

BREEAM Assessment Services – Greater China

Fee Sheet

FS093 – Rev 2.0

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Introduction

This document outlines the fees for use of the following BRE Global Limited certification schemes in Greater China:

- BREEAM Communities
- BREEAM International New Construction (Non-Domestic and Domestic)
- BREEAM International Non-Domestic Refurbishment & Fit Out
- BREEAM In-Use

The document details the fees and relevant information for the following services for the schemes listed above (where applicable):

- Annual assessor licensing
- Assessment registration
- Assessment certification
- Assessment translation
- Other applicable fees

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Important notes

General

- Unless otherwise agreed through a client cost proposal, all fees quoted for the assessment services in this fee sheet will be invoiced to the licensed organisation.
- The fees in this fee sheet are quoted in RMB (¥).
*The below fees in the fee sheet are inclusive of the 17% tax and 3% service fees in the Chinese service contract between BRE China and applicant.
- Unless otherwise stated, the assessment services are requested via either completion and submission of the relevant application form (licensing, innovation credit applications), the relevant online system (assessment registration & certification requests) or a written cost proposal (BREEAM In Use, bespoke criteria). Please contact breeam@bregroup.com should you require any assistance with your request.
- Assessment services in Greater China requested by customers located in the Greater China region will be invoiced in RMB (¥) by Building Research Establishment Shenzhen Limited (BRE China).
- Greater China region is defined as; China, Hong Kong, Macau and Taiwan.
- Assessment services in Greater China requested by customers not located in the Greater China region will be invoiced in Sterling (£) by BRE Global Limited (BRE Global) using the fees detailed in FS036 or FS021.
- For licensed organisations, TC0207 *Terms and Conditions – Licensing* contains the roles and responsibilities of the Licensee, including payment of fees specified in this fee sheet.
- Please also refer to BREEAM Fee Sheet FS 036 and BREEAM In-Use Fee Sheet FS 021 for further detailed information relating to fees.

Registration fee

- With the exception of assets registered to the BREEAM In-Use scheme, assessments must be registered to a licensed assessor prior to submission for certification. The assessment registration fee is non-refundable. For the BREEAM In-Use scheme a client (who is a non-licensed assessor) can purchase credits and register assets for measurement on the BiU system.
- With the exception of BREEAM In-Use the assessment registration fee is charged and invoiced once to the licensed organisation per assessment. If an assessment is being completed by a different licensed organisation, a new registration or transfer registration must be completed, and the relevant fee charged. If an assessment has been registered and interim stage certified, then there is no further registration fee payable for the final Post Construction Review (PCR) stage assessment.
- Where a date is stipulated, assessments registered (and certified) after this date will be charged the fee quoted. This includes registrations against all previous scheme versions and transfer of assessment registrations between licensed organisations.

Certification fee

- Unless otherwise stated, certification fees are charged and invoiced per assessment and upon submission of an assessment by a licensed organisation for certification.
- Where an assessment is re-submitted for a certification decision more than six months after the initial BRE Global notification of the Quality Assurance audit outcome (for the same assessment), the licensed organisation will be charged the full certification fee again at the rate current at that time. No

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additional certification fee is charged for assessments re-submitted within 6 months of the initial notification.

Bespoke assessment criteria

- The scope of each BREEAM scheme defines the standard types of projects, buildings and stages that the scheme can be used to assess. For any other building or project types that do not fit the scope, bespoke assessment criteria are required. Licensed organisations will find details of the bespoke process in Guidance Note 23, available to download along with the relevant application form for from BREEAM Projects. Fees for bespoke criteria development are charged in addition to registration and certification fees.
- A bespoke approach is a requirement of scheme application for BREEAM Communities (masterplan stage) in China for all projects; the fees for bespoke criteria development are priced on application. Fees for BREEAM Communities bespoke criteria development are charged in addition to registration and certification fees.
- Bespoke criteria fees will be invoiced to the company submitting the application.

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BREEAM Communities

Licence

Annual licence fee per qualified assessor	¥4,500
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Registration

Registration fee per assessment, valid for registrations on or after 01/07/2019	¥5,423
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Certification

Certification fee per assessment, valid for assessments registered on or after 01/07/2019.

