

GREEN STAR SUSTAINABLE PRECINCTS

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GREEN STAR SA - MOROCCO - LOCAL CONTEXT REPORT - REVISION 10

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Executive Summary

Overview of the Morocco Local Context Report

"The degradation of our environment is now a tangible reality. It poses a threat that we must address together. As part of its Nationally Determined Contribution, the Kingdom of Morocco, a country with low greenhouse gas emissions, has undertaken to reduce its emissions by 42%, by 2030. An inclusive, comprehensive process has also been launched to reduce emissions beyond that figure. As a result, last November, my country decided to continue accelerating its energy transition, setting the more ambitious goal of securing 52% of its electricity production from renewable energy sources by 2030. Africa, a continent which is suffering from the impact of climate change, must be a priority in our collective action." (King Mohammed VI, 2019)

This report serves as a local context assessment to allow for Sustainable Precincts projects in Morocco to be certified using the Green Star SA Sustainable Precincts rating tool.

The Green Building Council of South Africa (GBCSA) is currently licensed by the Green Building Council of Australia (GBCA) to allow certification using the Green Star SA v1 rating tools only in South Africa and Africa -. Projects seeking certification in Africa must first undertake a Local Context Report (LCR) process in order to adequately customize the tool for the local context. Through this SUP local context assessment, the GBCSA aims to apply for approval from the GBCA to allow for certification in Morocco using the Green Star SA-Sustainable Precincts (with some minor adaptations recommended in this report).

The GBCSA would manage and allow the certification through its existing established processes so that the project can be eligible for a Green Star South Africa certification.

Recommendations

A summary of recommended credits requiring Credit Interpretation Requests (CIRs), Technical Clarifications (TCs) or adaptations can be found below, where credits are proposed to remain unchanged project teams may apply for changes through the TC/CIR process on the GBCSA website). All references that have been included as part of the Local Context Report, have been reviewed and found to be equal in their outcome's objectives:

Credit	Discussion and Recommendation
GOV-1	GOV -1 should be kept in its current form, with no changes.
GOV – 2	Stakeholders noted that this may be difficult to achieve in the Moroccan Context, however improving urban design through better engagement with stakeholders is key and Green Star Sustainable Precincts will help improve this process.
	Dahir Law 12-90 on urban planning, sets out the general principles applicable to development planning and zoning schemes and legally defines all the various urban planning documents which are :Urban Development Master Plans (Schémas Directeurs d'Aménagement Urbain),Zoning Plans (plans de zonage), Development plans and Rural agglomeration plans. Development plans and zoning schemes are established through the issue of Urban Development Master Plans (Schémas Directeurs d'Aménagement Urbain). Development plans (plans d'aménagement) are governed by (art.18 - 31) of Dahir law No 12-90 which set up its scope of application , purpose , investigation/ approval procedure , effects, and implementation .
	GOV – 2 should be kept in its current form, with an adaptation to include referencing Dahir Law No 12-90 related to urban planning ¹ , replacing City of Cape Town Urban Design Policy: Sep 2013 to render the credit more applicable to Morocco.
GOV – 3	Public participation guidelines already exist in Morocco and from research it was noted that the IAP2 ² (International Association for Public Participation) guidelines do not yet exist for the Morocco context; however, projects can follow the IAP2 International Guidelines ³ . TMG made numerous efforts at communicating and engaging with IAP2 regarding the registration of Morocco for IAP2, however these were unsuccessful.
	Projects will align their stakeholder engagement strategy and commitment with the International IAP2 Core Values.
	Alternative compliance can also be followed where projects also have the option to align the Public Participation carried out during the Environmental Impact Assessment (EIA) process, specifically known as Decree 2-04-564 ⁴ with GOV-03 requirements, ensuring that all the GOV-03 requirements are addressed. Decree No. 2-04-564 of 5 Kaada 1429 (4 November 2008) lays out the conditions for the organization and conduct of public enquiries for projects subject to Environmental Impact Assessments. Decree No. 2-04-564 of 4 November 2008, defines the terms of the organization and conduct of the public inquiry into projects subject to Environmental Impacts Studies, associated the populations concerned in the assessment of the project's possible impact on the environment and afforded them the opportunity to submit their observations and proposals on this aspect. EIA's are conducted through public consultation and rely on field visits, the use of basic documents, discussions with central and decentralized services, regional property services, economic operators, socio-professional groups, local residents and administrative authorities.
	Law 12-03 on EIA is to evaluate, methodically beforehand, possible repercussions of all planned activities, construction projects, development and works, undertaken by any individual organization on the environment.

¹ Dahir No 1-92-31 dated 17 June 1992, promulgating Law No 12-90 on urban planning, as amended by Dahir No 1-16-124 dated 25 August 2016

² International Association for Public Participation

https://www.google.com/search?q=IPA2&oq=IPA2&aqs=chrome..69i57j69i59l2.3496j0j7&sourceid=chrome&ie=UTF-8 ³ IPA2 International Guidelines <u>https://www.iap2.org/page/about</u>

⁴ Decree n ° 2-04-564 of 5 kaada 1429 (November 4, 2008)

The public participation process which fixes the methods of organization and progress of the public inquiry (carried out during an EIA process, specifically known as Decree 2-04-564) is carried out by a competent company, who is registered under Ministry of Equipment⁵.

Where projects are to follow the EIA, public participation process a CIR must be submitted. In electing to use the EIA public participation process for compliance, project teams will need to demonstrate that all the requirements outlined within the GOV-03 Engagement credits have been incorporated and addressed during the public participation process.

GOV – 3 should be kept in its current form, with an alternative compliance route for projects to follow Dahir Law No 12.03 governing the EIA process in Morocco, specifically Decree 2-04-564 of 5 Kaada 1429⁶ which outlines the public participation process.

GOV – 4 In an effort to combat climate change, Morocco has been praised by setting ambitious national targets backed by policies as well as playing a leading role in international climate initiatives, positioning itself as an active advocate of the global climate change agenda and local actions, including across the African continent.

Morocco ratified the 1992 United Nations Framework Convention on Climate Change (UNFCCC) in 1995 and the 1997 Kyoto Protocol in 2002⁷. Climate change is a priority for Morocco in its multilateral engagement. The government acted as a host of COP7 in 2001, where the Marrakech Agreement was reached, and the COP22 in 2016 in Marrakech -Morocco, where the Paris Agreement has been ratified. Lately, Morocco has acted as a powerful advocate for Africa at COP23 in Bonn and at the COP24 in Katowice.

UNDP Climate Change Country Profiles Morocco referencing climate scenarios for Morocco, will replace, the DEA (Department of Environmental Affairs). 2013. Long-Term Adaptation Scenarios Flagship Research Program (LTAS) for South Africa. Climate Trends and Scenarios for South Africa Pretoria, South Africa to render the credit more applicable to Morocco.

GOV – 4 should be kept in its current form, with an inclusion of additional references (see below) for additional local guidance and, to assist in rendering the credit more applicable to the Moroccan Market. As the credit is to be compiled by a suitably qualified individual, the onus will be on the said professional to use the correct Global Circulation Models (GCMs) endorsed by the IPCC⁸ (Intergovernmental Panel on Climate Change).

Additional references:

- Moroccan Climate Change Policy (MCCP), March 2014⁹
- National Plan against Global Warming (PNRC, 2009)¹⁰
- National Adaptation Plan to Climate Change 2030 (NAP)¹¹
- National Strategy for Sustainable Development (NSSD) for 2017-2030¹²
- Law n°99-12 of March 06, 2014 related to National Charter for Environment and

https://www.greengrowthknowledge.org/sites/default/files/downloads/policy-database/ENG-SNDD_RESUME%20EXECUTIF-V24-D%20(1).pdf

⁵ Ministry of Equipment <u>http://www.equipement.gov.ma/en/Pages/home.aspx</u>

⁶ Decree n ° 2-04-564 of 5 kaada 1429 (November 4, 2008)

⁷ United Nations Framework Convention on Climate Change

⁸ IPCC <u>https://www.ipcc.ch/</u>

⁹ Moroccan Climate Change Policy, March 2015 - <u>https://www.4c.ma/medias/MCCP%20-</u> %20Moroccan%20Climate%20Change%20Policy.pdf

¹⁰ National Plan against Global Warming, 2009

¹¹ National Adaptation Plan to Climate Change, 2030

¹² National Strategy for Sustainable Development (NSSD) for 2017-2030

	 Sustainable Development <u>http://www.maroc.ma/en/content/environement</u>¹³ National Directorate of Meteorology - <u>http://www.marocmeteo.ma/¹⁴</u> The Morocco Competence Center on Climate Change (4C) - <u>https://www.4c.ma/en¹⁵</u> Roadmap for Integrated Climate Risk management, May 2019¹⁶ Integrated Disaster Risk Management and Resilience Program for Results, 2016¹⁷
GOV-5	Stakeholder discussion and research found that Corporate Responsibility Policy reflecting the core subjects identified in ISO 26000 are applicable in the Morocco context as ISO standards are currently already used by larger corporations.
	As an alternative compliance path, , CGEM ¹⁸ (General Confederation of Moroccan Enterprises) who is the representative of the private sector to public authorities and institutions in Morocco, follows the underlying principles of ISO 26000 core subjects, specifying the guidelines of social responsibility of organisations. CGEM's CSR Charter aligns to the 7 core subjects of ISO 26000, and includes the following: Respecting Human Rights Improving employment, working conditions and professional relationships
	 Protecting the environment Preventing corruption Respecting the rule of healthy competition Strengthening the transparency of corporate governance Respecting the interests of customers and consumers Promoting corporate responsibility of suppliers and subtractors Developing societal commitment
	Projects have the opportunity to align their Corporate Responsibility with CGEM's CSR Charter, with GOV-05 requirements, ensuring that all the GOV-05 requirements are addressed.
	GOV - 5 should be kept in its current form, with an inclusion of an alternative compliance path, to include CGEM's CSR Charter as an alternative for Morocco projects, to assist in rendering the credit more applicable to the Moroccan Market. If CGEM's CSR Charter is used, projects are to submit a CIR and ensure adherence to the core subjects identified in ISO 26000 and GOV – 5 requirements.
GOV – 6	GOV – 6 should be kept in its current form, with no changes.
GOV – 7	This credit was discussed by stakeholders and it was noted that currently 'community facility management' is not common; however, building facility management is present in Morocco.
	GOV – 7 should be kept in its current form, with no changes.
GOV-8	The first part of the credit requires that appointed contractors with contract amounts over R50 million (ZAR) to be ISO 14001 Certified. Research had to be conducted to convert the ZAR amount to MAD. In order to convert the ZAR to MAD, two alternatives were considered: Purchasing Power
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¹³ Law n°99-12 of March 06, 2014 related to National Charter for Environment and Sustainable Development http://www.maroc.ma/en/content/environement

¹⁴ National Directorate of Meteorology - http://www.marocmeteo.ma/

¹⁵ The Morocco Competence Center on Climate Change (4C) - https://www.4c.ma/en

¹⁶ Roadmap for Integrated Climate Risk management, May 2019

https://www.indexinsuranceforum.org/sites/default/files/Roadmap_ACRI_DINA4_Marokko_WEB_190513.pdf

¹⁷ Roadmap for Integrated Climate Risk management, May 2019 -http://documents.worldbank.org/curated/en/191191472590290382/pdf/104208-PAD-ARABIC-P144539.pdf

¹⁸ CGEM <u>http://www.cgem.ma/</u>

Parity¹⁹ and direct conversion. Purchasing Power was used with the contract amount set at 29 million MAD.

