-4	Green Cleaning Performance						
		Green Cleaning Policy	Green Cleaning Policy		x		6
		Purchase of Green Cleaning Consumables	Declaration, MSDS , consumable scorecard			x	6
			Technical Data Sheets			x	6
		Cleaning Audit	Audit		x		6
Man-5	Green Leasing						
		Cost and benefit sharing mechanisms			x		12
		Inclusion of Green Lease criteria to new leases and renewals			x		12
		Tenancy fit-out and alterations			x		12
		Management and operations			x		12
		Owner Commitment			x		
Man-6	Ongoing Monitoring and Metering						
		Basic Monitoring Strategy			x		12
		Advanced Monitoring Strategy			x		12
Man-7	Learning Resources						
		Physical displays	Activities to be undertaken regularly during the PP.		x		12
		Awareness Programmes		x		x	12
IEQ-1	Indoor Air Quality						
		IAQ Manager	IAQ Management Plan,		3	3	12
			IAQ manager appointment		3	3	12
			IAQ Audit (I-BEAM)		x		12
		System Performance	Audit		x		12
			Corrective Action Plan		x		12
		Indoor Air Quality Testing	Audit, CO and Co2 testing		x		12
			Corrective action plan		x		12
IEQ-2	Lighting Comfort						?
		Luminaire Ballast	Audit, confirm 95% high frequency		x		12
			Magnetic replacement policy		x		12
		Lighting comfort	Audit, Monitor and measure lighting levels		x		12
		Lighting comfort	60% of occupied areas comply with (80%) SANS limits		x		12
		Areas not under control of building management	Recommendations to tenant		x		12
IEQ-3	Thermal Comfort						

			50% refrigerants is low GWP		x		12
EMI-2	Legionella						
		Process	process in place with management program		x		12
		Program	treatment program			x	12
EMI-3	Storm Water						
		Management plan	Storm Water Run-off Management plan		x		12
			implementation of plan		x		12
		Strategies	Storm water Run-off Reduction strategies				12
INN-1	Innovation strategies &	up to 10		n/a	n/a	n/a	12
INN-2	Exceeding Green Star S	up to 10		n/a	n/a	n/a	12
INN-3	Environmental initiative	up to 10		n/a	n/a	n/a	12