Band	Development Size (Hectares)	Interim (Step 1) fee	Final (Steps 2 & 3) fee
A	≤5	¥27,115	¥23,861
B	>5 - ≤10	¥30,369	¥27,115
C	>10 - ≤20	¥36,876	¥33,622
D	>20 - ≤30	¥54,230	¥40,130
E	>30 - ≤40	¥49,891	¥46,637
F	>40 - ≤50	¥56,399	¥53,145
G	>50 - ≤100	¥62,906	¥59,652
H	>100 - ≤150	¥73,752	¥70,498
I	>150 - ≤200	¥84,598	¥81,344
J	>200	¥95,444	¥92,190

Please note that the tailoring of the assessment criteria (a bespoke approach) is a necessity of scheme application for BREEAM Communities (masterplan stage) in China for all projects; the fees for bespoke criteria development are priced on application.

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BREEAM International New Construction (Non-Domestic and Domestic)

Licence

Annual licence fee per qualified assessor	¥3,100
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Registration

Registration fee per assessment, valid for registrations on or after 15/09/2021	¥18,474
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Certification

Certification fee per assessment, valid for assessments registered on or after 15/09/2021

Development Size (m ²)	Fee		
	Interim Design stage	Final Post Construction Review stage	Total/PCA
Non-Domestic developments			
<5000m ²	¥34,500	¥23,000	¥57,500
≥5000 - <50,000m ²	¥74,000	¥40,800	¥114,800
≥50,000m ²	¥108,500	¥76,600	¥185,100
Domestic (residential) developments			
Minimum fee	¥12,700 per assessment	¥7,600 per assessment	¥20,300 per assessment
≤100 dwellings	¥185 per dwelling	¥100 per dwelling	¥285 per dwelling
101st to 1000th dwelling	¥147 per dwelling	¥83 per dwelling	¥230 per dwelling
1001 plus dwellings	¥120 per dwelling	¥60 per dwelling	¥180 per dwelling

Mixed use assessments containing both residential dwellings and non-domestic buildings will be charged the higher rate as calculated for the assessment.

The Total fee is also the fee charged and invoiced for submission of a Post Construction Assessment (PCA), i.e. an assessment that has not been submitted separately for Design and Post Construction Review stage certification.

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BREEAM International Refurbishment and Fit Out (Non-Domestic)

Licence

Annual licence fee per qualified assessor, valid for new and renewal fees on or after 15/09/2021	¥3,100
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Registration

Registration fee per assessment, valid for registrations on or after 15/09/2021	¥16,000
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Certification

Certification fee per assessment, valid for assessments registered on or after 15/09/2021

Development Size (m ²)	No. Parts (per submitted assessment)	Fee		
		Interim Design stage	Final Post Construction Review stage	Total/PCA
<1000m ²	1-2 Parts	¥17,245	¥8,300	¥25,545
	3 Parts	¥25,300	¥12,700	¥38,000
	4 Parts	¥41,000	¥16,000	¥57,000
≥1000 - <5000m ²	1-2 Parts	¥24,000	¥15,000	¥39,000
	3 Parts	¥28,500	¥19,500	¥48,000
	4 Parts	¥51,700	¥22,500	¥74,200
≥5000 - <50,000m ²	1-2 Parts	¥31,300	¥23,000	¥54,300
	3 Parts	¥38,000	¥25,000	¥63,000
	4 Parts	¥60,000	¥33,200	¥93,200
≥50,000m ²	1-2 Parts	¥52,200	¥34,800	¥87,000
	3 Parts	¥59,700	¥39,900	¥99,600
	4 Parts	¥99,900	¥70,000	¥169,900

The fee is based on the total number of assessment parts included within a single assessment. E.g. if a two-part assessment of the Fabric & Structure is submitted as a single assessment, the corresponding '1-2 Parts' fee will be charged. If a separate one-part assessment of the Interior Design is submitted for the same project but at a later date, then the fee for '1-2 Parts' will be charged (and not the difference between the '1-2 Part' and '3 Part' assessment fees). If a single assessment of all four parts is submitted for the same project, the corresponding '4 Parts' fee will be charged.

The Total fee is also the fee charged and invoiced for submission of a Post Construction Assessment (PCA), i.e. an assessment that has not been submitted separately for Design and PCR stage certification.

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BREEAM In-Use

BREEAM In-Use (BIU) is a certification scheme for the sustainability assessment of buildings throughout the operational stages of their lifecycle, as set out in Scheme documents SD096 and SD5070, and Technical Manuals SD221, SD6063 and SD243.

The fees applicable in this document are applicable to BREEAM International In-Use for Commercial and Residential.

National Scheme Operator (NSO) fees may vary and are set by the NSO. For more information on the NSO fees please contact the NSO directly. More information about NSOs can be located at <https://www.breeam.com/location/>.

The fees outlined in this document are based on the following services:

- Organisation Registration
- Asset Measurement Registration
- Certification
- Assessor Training & Licensing

Any applicable discounts available are also outlined within this document.

Licence

Annual licence fee per qualified assessor, valid for new and renewal fees on or after 15/09/2021	¥3,100
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Organisation Registration - Client

To register an organisation on the BREEAM In-Use Online Platform clients must purchase an Performance Measurement credit to activate their registration (see below for costs). This acts as the first asset registration and can then be used to register the first asset measurement.

Asset Measurement Registration

	BIU Version 6
Performance Measurement Credit ¹	¥30,000 per asset

Valid for assets registered on or after 11 May 2020

Asset measurement and registration for BIU 2015 Version closed on 4 May 2021.

¹ BRE Global reserve the right to charge additional assessment registration fees for certain types of complex assets such as shopping centres, including both public and tenanted areas.

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The Performance Measurement Credit is charged per asset. One Performance Measurement Credit allows unlimited use of the BREEAM In-Use questionnaire and dynamic scoring functionality for a period of up to twelve months and/or until the assessment is submitted for certification; whichever is sooner for one asset. Failure to renew the registration will lead to the assessment being locked and inaccessible. Asset measurements can be reactivated at any time by paying the Performance Measurement Credit Fee.

Seeking Verification and Certification

Provided an active asset measurement is registered, clients can request certification. This can be achieved by engaging with a licensed BREEAM In-Use Assessor, allocating the assessment to the Assessor for verification and paying the appropriate fees. Note: Fees paid to the Assessor are done so outside of any of the BRE systems or processes.

BRE Global licensed BREEAM In-Use assessors can be found on [Greenbooklive.com](https://www.greenbooklive.com)

Certification

At any point during the assessment, clients may appoint a BREEAM In-Use licensed assessor to verify their answers and provide certification for the asset. See BREEAM In-Use Scheme Document SD096 for further details.

Certification

Asset Size (m ²)	BIU 2015 Version (valid for one year) Fee (per part and per asset assessed)	
	Certification	Recertification
<25,000m ²	¥12,654	¥10,846
≥25,000 - <50,000m ²	¥27,115	¥16,269
≥50,000m ²	¥37,961	¥27,115

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Asset Size (m ²)	BIU Version 6(Valid for three years) Fee (per part and per asset assessed)
	Certification
<25,000m ²	¥10,000
≥25,000 - <50,000m ²	¥45,000
≥50,000m ² - <75,000 m ²	¥70,000
≥75,000m ²	¥90,000

Valid for assets submitted for certification on or after 11 May 2020

Note: Batched certificate requests are available through cost proposals only. Cost proposals can be requested by emailing the BREEAM In-Use team at: breeaminuse@bregroup.com. Payments made direct to the BREEAM In-Use online system will be charged at the standard rate and will not be eligible for a refund.

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Certificate Renewal (BIU 2015 Version only)

Certificates issued against Part 1 or Part 2 for BIU 2015 version only may be renewed subject to confirmation by the client that no significant changes have been made to the asset or its operation. A renewal can be requested twice following initial certificate issue. Therefore, Part 1 and 2 assessments can be certified under the same certification decision for up to three years.

	BIU 2015 Version	BIU Version 6
Part 1 Certificate – Asset Performance (no significant changes)	¥1,205 per asset	n/a
Part 2 Certificate – Building Management Performance (no significant changes)	¥1,205 per asset	n/a

Mid-cycle Certifications (BIU Version 6)

Certificates issued against Part 1 or Part 2 are valid for up to three years. If the client wishes to submit new information or change the decision regarding their certificate within this time frame they can opt to take part in mid cycle certification, the result of which will be valid for the remaining time on the original certificate.

Asset Size (m²)	BIU Version 6
	Fee (per part and per asset assessed)
	Mid-cycle certification
<25,000m ²	¥9,000
≥25,000 - <50,000m ²	¥35,000
≥50,000m ² - <75,000 m ²	¥60,000
≥75,000m ²	¥80,000

Valid for assets submitted for certification on or after 11 May 2020

Changes to Certificate

	BIU 2015 Version	BIU Version 6
Certificate amendment – per amendment	¥1,570	¥1,570

Valid for certificate amendments requested on or after 11 May 2020

BRE Global reserve the right to charge additional fees at hourly rates to address system or technical queries where these exceed a reasonable norm.

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Other Scheme Related Services

Listings

Per additional licensed assessor company address listing on GreenBookLive	¥1,080
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The fee for additional listings is charged per additional company address and payable with annual licence renewal.

Quality assurance & certification

Service	Fee
Fast Track Quality Assurance audit, per assessment (3 x QA submissions)	¥55,000
Fast Track 24 Quality Assurance audit, per assessment (1 x QA submission)	¥10,000
International assessment translation service *The service covers a total of 3 submissions, i.e. a first submission and 2 resubmissions	¥20,520
International assessment translation service – resubmitted assessments	¥7,180
Quality Assurance audit failure (refer to Operations Manual for detail)	¥5,000
Quality Assurance failure resubmission charge (refer to Guidance Note)	¥2,160
Quality Assurance failure/halted decision appeal	Price on appeal
Existing certificate amendment and re-issue (first/single certificate)	¥1,570

Valid for services applied for on or after 15/09/2021

Pre-approval applications

Fee(s) are per application and payable on BRE Global Limited confirmation of a new application or a scope extension to an existing application.

Standard application for new pre-approval*	¥171,200
Existing pre-approval scope amendment or extension**	¥ 22,360

Valid for pre-approval applications on or after 15/09/2021

Pre-approval applications can be submitted under the BREEAM New Construction or Refurbishment & Fit-Out schemes. Please contact BRE Global Limited for Pre-Approval enquiries regarding other schemes, including Home Quality Mark or CEEQUAL.

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*A translation fee is chargeable where supporting evidence is submitted in a language other than English. Fees for Pre-Approval under multiple schemes and travel expenses (where appropriate) are determined on a case-by-case basis.

**A scope extension or amendment includes pre-approving additional specification type(s) for the client, updating a pre-approval as a result of changes to the existing specification and/or scheme changes, and extending the period and/or number of assessments permissible under the terms of the original application.

A detailed description of the pre-approval process can be found in Guidance Note GN45, available to download along with an application form from www.breeam.com/discover/how-breeam-certification-works/pre-approval/.

Innovation credit applications

Fee is per application and payable on submission of the application form to BRE Global Limited

Innovation application stage	Fee	Conditions
Initial application review	¥3,000	<ul style="list-style-type: none"> Covers an initial review to determine if the application is eligible for peer review. If the application is accepted, then the initial application review fee will be charged along with the peer review fee.
Application peer review and decision	¥11,170	<ul style="list-style-type: none"> Only charged where an application passes the initial review. Covers the expert peer review of an application and decision. Payable in addition to the initial application review fee.
Application decision appeal	¥3,000	<ul style="list-style-type: none"> The application decision appeal fee is refunded for upheld appeals.

Valid for Innovation applications on or after 15/09/2021

The Innovation credit application fee(s) are payable prior to confirmation of a decision.

Please note that innovation credits are not available in all BREEAM schemes. Please refer to the scheme document for further information.

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Appendix A - Example Fee Calculations

The following is an example fee calculation for a **BREEAM International New Construction Domestic** (residential) assessment:

	Assessment Example 1	Assessment Example 2
No. of dwellings	200	1500
Stages of assessment/certification	Design and Post Construction	Post Construction Assessment
Registration Fee	¥18,474	¥18,474
Certification Fee Total – Design stage	¥33,200	¥0
<i>Dwellings 1 to 100</i>	100x ¥185 =¥18,500	-
<i>Dwellings 101 to 1000</i>	100x ¥147 =¥14,700	-
<i>Dwellings 1001+</i>	0 x¥120 =¥0	-
Certification Fee Total – PC stage	¥18,300	¥325,500
<i>Dwellings 1 to 100</i>	100x ¥100 =¥10,000	100x ¥285 =¥28,500
<i>Dwellings 101 to 1000</i>	100x ¥83=¥8,300	900x ¥230 =¥207,000
<i>Dwellings 1001+</i>	0 x¥560=¥0	500x ¥180 =¥90,000
Total BRE Global Fee	¥69,974	¥343,974