The second part of the credit references the use of the Western Cape Environmental Management Plan Guidelines; however this will be replaced by Dahir Law No 12-03²⁰ related to Environmental Impact Studies for the development of the Environmental Management System (Système de Management de l'Environnement (SME). Law 12-03 on EIA is to evaluate, methodically beforehand, possible repercussions of all planned activities, construction projects, development and works, undertaken by any individual organization on the environment. The direct and indirect effects are evaluated, particularly on humans, animals, plants, soils, water, air, the climate, the natural setting as well as on public health and safety. Law 12-03 on EIA was found to be equivalent to that of Western Cape Environmental Management Plan (EMP) Guidelines.

Reference to the Framework Law No 99-12²¹ on the National Charter for the Environment and Sustainable Development and Dahir Law No 11-03²² on protection and the enhancement of the Environment will also be included as additional references for guidance to render the credit more applicable to Morocco.

GOV – 8 should be kept in its current form with an adaptation to value MAD (Moroccan Dirham) amounts to make it more applicable to the Moroccan Market.

LIV – 09 Through stakeholder workshops, it was found that specific design of streets types and pedestrian walkways are not generic, and that they are determined only through local planning documents for each project which in turn is dependent on the location, size, politics and history of the city/site. Following extensive engagement with local stakeholders and the GBCSA, the Australian Standards were chosen to help model future Moroccan standards as Moroccan Stakeholders believe that this is the standard that they would like to see in place going forward as it is more similar to the Australian receiving environment, than South Africa.

Therefore, projects will follow Communities Submission Guidelines v1.1, AMCORD²³ (Australian Model Code For Residential Development) until a local standard becomes available.

Dahir Law No 12-90²⁴ on Urban planning will be used as an additional reference in guiding the project teams on local law.

No changes are proposed for credit 9.2 Recreational Facilities. It is suggested that the guidelines provided by the Communities Submission Guidelines v1.1 be followed until an equivalent local standard has become available. An additional guidance reference has been added under additional Information namely the Decret n° 2-13-424²⁵ on General Building Regulations in Morocco (Réglement Général de Construction au Maroc (RGC) and Dahir Law No 12-90²⁶ on urban planning credit 9.3 Healthy Places as additional guidance.

²⁵ Decree n ° 2-13-424 of 13 rejeb 1434 (May 24, 2013)

¹⁹ The World Bank <u>https://data.worldbank.org/indicator/pa.nus.ppp</u>

²⁰ Dahir No 1-03-60 dated 12 May 2003 promulgating Law No 12-03 on environmental impact assessments.

²¹ Dahir n°1-14-09 of 4 Journada I 1435 (March 6,2014) bearing promulgation of Framework Law No.99-12 on the National Charter for the Environment and Sustainable Development.

²²Dahir n°1-03-59 of 10 rebii l 1424 (May 12,2003) bearing promulgation of Law No 11-03 on Protection and the Enhancement of the Environment.

²³ AMCORD https://www.creationcorporation.com.au/AMCORD/AMCORD/AMCORD.PDF

²⁴ Dahir No 1-92-31 dated 17 June 1992, promulgating Law No 12-90 on urban planning, as amended by Dahir No 1-16-124 dated 25 August 2016, promulgating Law No 66-12 on the control and infringements in the field of town planning and construction

²⁶ Dahir No 1-92-31 dated 17 June 1992, promulgating Law No 12-90 on urban planning, as amended by Dahir No 1-16-124 dated 25 August 2016

LIV – 10 LIV – 10 should be kept in its current form, with no changes.

LIV – 11 LIV – 11 should be kept in its current form and where projects are to use alternative certification systems not currently listed, project teams are to submit a CIR providing motivation and justification as to the equivalence of the alternative certification rating tool. Additionally, projects must provide minimum energy efficiency requirements which are in line with the Green Star SA Multi Unit Residential (MURT) Tool ensuring the alternative certification tool meets the credentials, environmental impact and rigor of the GSSA MURT tool. LIV – 12 Stakeholders noted that Culture and Heritage is a very important aspect for Morocco also ensuring that a large emphasis is placed on educating future generations on the heritage of Morocco. Morocco is home to 10 UNESCO World Heritage Sites²⁷. Law 22-80 relating to the Conservation of Historic Monuments and Sites, and the registration of Art Objects and Antiquities, will be added as an additional guidance reference for Morocco projects. Law 22-80 is the guiding law in terms of on the conservation of historical monuments and sites, inscriptions, objects of art and antiquity. LIV – 12 should be kept in its current form, with an inclusion for additional guidance references, specifically, Law No 22-80²⁸ relating to the Conservation of Historic Monuments and Sites, and the registration of Art Objects and Antiquities, to assist in rendering the credit more applicable to the Moroccan Market. LIV – 13 LIV – 13 should be kept in its current form, with no changes. Production of fresh food in Morocco is supported by Green Morocco Plan, 2010²⁹ (Plan Maroc LIV – 14 Vert) and lately Green Generation 2020-2030, which is new development strategy for the agricultural sector. The project aims to make agriculture one of the main contributors to Morocco's economy, by modernizing agriculture, promoting agricultural investments, integrating the supply chain, ensuring food security, boosting agricultural exports and valuing local produce. Most Moroccans still rely on traditional distribution channels for fresh food. Almost 50% of the population reside in rural areas or small cities, where they do not have access to modern grocery retailers, such as supermarkets and hypermarkets. Green Morocco Plan, 2010 and Green Generation 2020-2030 will be included as an additional reference, which outlines the national agricultural strategy. LIV – 14 should be kept in its current form, with the inclusion of an additional reference, as guidance, specifically, Green Morocco Plan 2010 and Green Generation 2020-2030, to assist in rendering the credit more applicable to the Moroccan Market. LIV – 15 Stakeholders noted that developments generally do not take into consideration the aspects of 'increased visibility'. No policies exist for Designing out Crime in Morocco, and rather in the Moroccan context bespoke processes are undertaken in terms of safety and crime depending on the development and its scale. A review of the Crime Index (which is estimation of overall level of crime in a given city or a country. We consider crime levels lower than 20 as very low, crime levels between 20 and 40 as

²⁷ UNESCO <u>https://whc.unesco.org/en/statesparties/ma</u>

²⁸ Law 22-80 (decree of 1-80-341 dated 25 December 1980) on cultural and historical heritage

²⁹ Green Morocco Plan : http://www.maroc.ma/en/content/green-morocoo-plan

	being low, crime levels between 40 and 60 as being moderate, crime levels between 60 and 80 as being high and finally crime levels higher than 80 as being very high) indicates that Australia crime index is at 41,66 and Morocco at 49,06, whereas South Africa is at 77,29.
	A review of the Safety Index (a higher safety index, indicating a more safe country) shows that Australia is at 58,34 and Morocco at 50,94, while South Africa, compared to Morocco sits at a low 22,71. Evidence above shows that Morocco is more in line in terms of safety and crime to Australia than that of South Africa.
	Projects are therefore to follow the requirements laid out in the Communities Submission Guidelines v1.1 which address the six key CPTED principles. These CPTED principles align with the City of Cape Town, Design and Management Guidelines for a Safer City - Best practice guidelines.
	LIV – 15 should be kept in its current form with no changes to the credit.
ECON - 16	In order to reflect the Moroccan context, the investment amounts were converted to Moroccan context using the Purchasing Power Parity ³⁰ , to keep in line with the GOV credits as well as for consistency purposes. It was noted that house prices and housing types in Morocco vary substantially, and thus average house prices would not be useful in this context.
	It was recommended that, the investment amounts were converted to Moroccan context using the Purchasing Power Parity, to keep in line with the GOV credits as well as for consistency purposes.
	Therefore, each identified amount will be converted using the Purchasing Power Parity.
	 For Residential Infrastructure Investment the minimum investment amount is 5800 MAD; and
	• The minimum investment amount for infrastructure provided should be at least 46 MAD per square meter for non-residential space.
	ECON – 16 should be kept in its current form with an adaptation to value MAD (Moroccan Dirham) amounts to make it more applicable to the Moroccan Market.
ECON - 17	Despite a significant reduction in poverty in recent years, stakeholders noted that affordability remains an important challenge for housing in Morocco. The Moroccan government has implemented numerous housing projects over the past decade, mobilizing thousands of hectares of land, giving developers incentives to invest in social housing projects, and getting them to commit to build 900, 000 units by 2020.
	Furthermore, since 2004, the government has launched the New Cities Program (Nouvelles Villes Programme) to better control population growth.
	Recently in order to strengthen the housing affordability, the Moroccan government has launched large-scale projects and set up a new urban pole development strategy on the periphery of urban areas, which aims to make such areas more attractive by carrying out housing projects to meet the housing needs of the population while respecting the specifics of these environments. This programme is part of the new incentives set out by the Finance Act of 2019. Overall, the supply of new affordable housing tends to be apartment buildings, as part of those large-scale projects located on government provided land on the periphery of urban areas. All these policies, led by the government, have not only increased the amount of housing available but have also improved the quality of the housing stock.

³⁰ The World Bank <u>https://data.worldbank.org/indicator/pa.nus.ppp</u>

	Following extensive engagement with local stakeholders and the GBCSA, the Australian Standards were chosen to help model future Moroccan standards as Moroccan Stakeholders believe that this is the standard that they would like to see in place going forward as it is more similar to the Australian receiving environment, than South Africa.
	Projects are to follow the Communities v1.1 Submission Guidelines, specifically, National Construction Code (NCC). The NCC is to be read in line with Réglement Général de Construction au Decree No. 2-13-424 of 13 rejeb 1434 (24 May 2013) Maroc, for application in the local context.
	Decree No. 2-13-424 of 13 rejeb 1434 (24 May 2013) approves the general building regulations laying down the form and conditions for the issue of permits and required parts in application of the legislation relating to town planning and housing estates , groups of dwellings and parcels as well as texts taken for their application.
	 ECON – 17 should be kept in its current form, with additional references as guidance, to assist in rendering the credit more applicable to the Moroccan Market. Decree 2-13-424³¹ on General Building Regulations in Morocco (Réglement Général de Construction au Maroc (RGC)³²; Dahir Law No 12-90³³;
	 Programme National des Villes sans bidonvilles (Cities without Slums) Program 2004³⁴ The New Cities Program (Programme Villes Nouvelles 2014) ; The National Strategy on Urban Development(Stratégie Nationale de Développement Urbain)³⁵ on urban planning ; The new Pole Development Strategy (Stratégie de développement des Pôles Urbains) drawn up by the Ministry of Housing, Town Planning and Urban Policy , will be added as additional references
ECON - 18	Through Stakeholders workshops it was noted that SIC ³⁶ codes, for economic activities, are international standards and are already applicable in the Moroccan context and following extensive engagement with local stakeholders and the GBCSA, the Australian Standards were chosen to help model future Moroccan standards as Moroccan Stakeholders believe that this is the standard that they would like to see in place going forward as it is more similar to the Australian receiving environment, than South Africa.
	ECON – 18 should be kept in its current form and referencing to the Communities v1.1 Submission Guidelines, specifically the NCC, in line with above.
ECON - 19	Stakeholders noted that 'Higher Education', is relevant and a referred to education in Morocco and will remain. In order to ensure that this credit retains the original intent, in the Moroccan Context 'Higher' will remain in the credit requirements.
	Morocco has university and non-university higher education. The system is based on a division of higher education into three stages (or 'cycles') of 3+2+3 years commonly called the License,

³¹ Decree n ° 2-13-424 of 13 rejeb 1434 (May 24, 2013)approving the general building regulations laying down the form and conditions for issuing permits and documents required under the legislation on urban planning.

³² Réglement Général de Construction au Decree No. 2-13-424 of 13 rejeb 1434 (24 May 2013)

³³ Dahir No 1-92-31 dated 17 June 1992, promulgating Law No 12-90 on urban planning, as amended by Dahir No 1-16-124 dated 25 August 2016, promulgating Law No 66-12 on the control and infringements in the field of town planning and construction

 $^{^{\}rm 34}$ Kingdom of Morocco Poverty and Social Impact Analysis of the National Slum Upgrading Program

 ³⁵Stratégie Nationale de Développement Urbain <u>http://www.muat.gov.ma/sites/default/files/Documentation/10.pdf</u>
 ³⁶ SIC Codes <u>https://en.wikipedia.org/wiki/Standard_Industrial_Classification</u>

	Master and Doctorate (LMD) system. Graduates are awarded the License diploma at the end of the first cycle, the Master at the end of the second cycle, and the Doctorate after the third cycle, which includes a Public Defense of the Doctoral Thesis. However, Morocco is set to adopt a Bachelor System for higher education as of September 2020 as this new system will allow Morocco to open up more to international education systems, especially those in Anglophone countries.
	The education system is governed by the state (Ministry of National Education , Vocational Training , Higher Education and Scientific Research ³⁷) which provides for its planning, organization, development, regulation and direction, in line with the nation's economic, social and cultural needs. It defines national policy in cooperation with the scientific community, the world of work and the economy as well as the local authorities, particularly the regions (Article 1 of Law 01.00 ³⁸ on organizing Higher Education). A National Agency for Higher Education and Scientific Research Quality Evaluation (ANEAQ) ³⁹ , under State supervision, is responsible for evaluating the higher education and scientific research system.
	For the second part of the credit 19.2 Skills Development Programs, through engagement with an education specialist, it was found that TVET/FET Colleges and for CETS are available in Morocco, and this requirement can remain as is. Additionally, OFPPT ⁴⁰ which is a governmental office for Professional training, where among the beneficiaries there are some who are out-of-school youth, adults and disadvantaged people, is to be included as an additional education platform.
	Two additional guidance references will be added to this credit. The National Charter for Education and Training Law No 01-00 (complemented by the Vision 2030 since 2015) on the organization of higher education and Higher Council for Education, Training and Scientific Research; which establishes the pedagogical, administrative and financial autonomy of universities and formed the founding act of the Quality Assurance system. Law No 1-05-152 on the reorganization of the Higher Education Council which provides for academic, administrative and financial autonomy of the universities.
	ECON – 19 should be kept in its current form, with an additional guidance references, specifically, National Charter for Education and Training Law No 01-00 on the organization of higher education and Higher Council for Education, Training and Scientific Research and Law No 1-05-152 on the reorganization of the Higher Education Council to assist in rendering the credit more applicable to the Moroccan Market.
ECON - 20	Projects will have the option of pursuing a CIR for Morocco specific methodology or methodology not yet specified. Alternative methodologies are available to Moroccan projects, and CIRs regarding methodologies not yet mentioned will be considered on a project specific basis.
	ECON – 19 should be kept in its current form.
ECON - 21	To calculate the Moroccan relevant investment amounts, the same approach used in Credit 16: Community Investment was used. In order to reflect the Moroccan context, the investment amounts were converted to Moroccan context using the Purchasing Power Parity ⁴¹ (as at 27 November 2019), to keep in line with the GOV credits as well as for consistency purposes.
	It was noted that house prices and housing types in Morocco vary substantially, and thus average house prices would not be useful.

³⁷ Ministry of National Education, Vocational Training, Higher Education and Scientific Research

https://www.men.gov.ma/en/Pages/benmokhtar%E2%80%99sbiography.aspx ³⁸ Dahir Law No 0100 Higher Education Act

³⁹ National Agency for Evaluation and Quality Assurance of Higher Education and Scientific Research <u>https://www.aneaq.ma/</u>

 $^{^{\}rm 40}$ OFPPT : Office of Vocational Training and the Promotion of Work

⁴¹ The World Bank <u>https://data.worldbank.org/indicator/pa.nus.ppp</u>

	The purchasing power parity is calculated as follows (https://data.worldbank.org/indicator/pa.nus.ppp):
	PPP for Morocco is 3.5
	PPP For South Africa is 6.1
	Therefore, the conversion rate is 3.5/6.1 = 0.58
	ZAR Values will be multiplied by 0.58 to obtain the equivalent MAD Value.
	ECON – 21 should be kept in its current form with an adaptation to value MAD (Moroccan Dirham)amounts to make it more applicable to the Moroccan Market.
ECON – 22	This credit was discussed by the team and investigations on the suggested connection speeds (10- 50Mbps) revealed that these bands are applicable to the local context in Morocco. This was after review of the 3 local providers of digital infrastructure, namely Orange ⁴² , INWI ⁴³ and Maroc Telecom ⁴⁴ . Along with South Africa, Morocco has some of the best 4G coverage in Africa, with 60% of the country area covered by LTE mobile technology. Additionally, the lower line speeds allow for wider applicability as Morocco will not get 5G until 2022. The appropriate line speed identified for consideration within the Moroccan context is therefore 10- 50Mbps/5-20Mbps. It is noted however that the Government has developed a number of guidelines to ensure all Moroccans have access to broadband internet by 2020. These guidelines are presented in the National Broadband Plan prepared by the Autorité Nationale de Régulation des Télécommunications ⁴⁵ (ANRT, National Telecommunications authority) in 2012, in the Prime Minister's General Guidelines Note for the 2015-2018 period, as well as in the draft Plan Maroc Numéric 2020 ⁴⁶ (Digital Morocco Plan, currently in the approval process) by the Ministry of Industry, Commerce, Investment and the Digital Economy (MICIEN) ⁴⁷ in partnership with all the Moroccan departments and entities concerned, to boost the development of the digital economy sector, which may change the identified bands above. Recently the Digital Development Agency (DDA) has approved the roadmap and general guidelines for Digital Development in Morocco by 2025.
	Furthermore, following extensive engagement with local stakeholders and the GBCSA, the Australian Standards, specifically alignment to the NCC, were chosen to help model future Moroccan standards as Moroccan Stakeholders believe that this is the standard that they would like to see in place going forward as it is more similar to the Australian receiving environment, than South Africa.
	ECON – 21 should be kept in its current form with additional references , to include the National Broadband Plan and Maroc Numéric 2020 to make it more applicable to the Moroccan Market.
ECON - 23	Until recently, the Moroccan National Office for Electricity and Potable Water (Office National de l'Electricité et de l'Eau Potable- ONEE) had a monopoly on the generation, transport, and distribution of electricity within Morocco by Dahir No 1-63-226 dated 5 August 1963 ⁴⁸ .
L	

⁴² Orange <u>https://www.orange.ma/</u>

⁴³ INWI https://www.inwi.ma/

⁴⁴ Maroc <u>http://www.iam.ma/index.aspx</u>

⁴⁵ ANRT <u>https://www.anrt.ma/</u>

⁴⁶ Maroc Digital 2020 Strategy <u>https://en.unesco.org/creativity/periodic-reports/measures/strategie-maroc-digital-2020</u>

⁴⁷MICIEN <u>http://www.mcinet.gov.ma/</u>

⁴⁸ Dahir No 1-63-226 dated 5 August 1963 <u>http://extwprlegs1.fao.org/docs/pdf/Mor178299.pdf</u>

	In 2009, Morocco adopted a national energy strategy aiming at strengthening the security of its energy supply as well as securing general cost-effective access to electricity. It also accelerated the development of renewable energies to reduce energy dependence and decrease greenhouse gas emissions. In this context, Law No 13-09 ⁴⁹ relating to renewable energies was promulgated in 2010 to liberalise and develop the renewable energy sector in Morocco through the opening up of renewable electric and thermic production to competition.
	At the United Nations Climate Change Conference (COP 22) held in Marrakech in 2016, Morocco raised its target of increasing the share of renewable energy in installed power to 42% by 2020 and to 52% by 2030.
	Additional references will be added to guide the project teams Law No 48-15 regulates the electricity sector and the establishment of the ANRE the Moroccan Energy Authority (Autorité Nationale de Régulation de l'Energie), Law No 54-14 which guides and allows national electricity self-producers to join the transmission network to carry energy from production sites to consumption sites and Law No 57-09 which aims to integrate energy efficiency techniques in a sustainable manner.
	ECON – 23 should be kept in its current form, with additional references to assist in rendering the credit more applicable to the Moroccan Market.
	 Additional references: Law No 48-15 dated 24 May 2015⁵⁰, on the regulation of the electricity sector and the establishment of the ANRE The Moroccan Energy Authority (Autorité Nationale de Régulation de l'Energie). Law No 54-14 promulgated in August 2015⁵¹, which allows national electricity self-producers to join the transmission network to carry energy from production sites to consumption sites; Law No 57-09 promulgated in February 2010⁵² on the establishment of the Morocco Agency for Solar Energy, which is now known as the Morocco Agency for Sustainable Energy (MASEN).
ENV –	Like South Africa, stormwater is a critical topic for the Moroccan context. From the research and
24	stakeholder interviews it was clear that the South African requirements are applicable to the Moroccan context. Although slightly onerous, it was agreed that the benchmark for Stormwater management is to align with the South African context and is achievable if the correct measures are in place. WSUD ⁵³ guidelines are noted as the identified guidelines for this credit. WSUD terminology is internationally recognized for excellence and innovation in urban design, building design and sustainability.
	Morocco is committed to an Integrated Water Resources Management (IUWM) approach under its National Water Strategy (SNE), National Water Plan (PNE) ⁵⁴ and new Water Law 36-

⁴⁹ Law n°13-09 on Renewable Energy

⁵⁰ Law No 48-15 dated 24 May 2015 on the regulation of the electricity sector and the establishment of the Moroccan Energy Authority

⁵¹ Law No 54-14 promulgated in August 2015, which allows national electricity self-producers to join the transmission network to carry energy from production sites to consumption sites.

⁵² Law No 57-09 promulgated in February 2010 created the Morocco Agency for Solar Energy, which is now known as the Morocco Agency for Sustainable Energy (MASEN).

⁵³ WSUD Guidelines <u>https://www.sa.gov.au/topics/planning-and-property/land-and-property-development/planning-</u>

professionals/water-sensitive-urban-design ⁵⁴ National Water Plan (PNE),2015

	15 ⁵⁵ issued in 2016. Due to the unavailability of Moroccan WSUD guidelines, the agreed approach is that this credit will use international best practice are to be used in the absence of locally applicable standards specifically outlined in the Communities v1.1 Submission Guidelines. Project teams who choose to target this credit can submit CIRs (Credit Interpretation Request) on a case by case basis where the project team chooses to follow an alternative methodology.
	For the Morocco Context the IUWM Guidelines are to be used in conjunction with Water Act 36- 15 in terms of the sustainable management of water.
	This credit will remain as it is, and Australian WSUD guidelines will be referenced as these are international best practice and are in line with the WSUD Guidelines for South Africa: Framework and Guidelines. It is noted that when Morocco WSUD guidelines become available these will be referenced and will replace the international guidelines.
	ENV – 24 should be kept in its current form, with an additional guidance references, (see below) to assist in rendering the credit more applicable to the Moroccan Market.
	 Additional references: Integrated Urban Water Management (IUWM) in Morocco ⁵⁶ Dahir Law 10-95⁵⁷ Water Act 36-15⁵⁸ National Water Plan, 2015⁵⁹ National Water Strategy, 2014⁶⁰ Dahir Law No 78-00⁶¹ Governance through integrated water management of water resources in Morocco⁶² Managing Urban Water Scarcity in Morocco⁶³
ENV - 25	Major changes to this credit relate to changing Notional Building requirements in the Performance Pathway to be in line with local Moroccan standards, where these are more stringent than the current requirements. The same applies for the Prescriptive Pathway.
	It is noted that The local equivalent of SANS 10400 Part XA ⁶⁴ has been identified as the Thermal Regulation for Construction in Morocco "Réglementation thermique de construction au Maroc" ⁶⁵ . Additional guidance references, to further localize the credit

⁵⁵ Dahir Law on Water 36-15

⁶² Governance through integrated water management of water resources in Morocco

⁵⁶ IUWM Morocco http://documents.worldbank.org/curated/en/333161468121153578/Project-Information-Document-Concept-Stage- Morocco-Integrated-Urban-Water-Management-P151128

⁵⁷Law no. 10-95 on water http://gis.nacse.org/rewab/docs/Royal_Decree_No_1-95-154_Promulgating_Law_on_Water_EN.pdf

⁵⁸ Dahir n° 1-16-113 du 6 kaada 1437 (10 aout 2016) portant promulgation de la loi n° 36-15 relative a l'eau

⁵⁹ National Water Plan, 2015

⁶⁰ National Water Strategy, 2014

⁶¹ Dahir Law 78-00 https://ustr.gov/sites/default/files/uploads/agreements/fta/morocco/asset_upload_file485_3865.pdf

⁶³ Managing Urban Water Scarcity in Morocco <u>http://documents.worldbank.org/curated/en/416241516117427311/pdf/122698-WP-</u>P157650-Summary-Report-Urban-water-scarcity-in-Morocco-ENG-P157650-2017-12-25-04-12.pdf

⁶⁴ SANS Regulation XA <u>https://sans10400.co.za/wp-content/uploads/2013/11/A-Guide-to-SANS-10400XA.pdf</u>

⁶⁵ Règlement Thermique de Construction au Maroc

http://architectesmeknestafilalet.ma/documentation_telechargements/Efficacit%C3%A9%20energetique/Reglement_thermique_de_cons_ truction au Maroc - Version simplifiee.pdf

	are, Law No 47-09 related to Energy Efficiency ⁶⁶ .
	 Additional references: The qualit'air program 2016⁶⁷ The National Quality Air Program (Le Programme national de la qualité de l'air 2017-2030)⁶⁸
ENV – 26	From research, experience and stakeholder interviews the conclusion was that the requirements are still tough to achieve in Morocco, however the aim is to improve industry benchmarks in Morocco.
	Due to the lack of information and documented literature, the agreed approach is that this credit will use international best practice standards as outlined in the Communities v1.1 Submission Guidelines as well as the Sustainable Precincts tool. Project teams who choose to target this credit can submit CIRs (Credit Interpretation Request) on a case by case basis where the project team chooses to follow an alternative methodology.
	Project teams will make use of the MAT – 6 Steel credit requirements as loud out in the Green Star SA Technical Manual Mat-06 Credit Guidance. Therefore, this credit will remain as is and Australian PVC Best Practice Guidelines will be referenced as these are international best practice. It is noted that when Morocco PVC guidelines become available these will be referenced and will replace the international guidelines. Australian PVC Best Practice Guidelines are in line with the requirements laid out under the South African PVC standards, namely, AVI standards SAVIBP 1001 and 1002.
	For 26B.1 Prescriptive Pathway - Sustainable Primary Construction Materials, as Morocco does not yet have PVC standards available, Australian PVC Best Practice Guidelines ⁶⁹ will be referenced as these are international best practice. It is noted that when Morocco PVC guidelines become available these will be referenced and will replace the international guidelines.
	For Concrete , Due to the lack of information and documented literature, the agreed approach is that this credit will use international best practice standards as outlined in the Communities v1.1 Submission Guidelines as well as the Sustainable Precincts tool. Project teams who choose to target this credit can submit CIRs (Credit Interpretation Request) on a case by case basis where the project team chooses to follow an alternative methodology.
	For Steel , due to the lack of information and documented literature, the agreed approach is that this credit will use international best practice standards as outlined in the Communities v1.1 Submission Guidelines as well as the Sustainable Precincts tool. Project teams who choose to target this credit can submit CIRs (Credit Interpretation Request) on a case by case basis where the project team chooses to follow an alternative methodology.
	For Asphalt , It was agreed that no changes and additional reference documents are required for this credit as the credit requirements can be applied to the Moroccan context.
	ENV – 26 should be kept in its current form, with the inclusion of additional references to specifically, Life cycle and Carbon print analysis of construction materials Technical Guide,
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⁶⁶ Law No 47-09 of Morocco on energy efficiency

⁶⁷ Qualit'air program 2016 <u>https://www.fm6e.org/images/Brochures/qualitair2016-en.pdf</u>

 ⁶⁸ The National Air Quality Program 2017-2030 <u>http://www.maroc.ma/fr/actualites/mme-el-ouafi-le-programme-national-de-la-qualite-de-lair-2017-2030-vise-reduire-la</u>
 ⁶⁹ Australia Best Practice PVC Guidelines <u>https://new.gbca.org.au/pvc/</u>

		namely Guide technique : analyse de cycle de vie et empreinte carbone des matériaux de construction, published by the Moroccan Energy Cluster (EMC) ⁷⁰ , to assist in rendering the credit more applicable to the Moroccan Market.
ENV 27	-	ENV – 27 should be kept in its current form with no changes to the credit.
ENV 28	-	From stakeholder workshops and discussions, it was found that in Morocco a 'suitably qualified professional' is not defined as a single individual but rather defined as a competent company, who is registered under Ministry of Equipment ⁷¹ . It was further noted that any person within that company can undertake an EIA, compile an Ecology Plan or Biodiversity plan if they fall under the company which is accredited by the Ministry of Equipment.
		The process of accreditation involves a committee where there is a representative of the governmental authority for the environment and the accreditation is called Système d'agrément des bureaux d'études. Le domaine des études d'impact est le D19 ⁷² .
		For the purposes of this credit, a suitably qualified professional will be assessed on a case by case basis, projects are to submit a CIR, for the approval of an "organisation-based approach". Motivation is to include CV of professional justifying professional's accreditation, experience, and alignment with credit.
		Companies that carry out projects relating to a certain type of activity must obtain an environmental acceptability decision (decision d'acceptabilité environmental) prior to the construction of their plant. Such approval is granted by the Ministry of Environment on the basis of the results of an environmental impact study. In principle, the authorities request such an authorisation prior to issuing the building permit and the certificate of compliance. Projects must achieve clearance and acceptability from the Ministry of Environment before undertaking any works on the project site. Following extensive engagement with local stakeholders, it was found that projects are bound by National law, Dahir Law 12- 03 of 12 May 2003, this law applies on a local and provincial level and no additional pieces of regulation are in place. This is to ensure the conduct and consistency, of projects on a national level.
		Dahir Law 12-03 on Environmental Impact Studies is to evaluate, methodically beforehand, possible repercussions of all planned activities, construction projects, development and works, undertaken by any individual organization on the environment. The direct and indirect effects are evaluated, particularly on humans, animals, plants, soils, water, air, the climate, the natural setting as well as on public health and safety. Dahir Law 12-03 is equal in their outcomes objectives when compared to NEMA.
		ENV –28 should be kept in its current form, with an alternative compliance to be shown through, Dahir Law No 12-03 on Environmental Impact Studies, which will replace NEMA ⁷³ . Additionally, in Morocco a 'suitable qualified professional' will be assessed on a case by case basis, projects are to submit a CIR, for the approval of an "organisation-based approach". Motivation is to include CV of professional justifying professional's accreditation, experience, and alignment with credit.

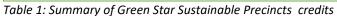
⁷⁰ Moroccan Energy Cluster <u>https://clusteremc.org/</u>

⁷¹ Ministry of Equipment <u>http://www.equipement.gov.ma/en/Pages/home.aspx</u>

⁷² Ministry of Equipment <u>http://www.equipement.gov.ma/Ingenierie/Systemes-regissant-la-Profession/Pages/Agrement-des-Bureaux-d-Etudes.aspx</u>

⁷³ NEMA <u>https://www.environment.co.za/environmental-laws-and-legislation-in-south-africa/nema-south-africa-national-environmentalmanagement-act-legislation-and-environmental-acts.html</u>

ENV 29	-	From stakeholder workshops and discussions, it was found that in Morocco a 'suitably qualified professional' is not defined as a single individual but rather defined as a competent company who is registered under Ministry of Equipment . It was further noted that any person within that company can undertake an EIA, compile an Ecology Plan or Biodiversity plan if they fall under the company which is accredited by the Ministry of Equipment.
		The process of accreditation involves a committee where there is a representative of the governmental authority for the environment and the accreditation is called Système d'agrémen des bureaux d'études. Le domaine des études d'impact est le D19 .
		For the purposes of this credit, a suitably qualified professional will be assessed on a case by case basis, projects are to submit a CIR, for the approval of an "organisation-based approach" Motivation is to include CV of professional justifying professional's accreditation, experience, and alignment with credit.
		Furthermore, the are no such 'bodies' that govern Environmental or Ecology specialists.
		ENV – 29 should be kept in its current form, with an inclusion of additional guidance references to assist in rendering the credit more applicable to the Moroccan Market.
		Dahir Law $12 - 03^{74}$ on Environmental Impact Studies will replace NEMA. Additionally, in Morocc a 'suitable qualified professional' is not defined as a single individual but rather defined as competent company, who is registered under Ministry of Equipment. It was further noted that any person within that company can undertake an EIA, compile an Ecology Plan or Biodiversit plan if they fall under the company which is accredited by the Ministry of Equipment.
ENV 30	-	Morocco has undertaken a series of strategic actions to reform the waste management sector such as strengthening of the legal framework, implementation of solid waste management (SWM) programs support for the National Household Solid Waste Program (PNDM) ⁷⁵ , and development of a national master plan for hazardous waste management. Law 28-00 establishes integrated and affordable Solid Waste Management in Morocco and aims to mitigate the impacts on public health and environment. ENV – 30 should be kept in its current form, with additional references, specifically, Law 28-00 osolid waste management and disposal adopted in 2006, to assist in rendering the credit mor applicable to the Moroccan Market.
ENV 31	-	ENV – 31 should be kept in its current form with no changes to the credit.
ENV 32	-	ENV – 32 should be kept in its current form, with additional references specifically Morocco's National Charter for Environment and Sustainable Development ⁷⁷ to assist i rendering the credit more applicable to the Moroccan Market.
INN		INN should be kept in its current form with no changes to the credit.



⁷⁴ Dahir No 1-03-60 dated 12 May 2003 promulgating Law No 12-03 on environmental impact assessments

⁷⁵Morocco – Solid Waste Management Program <u>https://www.worldbank.org/content/dam/Worldbank/document/Climate/Climate-Finance-Projects-briefs/Morocco-Municipal-Solid-Waste-Management.pdf</u>

⁷⁶ Solid Waste Management Law 28-00 November 2006

⁷⁷The National Charter for the Environment and Sustainable Development

http://www.chartenvironnement.ma/index.php?option=com_content&view=article&id=119%3Ala-charte-nationale-de-lenvironnement-et-de-developpement-durable&catid=34%3Ademo&lang=en_

Acronyms

AMCORD	Australian Model Code For Residential Development
ANEAQ	A National Agency for the Evaluation and Quality Assurance of Higher Education and Scientific Research
ANRT	Autorité Nationale de Régulation des Télécommunications
AP	Accredited Professional
BREAAM	Building Research Establishment Environmental Assessment Method
CETS `	Computing and Educational Technology Services
CGEM	La Confédération Générale des Entreprises du Maroc
CIR	Credit Interpretation Request
DDA	Digital Development Agency
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
ENV	Environmental Category
FET	Further Education and Training
FSC	Forest Stewardship Council
GBCA	Green Building Council of Australia
GBCSA	Green Building Council of South Africa
GCMs	Global Circulation Models
GOV	Governance Category
GS	Green Star
HQE	Haute Qualité Environnementale
IAP	International Association for Public Participation
INN	Innovation category
IPCC	Intergovernmental Panel on Climate Change
LEED	Leadership in Energy and Environmental Design
LIV	Livability Category
LMD	License, Master and Doctorate
MGBC	Morocco Green Building Council
NEMA	National Environmental Management Act
OFPPT	L'Office de la Formation Professionnelle et de la Promotion du Travail
RGC	Règlement Général de Construction au Maroc
SME	System Système de Management de l'Environnement
SuDS	Sustainable Drainage System
SWM	Solid Waste Management
PPP	Purchasing Power Parity
TVET	Technical and Vocational Education and Training
TPES	Total Energy Supply
TFC	Total Final Consumption
WSUD	Water Sensitive Urban Design

Introduction

What is Green Star Sustainable Precincts? Green Star is an internationally recognized rating system that delivers independent verification of sustainable outcomes throughout the life cycle of the built environment. Green Star Sustainable Precincts is a holistic rating tool for communities and precincts.

As per the Australian Green Star Communities v1.1. Submission Guidelines:

"Green Star – Communities is a rating tool that evaluates the sustainability attributes of the planning, design, and construction of large-scale development projects, at a precinct, neighbourhood, and/or community scale. The Green Star – Communities rating tool will assist governments, development project teams,

contractors and other interested parties aiming to deliver large-scale sustainable developments around Australia to:

- Provide diverse, affordable, inclusive, well connected and healthy places to live, work and play;
- Protect, maintain and restore the natural environment by reducing the ecological footprint of developments;
- Receive recognition for demonstrated leadership and commitment to sustainability;
- Achieve real value for money through demonstrated whole-of-life cost savings; and
- Encourage opportunities for business diversity, efficiency, innovation, and economic development."

Green Star – Communities assesses projects against a holistic set of distinct social, environmental, and economic categories, and an innovation category. The categories are called:

- Governance;
- Livability;
- Economic Prosperity;
- Environment; and
- Innovation.

The Green Star Sustainable Precincts Rating Tool is composed of the following documents

- i. Green Star Australia Communities Submission Guidelines and Submission Templates
- ii. Green Star Australia Communities Scorecard; and
- iii. Green Star Australia Communities Change in Ecological Value Calculator.
- iv. Green Star Sustainable Precincts Local Context Report

Local Context Report – Green Star Sustainable Precincts for Morocco

The development of the Australian Communities Tool was been a complex process and took an extensive amount of time in Australia. Green Building Council South Africa (GBCSA) then took on the development of the Sustainable Precincts Tool for South Africa, through the process of an LCR. The objective of the Local Context Report (LCR) for South Africa was to assess where the tool needs to be changed to be applicable to the South African Context. The development of the LCR resulted in the Pilot Green Star South Africa Sustainable Precincts (SUP) tool, which is available to the South African and African market.

SAEDM initiated the LCR process for Morocco. Mazagan Urban Pole was currently going through its initial stages of development and SAEDM wanted to use the Sustainable Precincts tool for to certify the project. Terramanzi was appointed to lead the development of the LCR; which is done in collaboration with SAEDM. The Stakeholder Group consisted of 11 experts from the industry.

Stakeholders, Roles & Responsibilities

SAEDM

SAEDM was the client on the project as they are the custodians of the LCR and guided the LCR development to ensure the Technical Consultant adheres to the GBCSA's vision, which is:

This process must be led by an experienced SA Green Star AP and be informed by a one or more workshops and professional industry stakeholder input. The LCR must address climatic conditions, government planning informants, relevant regulations and any other Morocco - specific circumstances which may be in conflict with certain Green Star SA requirements. The LCR also analyses the Green Star Sustainable Precinct tool credit-by-credit, identifying any ramifications that may result from the application of the Green Star SA rating tool to the Moroccan context

Technical Consultant

The Technical Consultant, Terramanzi, is the appointed party and experienced Green South Africa AP, responsible for managing and leading the stakeholder participation and the developing of the LCR. Terramanzi is expected to make use of their experience on the developing the South African LCR and being the SUP AP on the first ever SUP project in South Africa to inform the Moroccan LCR. Terramanzi was responsible for administrative tasks related to minutes and meetings, as well as ensuring that the expert's opinions are considered. Terramanzi engaged with industry experts where the expertise was missing.

Stakeholder Group

There were 13 people accepted for the Stakeholder Group has a wealth of experience and knowledge, which the consultant captured into the development of the LCR.

- Karim LAGHMICH, General Director, SAEDM
- Kenza EL WAFI, Architect and Development Project Manager, SAEDM
- Tarik NGADI, Legal Expert and Responsible of Institutional Affairs, SAEDM
- Hicham ZAROUAL, Engineer and Responsible of External and Landscaping Works, SAEDM
- Abed CHEMAOU, Responsible of Public Partnerships, SAEDM
- Youssef MANSOUR, Regional Operating Principal, Keller Williams Morocco
- Youssef MERNISSI, Regional Director, Keller Williams Morocco
- Nadia CHARIR , Architect- Urban management department, Urban Agency
- Mohamed EL GANNOUNI , Legal expert– Urban management department, Urban Agency
- Lucie MORAND, Project Manager Sustainable Urban Projects Pole Management Board and Strategy SUEZ Consulting
- Mathilde PECNARD, Head of Urban Projects Unit Strategy & Consultancy Division, SUEZ Consulting
- Christine LEGER, Environmental Manager, Phenixa Group
- Etienne TERBLANCHE, Energy Specialist, Climetric

Objective of the Local Context Report

The following report is a local context assessment to allow for the adoption of the Green Star SA Sustainable Precincts certification in Morocco. Currently the Green Building Council of South Africa (GBCSA) allow certification via Green Star SA in South Africa. The GBCSA are also able to certify projects outside of South Africa, provided a LCR is developed and approved for a particular country. A LCR is prepared and submitted to the GBCSA for approval by the first project seeking to be certified in that specific country. The LCRs are owned and published by the GBCSA and updated from time to time to reflect any changes received and collected through project feedback. The LCR is prepared by the project at their cost.

Through this local context report the GBCSA will assess for the use of this certification in Morocco.

The GBCSA would manage and allow the certification of this project through its existing established processes. The GBCSA encourage the project to use this opportunity to allow capacity growth in Morocco related to green building and transfer of knowledge. Multiple Workshops were set up via Zoom and face-to-face in Casablanca, Morocco at the head offices of OCP GROUP, a leading chemical company in Morocco, with SAEDM and Moroccan industry professionals and academics to discuss each credit in the Green Star SA Sustainable Precinct rating tool and their applicability to the Moroccan context. The comments from the workshop and views expressed by the professionals and academics have been included in this report.

Methodology

The context report addresses climatic conditions and ecology, water and energy patterns, building regulations and any other Morocco-specific circumstances which may be in conflict with certain Green Star SA Sustainable Precincts requirements. The context report also analyses the Green Star SA Sustainable Precincts tool credit-bycredit, identifying any ramifications that may result from the application of the Green Star SA rating tools to the Morocco context.

The Sustainable Precincts tool is different from the other Green Star tools as it does not follow the standard eight categories of Green Star. The Sustainable Precincts tool has four categories: namely Governance, Livability, Economic Prosperity and Environment. In total, there are 32 credits in the four categories and 100 points are available for the projects. All references that have been included as part of the Local Context Report, have been reviewed and found to be equal in their outcome's objectives. Additionally, for credits where Moroccan standards were not available and/or stringent enough international best practice was used and where the South African LCR was not applicable,

GBCSA was engaged at a high level throughout the process of the LCR development.

The team looked at the eligibility criteria and the certification process, like that of the South African LCR and evaluated if all the requirements and reviewed its appropriateness for Morocco. Each credit was reviewed in the following manner:

• Aim of the Credit

- Is the aim of the credit relevant to the Moroccan Context?
- Credit Criteria
 - Are the credit criteria relevant to the Moroccan Context?
 - Are the benchmarks set correctly for the Moroccan Context?
 - Are there local equivalent standards/legislation that can be referenced?
 - What must be amended to make the credit criteria appropriate for implementation in Morocco.
- Total suite of credits
 - Are there any major gaps in the issues that the credits address?
 - Are there Moroccan specific planning items that must be included?

Stakeholder Meetings and Workshops

As part of the LCR development process, 2 prior discussion workshops were held with SAEDM and SUEZ and 2 Stakeholder workshops were held.

Sustainable Precincts High Level Discussion (Initial review and discussion of the Sustainable Precincts Tool and a focus on Governance and Livability)	28 October 2019
Sustainable Precincts High Level Discussion (Focused discussion of Governance and Livability)	4 November 2019
GBCSA and Terramanzi Engagement	22 November 2019
Stakeholder Workshop 1 (Initial stakeholder engagement, review of the Sustainable Precincts Tool and an in-depth discussion of all credits)	27-28 November 2019

Stakeholder Workshop 2 (Progress on the LCR programme, resolutions to outstanding Credits and revised Project Programme)	4 March 2020
Terramanzi and Climetric Engagement (Energy Due Diligence)	4 March 2020

The goal of the workshops was to get as much feedback and technical input from the different stakeholders The first workshop was structured as follows, first a general session introducing the tool and giving background ground to the tool and credits followed by working group sessions. In the general session we discussed the tool name, eligibility criteria and recertification. During the latter part of the workshops, stakeholders were asked to provide their expertise on specific credits.

Background

Introduction of MGBC

Morocco has a green building council, the Morocco GBC (MGBC), which is registered with the World Green Building Council as a prospective membership level. The MGBC is newly established and has therefore not yet produced an environmental rating tool that would be used for Sustainable Precincts projects in Morocco. (World Green Building Council, 2020)

Overview of Morocco

The Kingdom of Morocco is the most westerly of the North African countries where coastline borders on both the Atlantic and Mediterranean Sea and neighbors include Algeria and Mauritania (Plecher, 2018). The capital of Morocco is Rabat, and the largest city is Casablanca; other large cities include Marrakesh, Tetouan, Tangier, Salé, Fes, Agadir, Meknes, and Oujda (Morocco Overview, 2020). The official language of Morocco being Arabic (Morocco Guide , 2020), 60% of the population speaks Moroccan Arabic while 30% to 40% speak Tamazight (Berber), however French is the second language of Morocco and occupies a very important place in public life (Nordea , 2020).

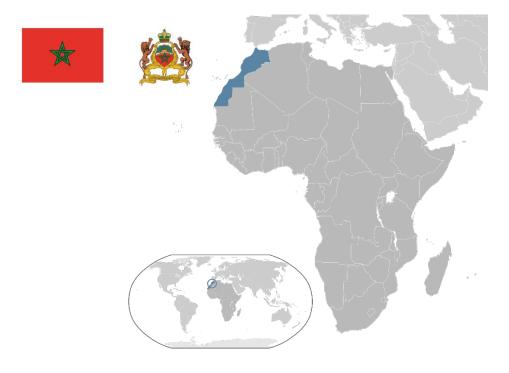
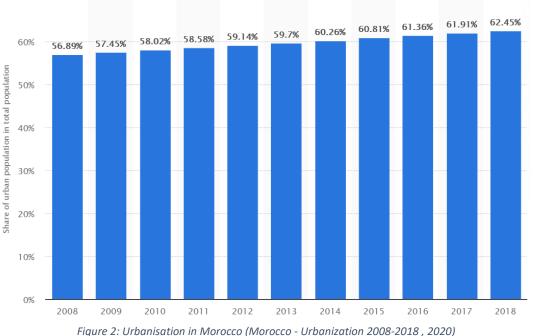


Figure 1: Morocco and the World

Population and Urbanization

Morocco, officially the Kingdom of Morocco is home to a current population of 36,910,560 million inhabitants and occupies 446,300 square kilometers; this culminates in an overall population density of about 83 people per square kilometer. The actual urban population of Morocco is 63.8 % of the total population in 2020 (Worldometer, 2020).

Morocco's population is displaced across 3 major geographic zone, with the biggest portion of Moroccans living on the coastal plains and plateaus while the mountainous and desert regions are less densely populated. Casablanca situated on the Atlantic coast on the Chawiya Plain and with 3.3 million inhabitants is Morocco's biggest city. The country's capital Rabat is also found on the Atlantic coast but is much smaller with merely 600 000 people. Morocco's growth rate is higher than most developing countries, although significantly less in comparison with the rest of Africa with a growth rate of 1.39%. In Morocco, urbanization from 2005 – 2015, went from 55.13% to 60.2% jumping 5 % in 10 years (Morocco - Urbanization 2008-2018 , 2020).



Socio Economic Background

According to the most recent data in 2013, Morocco had 1% of the total population living in extreme poverty, with 0.6% of the country's workforce living on less than 1.9 US dollars per person per day in 2014. Morocco boasts a consistent decrease in poverty between 2000 and 2014, with the proportion of the population living under the national poverty line having dropped from 15.3% in 2000 to 4.8% by 2013. In comparison, neighboring country Mauritania had 31% of its population living under the national poverty line by the same year (UN SDG Country Profile, 2017).

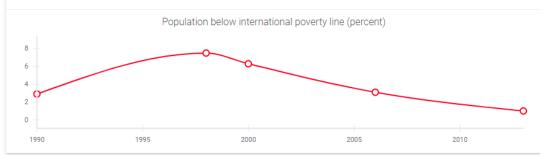


Figure 3: Proportion of the population living below the extreme poverty line (UN SDG Country Profile, 2017).

Education

Access to quality education is a persisting issue in Morocco despite numerous interventions to the national education system and culture. Morocco continues to show a high dropout rate increasing with each age group

and resulting in a low national graduation rate. The Moroccan government funded a "Non-Formal Education Project" aimed at reintegrating young people who had dropped out of school, back into the education system. This programme has seen an increase from 64465 beneficiaries in 2015-2016 up to 90000 by the following year. (Mansouri & El Amine Moumine, 2017).

Since then, Morocco has undertaken an ambitious reform program to increase access to education and improve the performance of the education, such as the Education Support Program (\$500 million), approved on June 20, 2019. The project's objectives are to establish an enabling environment for quality early childhood education service delivery, support improved teaching practices in primary and secondary education, and strengthen management capacity and accountability along the education service delivery chain in the Program Areas. (World bank, May 2020).

Then, in August 2019, the Kingdom's parliament passed a bill aimed at revamping the country's entire primary education system, with its advocates saying it will promote socio-economic equality and social inclusiveness. The bill focuses on closing the country's education gap and developing a new generation of Moroccans, equipped with the diplomatic and scientific skills needed for Morocco to play a bigger role on the international stage.

Geography

Morocco spans from the Mediterranean Sea and Atlantic Ocean on the north and the west respectively, into large mountainous areas in the interior body, to the Sahara desert in the far south. Morocco's landscape is mountainous with slopes that gradually transition into plateaus and valleys. The Atlas mountains dominate the central part of the country, while the Rif mountains make up the northern edge. The southeastern region of the country is blanketed by the Sahara Desert, the world's third largest desert at over 3,600,000 sq. miles(9,400,000 sq. km) (World Atlas, 2020).

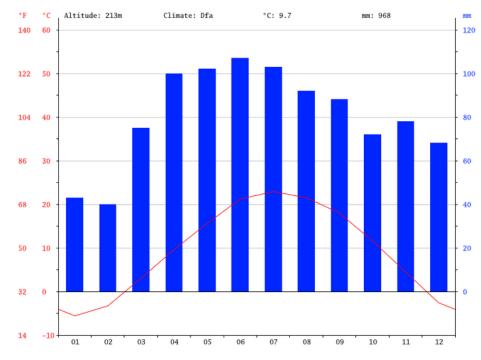


Figure 4: World Atlas Morocco Geography

Climate

Morocco is described as having a hybrid climate with a moderate and subtropical, cooled by breezes off the

Atlantic and Mediterranean. In the interior the temperatures are more extreme, winters can be fairly cold and the summers very hot. Average summer temperatures in the coastal cities, range from 64-82 °F (18- 28°C). In the interior, however, highs frequently exceed 95°F (35°C). Average daily temperatures range from about 54°F (12°C) in winter (Dec-Mar), to 77°F (25°C) and higher in summer (Jun-Sep) (Morocco Seasons & Climate, 2020).



Rain season starts in October month with precipitation is the least in February month, representing an average of 40 mm. Most precipitation falls in June, representing an average of 107 mm (Climate Data.org, 2020).

Figure 5: Morocco Average Rainfall (Climate Data.org, 2020).

At an average temperature of 22.9 °C in July, it is the hottest month of the year. January, averages at -5.6 °C being the lowest average temperature of the whole year (Climate Data.org, 2020).

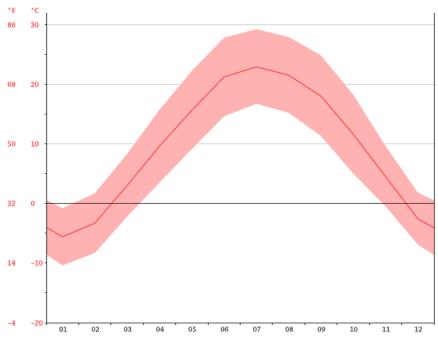


Figure 6: Morocco Average Temperature (Climate Data.org, 2020).

Energy and Electricity Usage

Morocco has committed to reducing GHG emissions by 42% below business-as-usual (BAU) by 2030. In Morocco, the building sector plays an important role in reaching this target. The building sector's share of total final energy consumption was 34% in 2016. Morocco has committed that to reach national reduction targets, energy use must be reduced by 19% in the residential sector and by 10% in the services sector. Between 2014 and 2017, data showed that energy used in buildings and electricity is on the rise with the residential sector increasing by 7% and by 12% in the services sector (Building Brief - Morocco, 2019). Morocco is also heavily dependent on imports to meet its energy needs. 91% of its energy is sourced from abroad, with imports including crude oil , petroleum products, coal, gas from Algeria, and electricity from Spain via dual interconnectors. As a developing economy, Morocco has seen a continuous rise in energy demand since the early 20th century, driven by industrialization, overall economic development, and rising living standards. Demand has grown by an average of 6% to 7% a year over the last 25 years (Morocco, an Emerging Economy with Energy Challenges, 2020).

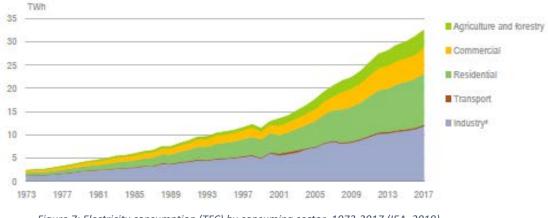


Figure 7: Electricity consumption (TFC) by consuming sector, 1973-2017 (IEA, 2019).

In 2017, the industrial sector remained the largest consumer of electricity in Morocco, accounting for 11.8 TWh or 36% of the total (Figure 7). The residential sector was the second largest, with 11.0 TWh or 34%, followed by

the commercial and public services sector, with 5.2 TWh or 17%, and agriculture with 3.7 TWh or 12% of total electricity consumption (IEA, 2019). As a rising population in rural areas has gained access to electricity, now accounting for 99.43%, electricity consumption has accelerated. In the last decade, consumption grew in agriculture grew by 66%, the commercial and public services sector by 88%, residential by 67% and industry by 38 (IEA, 2019).

Total primary energy supply (TPES) in Morocco reached 20.5 million tonnes of oil-equivalent (Mtoe) in 2017, a 32% increase from 15.6 Mtoe in 2007. TPES has grown on average 2.4% annually over the last decade in line with the overall economic growth of the country. The gross supply of fossil fuels saw a 37% growth from 2007 to 2017. A significant increase of natural gas supply (87%) was supported by large imports from Algeria between 2005-12. Gas use, however, plateaued after 2012 at around 1.22 billion cubic meters per year. The remainder of TPES consisted of biofuels and waste (7%), electricity imports (2%), and small shares of hydro, wind and solar (2% together). Renewable sources are however growing rapidly from a low base. Over the past decade, hydro grew by 29%, while solar and wind together increased 15 times. The supply of biofuels and waste declined by 29%. (IEA, 2019). Furthermore, it represents Morocco's diversification of energy mix over the last two decades, first by increasing coal consumption in the mid-nineties and, more recently, in 2005 with the introduction of natural gas (IEA, 2019).

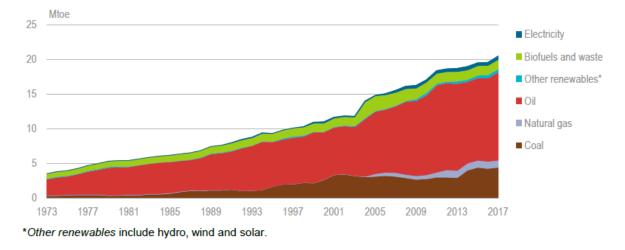


Figure 8: Total primary energy supply (TPES) by source, Morocco 1973-2017 (IEA, 2019).

Morocco's total energy consumption stands at approximately 28.21 billion kWh of electric energy per annum. With a population of 36 million this equates to an average of 784kWh per capita per annum. (Energy consumption in Morocco, n.d.). Morocco's total final consumption (TFC) reached 16.1 Mtoe in 2017, a 34% increase from 12.06 Mtoe in 2007. TFC is largely dominated by three sectors – transport (36%), residential (25%) and industry (24%), which together account for over four-fifths of TFC. These are all sectors with high growth rates. Since 2007, the transport sector has grown by 58%, residential by 26% and industry by 16% (IEA, 2019).

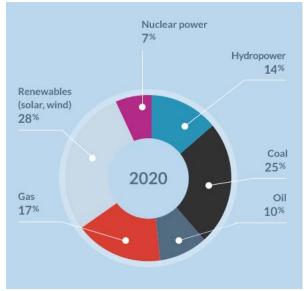


Figure 9: Energy Mix in Morocco, 2020

In 2020, Morocco's energy mix is still characterized by a large proportion of coal, and fossil fuels in general, and only a small percentage of renewable energies, despite a recent surge in wind power.

Due to its growing population and economic development, Morocco's energy demands are rapidly accelerating. The Moroccan government has made more use of the private sector to meet the country's energy needs following power shortages and a desire to control public spending. It is projected that the state's share of electricity production is likely to decline to 40% in 2020. However, the state-owned Office National de l'Electricité (ONE) will maintain sole responsibility for distribution and transmission of electricity in Morocco. (Energy policy of Morocco, 2019)

In 2003, Morocco had an installed generating capacity of 4.8 GW. The country's two largest power stations are both coal-fired, namely Mohammedia and Jorf Lasfar. The majority of Morocco's coal is sourced from South Africa, although coal was purchased from Poland for the Jorf Lasfar power plant in 2005. Morocco ceased coal production in 2000 after closure of Jerada coal mine. In 1997, Jorf Lasfar became Morocco's first privately operated power plant when it was undertaken by a US-Swiss consortium. The consortium expanded the power plants generating capacity to 1400 MW in 2001. (Energy policy of Morocco, 2019)

The expansion of generating capacity at Jorf Lasfar is in line with the country's wider campaign to increase generating capacity. A \$500 million (350-400 MW) combined-cycle powerplant was commissioned in Tahaddart, in 2005 as per the government's plan. The power plant is owned by ONE 948%), Siemens (20%) and Endesa (32%). (Energy policy of Morocco, 2019)

Renewable Energy

The Moroccan government has initiated energy reforms to promote, firstly, the development of the country's industry in the renewable energy and energy efficiency sectors, secondly to infiltrate regional and international markets and, thirdly, to encourage the development of local resources. (Morocco, n.d.)

The government has upped the ante on its role in international action on climate change. Acknowledging the Paris Agreement, Morocco has set a new national climate policy and hosted the United Nations Conference of Parties (COP22) Summit in Marrakesh in 2016. (Morocco, n.d.)

Renewable energy is essential in ONE's \$3,4 billion energy advancement strategy, announced in January 2004. Following the 2010 announcement of law No 13-09 ("renewable energy law"), Morocco's framework of regulation generally supports the alternative of renewable energy in the electricity sector. In 2015, the Moroccan government announced that it will attain a 52% share of renewable energy in electricity by 2050. In order to achieve its target, Morocco invests in solar power and wind sources of renewable energy. (Energy policy of

Morocco, 2019)

Solar Power

Morocco announced, in November 2009, a solar energy venture to the value of \$9 billion, which officials claimed will hold a share of 38% of the country's installed power generation by 2020. Funding was stated to be from a ratio of private and state capital. The project will entail five solar power generation sites nationwide and will produce 2000 MW of electricity by 2020. Germany has conveyed its willingness to participate in the advancement of the solar project as well as a Moroccan desalination plant. (Energy policy of Morocco, 2019)

The solar project is anchored around the development of Concentrated Solar Power (CSP) and Photovoltaic (PV) facilities; both facilities are governed by the Moroccan Agency for Solar Energy (MASEN). Morocco pioneered solar power technology in the Middle East and North Africa region by pursuing CSP. This project is Morocco's strategy to cut its dependency on fossil fuels and to achieve the goal of 52% power generation from renewables by 2030. (Energy policy of Morocco, 2019)

In Morocco, the largest CSP project is Noor Solar, located in the Drâa-Tafilalet region,10 kilometers from Ouarzazate city, on the edge of the Sahara Desert. The project comprises of three stages: Noor I, Noor II nd Noor III. The first stage (Noor I) was launched in February 2016 and employs 500 000 parabolic mirrors to generate a capacity of 160 MW electricity: making it one of the largest solar power plants worldwide. Noor II and Noor III were scheduled to operate by 2018. Apart from the CSP project, Morocco is developing Noor PV 1 program as well as Noor Midelt phase 1, which essentially uses PV to additionally increase the electricity generation from solar. The entire Noor Plant development was scheduled for commission in 2018. The development would have a capacity of 582 MW; enough to supply 1.1 million houses. Electricity generation by solar and wind renewables has increased almost four-fold from 2010-2015. (Energy policy of Morocco, 2019)

Wind Power

Morocco has eight wind farms, as of 2016, with total operational capacity of 487 MW. This capacity is anticipated to increase to 1000 MW in 2020 with an additional six wind farms. Beginning in 2010, Morocco aims at achieving a 2 GW production capacity from wind power as part of the Moroccan Integrated Wind Energy Project (Energy policy of Morocco, 2019).

Hydro Power

Morocco's advantageous geographical location, encompassing the country's four perennial rivers and numerous dams, abounds opportunities for hydroelectric potential. Today, Morocco's total installed capacity is 8,262 MW of which 1,770 MW share is from hydropower. The government's policy states an increase of renewable generation capacity to 42% share of the country's energy mix by 2030. (Morocco, 2018)

In preparation for a doubling of energy demands by 2025, Morocco plans to accelerate the pace of reforms to allow public and private operators to develop 10,100 MW of supplemental capacity by 2030. This encompasses 1,330 MW of hydropower with the private sector allocated 550 MW to develop and approximately 100,6 MW in small hydro. This will help Morocco achieve 2,000 MW of installed hydropower capacity by 2020. (Morocco, 2018)

With 3,500km of coastline, Morocco's geographical context presents the opportunity for the advancement of pumped storage projects which, coupled with existing solar and wind renewables, can provide a viable solution to a stable and reliable renewable strategy. (Morocco, 2018)

The main power in the power sector is government owned Office National de l'Electricité et de l'Eau Potable (ONEE) is carrying out an environmental and social management system (SMES) at the Al Wahada (the secondlargest dam in Africa) and Afourer hydropower plants. Furthermore, the ministry of Energy in partnership with the German government is committing to the assessment of the viability of seawater pumped storage. (Morocco, 2018)

Two new pumped storage stations totaling a capacity of 600 MW was announced by ONEE in 2017. The first station, El Menzel II station, will be situated in upper Sebou. The second station, Ifhasa station, will be constructed on the right bank of Oued Laou, completion date scheduled for 2025. These stations will evenly split the 600 MW capacity required. (Morocco, 2018)

The commissioning of the 350 MW Abdelmoumen pumped-storage, situated 7km NE of Agadir, will supplement

the 450 MW Afourer project. Abdelmoumen will be commissioned in 2020, adding 350 MW of capacity to Morocco. (Morocco, 2018)

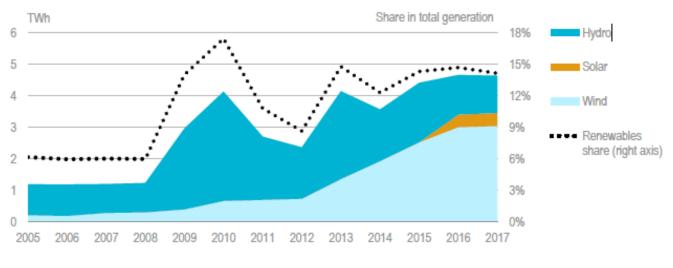
Moreover, construction of the 128 MW Khénifra hydropower plant has begun coupled with several small hydropower strategies. (Morocco, 2018)

Biomass Energy

As with hydropower potential, biomass is also a renewable that Morocco possesses in abundance. Despite the 12,568 GWh/year potential in solid bioenergy and ratio of biogas and biofuels, the country has only capitalized on 1% of its biomass potential due to high cost implications of investment and insufficient refining process skills and knowledge. (Energy policy of Morocco, 2019)

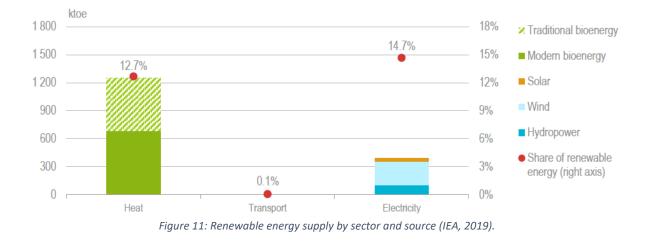
Nuclear Energy

Morocco has indicated interest in nuclear energy primarily for desalination as well as other purposes. The Moroccan government signed an agreement in September of 2001 with the United States initiating the legal groundwork for constructing a 2 MW research reactor. The agreement with U.S. company General Atomics is to construct the reactor east of capital, Rabat. (Energy policy of Morocco, 2019)





Theoretically, Morocco could become entirely self-sufficient with electric energy as the total production of all Moroccan electric energy generating facilities accounts for 29 billion kWh per annum. Despite this, Morocco trades energy with foreign countries (Energy consumption in Morocco, n.d.)



The advancement of renewable alternatives in Morocco is encouraging energy security as well as helping to deliver on Morocco's clean energy and climate change commitments. Morocco is making strong strides aimed at affordable, reliable, and sustainable energy aligned with the United Nations Sustainable Development Goals (SDG 7). However, advancement in energy intensity reduction of Morocco economy has proven to be very challenging to achieve. Although the contribution of renewables is progressing steadily, its contribution in total final consumption decreased significantly over the past 10 years due to exponential energy mix by 2030. As Morocco only has renewable energy targets for electricity, the government is encouraged to develop targets for the utilization of modern renewables in the transport and residential sectors; this will substantially reduce reliance on fossil fuel use. Morocco's continued reliance on fossil fuel imports, namely coal, oil and gas, for the majority of its energy needs, abounds opportunities to reduce imports by advancing domestic energy resources to reduce oil and coal use (Morocco, n.d.).

Water

Morocco is a water-scarce country faced with diminishing groundwater reserves and a strong reliance on rainwater, especially for agriculture. Many rural communities depend on a single water source to support households and their livelihoods. An insufficiently functioning sanitation network and wastewater treatment system results in already scarce water resources to become contaminated and therefore unsuitable for multipurpose use. (Water and Sanitation, 2019)

Currently, 83% of Moroccans have access to improved drinking water and 72%, have access to improved sanitation (Nunnally, n.d.). In 2017, as per Figure 12 below, 70.27 % of the population used a "safely managed" drinking water service—an improved source located on premises, available when needed and free from contamination (UN SDG Country Profile, 2017).

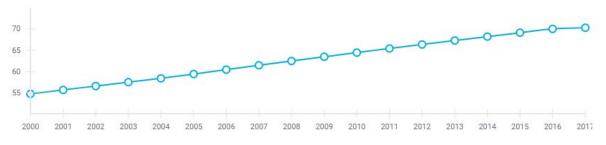


Figure 12: Percentage of population using safely managed drinking water services (Water and Sanitation, 2019).

Most of the drinking water in Morocco is sourced from seven rivers. From north to south, the seven rivers are the Loukkos River, the Moulouya River, the Sebou River, the Bou Regreg River, the Oum Er-Rbia River, the Tensift

River and the Souss-Massa-Draa basin. The loukkos River is the only one that does not originate in the Atlas Mountains (Magnus, 2019).

Approximately 69% of Morocco's drinking water comes from the above rivers and the remaining 31% from groundwater. Morocco is projected to receive 50% less rainfall by 2050 which means that the country anticipates water shortages. To counter this, Morocco's growing interest in seawater desalination as a source of water matches its growing water demands for drinking, industry, and mining (Magnus, 2019).

Morocco's water supply and sanitation are provided by numerous utilities ranging from private companies in four cities, including Casablanca and Rabat, to public municipal utilities in 13 other cities, as well as ONEE. ONEE manages bulk water supply to the utilities mentioned, water distribution in approximately 500 small towns, including sewerage and wastewater treatment in 60 of these towns (Water supply and sanitation in Morocco, 2020).

In Casablanca and surrounding areas, water treatment and delivery are managed by Lydec under a 30-year concession. Lyde is managed by Suez (world-leading water treatment provider). Lydec predominantly gets its water from the Oum Er-Rbia River. Similar arrangements are implemented in other cities such as Fez, Tangier, Sale, Meknes, Rabat, Marrakesh and Agadir, where water is treated and controlled in alignment with WHO standards (Magnus, 2019).

Aimed at supporting its development and streamlining water management, Morocco has proven its commitment to managing its water resources by constructing major water infrastructure to satisfy the country's household, industrial and agricultural demands (Afilal, 2017).

The policy on managing and mobilizing water resources by the construction of huge dams which play a role in storing rainwater in preparation for dry periods as well as for irrigation. A 1980's long-term planning policy that allows decision-makers to prepare for shortages by providing public authorities with foresight of water resource availability over a 20-30-year timeframe. Progressive strides were made at the regulatory and institutional level to advance water management efficiency across the country. This references the adoption of essential pieces of legislation, namely Law 10-95 for integrated, participatory, and decentralized water resources management through the founding of water basin agencies and the commissioning of mechanisms for the conservation of water resources. The Advancement of technical and scientific research skills in the appropriate agencies at both the central and local levels. (Afilal, 2017) As a result of these policies and investments, Morocco now has the capacity to harvest 17.6 billion m³ of rainwater into 140 enormous dams and thousands of boreholes and wells to capture groundwater. (Afilal, 2017)

The past fifteen years has witnessed significant improvements to the access of water supply but to a lesser extent to sanitation. In a growing population, the percentage of Moroccans lacking access to water and sanitation are faced with a variety of challenges including mass migrations, bringing the majority of the population to the cities giving rise to slums. These communities are generally situated bordering urban areas where access to clean water, sanitation and electricity services do not exist. (Water supply and sanitation in Morocco, 2020)

The 33% of Moroccans lacking access to sufficient sanitation are at high risk of waterborne diseases such as gastrointestinal infections, malaria and typhoid. Despite Morocco's agricultural industry's GDP responsibility of 19%, only 15% of agricultural land has access to irrigation. Lack of sanitation services and inadequate wastewater treatment results in contamination of the, already scarce, water resources.

Further challenges include a low degree of wastewater treatment (13% treated from collected wastewater), insufficient house connections in the most impoverished urban areas, and limited sustainability of rural systems (20% estimated to be dysfunctional). (Water supply and sanitation in Morocco, 2020)

A National Sanitation Program was approved, in 2005, that's goal is to treat 60% of wastewater collected and securing 80% of urban households to sewers by 2020. Lack of water connections for the urban poor is being addressed as part of the National Human Development Initiative. (Water supply and sanitation in Morocco, 2020).

From 2004-2011, Morocco's 'Cities Without Slums' development campaign realized 100,000 new housing units, effectively providing 1,5million people with access to water, sanitation and power. (Nunnally, n.d.)

Moroccan water resource management is further supported by USAID by introducing new technology to help advance agricultural productivity and rural livelihoods by reducing operational costs while using less water. In addressing water supply, sanitation and hygiene, USAID cooperates with local-level water-supply government institutions to incorporate water-efficient technology and water management strategies that promote conservation and grow public awareness and community participation in water challenges. (Water and Sanitation, 2019).

Groundwater, indicated in Figure 13 below, accounts for approximately 20% of water resources. The biggest aquifers cover 10% of the country. Groundwater withdrawals are overexploited by around 4.2 BCM/year and are 10% higher than the average annual recharge. The high extraction rate has resulted in a water table drop of 2 meters per year (Water Resources in Morocco, 2019).

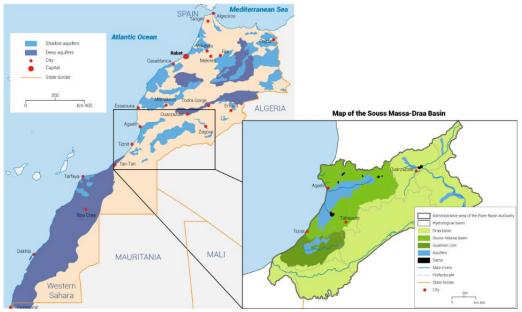


Figure 13: Groundwater distribution (Water Resources in Morocco, 2019).

Waste Generation and Recycling

Morocco is admirable in North Africa for its share in promoting the use of renewable energy, however, like its neighbors, the country has a crucial problem with waste. (Morocco's recycling pioneers, 2017)

Morocco inaugurated a new Solid Waste Management Plan in 2008; aimed at eliminating mis-managed waste, and recycling 20% of plastic waste by 2020. Despite its goals to develop waste management facilities, Morocco's operational landfill count was a mere 14 landfills in 2016, focused around major cities. Establishing new, government-owned waste treatment facilities and backing municipalities to advance greater waste management capacity can significantly reduce open dumping. Merely 10 Moroccan private recycling establishments are operational, and the lack of a stable flow of high-quality plastic waste and low profitability of the sector have resulted in low recycling rates. Lastly, Morocco initiated a ban on plastic bags, although the ban has not impacted the vast informal market, which has proven to be difficult to harness. Greater control and enforcement of the ban, and further consumption bans, can help relieve the plastic waste at risk of infiltrating into nature. (Dalberg Advisors, WWF Mediterranean Marine Initiative, 2019 "Stop the Flood of Plastic: How Mediterranean countries can save their sea")

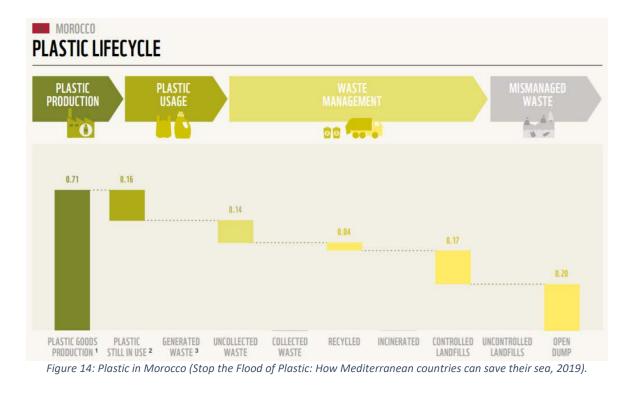
Funded by Dirham 40 billion (3,7 billion Euro), