

Heartbeat @ Bedok – Supplementary Tenancy ECO Guidelines

(Subject to variations)

1. Certification:

Tenant's retail spaces to achieve and maintain the BCA Green Mark Platinum award for the base building, Bedok Integrated Complex, by abiding to the Tenancy agreement, Fit Out guides and the following sub sections.

2. Management of Energy Use

- I. Lighting Power Budget to retail spaces shall not exceed 25 W/m² including ballast loss.
- II. Lighting Power Budget to Food & Beverages (F&B) spaces shall not exceed 15 W/m² including ballast loss.
- III. Lights shall be Energy efficient and environmentally responsible, examples are LEDs, low power high efficiency T5 fluorescent tubes, or Compact fluorescent. There shall be **no** incandescent, neon or halogen light fittings permitted.
- IV. For areas that require cooling beyond the normal operating hours of the central chilled water plant, dedicated supplementary cooling shall be installed subject to meet the minimum of NEA 4 or 5 ticks or if using VRV/VRF high COP >4 complete with temperature sensors and occupancy sensors to control energy usage. The system must be regularly serviced and maintained to ensure operational efficiency.
- V. Installation of air-conditioning equipment must be NEA 4 or 5 ticks energy efficiency labelled or if using VRV/VRF with high COP>4

Efficiency of AHU/FCU of the following must be met:

- AHU/FCU (<4kW): 0.17W/CMH or better
- AHU/FCU (>4kW) - Constant volume: 0.42W/CMH or better
- AHU/FCU (>4kW) - Variable Volume: 0.58W/CMH or better

3. Retail Management

- I. Interior paints, varnishes, sealants and adhesives to be low VOC using natural and water based products where possible.
- II. Furnishings, furniture and carpets to be SGLS or SGBC labelled containing recycled materials and be low VOC. The tenant must demonstrate the effort **to avoid** PVC based products, the use of rare or exotic timber and materials with a high embodied energy. Where possible the tenant shall commit to use rapidly renewable materials.
- III. Use of water efficient fittings rated "Excellent" under the Water Efficiency Labelling Scheme (WELS).

	Shower Mixer	Basin Tap	Kitchen & Cleaners Sink	Toilets	Urinals
Flow Rate	≤5 l/min	≤2 l/min	≤4 l/min	≤3.5 l / full flush ≤2.5 l / reduced flush	≤0.5 l / flush
Control	N/A	7.5 seconds	Automated/actuated control	Dual flush	N/A

- IV. The Tenant shall ensure that all work done within the Premises by the Tenant or its representatives shall be undertaken in accordance herewith.
- V. The Tenant shall submit the Fitting Out plans complete with but not limited to the Architectural and M & E plans with detailed energy consumption calculations to the Base Building M & E Consultant for review and approval before fitting out works begin. The base building M & E Consultant will furnish the report to the Landlord for approval. The tenant shall bear all fees which are incurred by the Base Building's M & E consultant for the review and approval of the fitting out plans and energy calculations.
- VI. The tenant agrees to recycle or reuse or cause its contractor to recycle or reuse as much as possible any waste created in the demolition of existing Leasehold Improvements or Alterations within the Premises so as to minimise the amount of waste ending in landfill.

4. Energy Intensity & Usage

- I. The Tenant agrees to efficiency metrics of electricity within its Premises for the following:
 - F&B: 65 Watts per m2
- II. The Tenant agrees that the Equipment Plug Load for non-saleable items such as back of house computers, fans and decorative items shall not exceed the following Power Density for the following:
 - F & B: 16 Watts per m2

5. Water Usage:

- I. Tenant to display signage for reporting of faults at water usage areas within its own premises.

6. Metering

- I. The tenant shall provide total energy metering as well as separate metering of premises lighting, IT rooms and general tenancy power usage (receptacle loads). The Tenant shall use digital power smart meters.
- II. The tenant shall provide private water meters and submit weekly monitoring of premises' water usage.

7. Retail Equipment

- I. All equipment must be NEA 4 or 5 tick energy efficiency labelled. Specialist equipment (with no label) is required to follow industry best practice guides in terms of energy efficiency (BCA Green Mark specialist criteria, Singapore Standards where available, or recognised international guidance such as CIBSE, ASHRAE, Carbon Trust, Energy Star or equal and approved.)
- II. All energy consuming computer equipment including displays are to be energy star enabled.
- III. Kitchen exhausts must include an active grease capture separation system and comply with the maximum fan power of 0.17W/CMH ($\leq 4\text{kW}$) or 0.47 W/CMH ($>4\text{kW}$).

8. Retail fit out and renovations

- I. The Tenant shall submit their proposed design to the landlord for review and approval that it meets the required environmental performance. Any changes to the agreed tenant fit out including equipment installed, that negatively effects the environmental performance of the retail unit shall revert back to the approved design at the tenants' cost.
- II. The Tenant shall submit the Fitting Out plans complete with but not limited to the Architectural and M & E plans with detailed energy consumption calculations to the Base Building M & E Consultant for review and approval before fitting out works begin. The base building M & E Consultant will furnish the report to the landlord for approval. The tenant shall bear all fees which are incurred by the Base Building's M & E consultant for the review and approval of the fitting out plans and energy calculations.
- III. The Tenant shall have regard to the Tenancy Guidelines in procuring furniture, fixtures, materials, supplies and equipment to be brought into the Premises.
- IV. The Tenant shall require the fit out contractor to cause the construction waste be re-cycled or re-used.

8. Company Policies and procedures:

- I. The tenant shall submit Organisational sustainability policy, CSR policy and implementation plan to include Sustainable marketing and promotions, using recyclable collaterals and incorporating sustainable values in marketing strategies as well as participation in promotional activities such as Earth Hour, Green Building Day, and World Environment Day.
- II. The tenant shall submit an operational manual detailing shop opening, daily running and shut down procedures that minimise energy consumption.
- III. The tenant shall submit Waste management strategies and audits to identify areas of improvement in addition to an active reduction in packaging waste and the use of packaging with recycled and recyclable content. This includes product packaging, carrier bags, take-away food containers and gift wrapping.

9. Cleaning

- I. The Tenant shall require that in any cleaning contracts granted directly by it, the cleaning contractor shall use cleaning products certified in accordance with SEC Green Label (SGLS) or SGBC Green Products or approved equivalent.
- II. The Tenant shall ensure that any cleaning contracts require the cleaning contractor to comply with elements of the Environmental Management Plan applicable to it. Particularly, any cleaning contracts let by the Tenant in respect of specialised green facilities, such as waterless urinals, shall ensure the cleaning contractor properly understands and is trained on the maintenance of such specialised green facilities.
- III. The Tenant shall ensure Pest control measures specify non-toxic, non-hazardous treatments to indoor and outdoor plants.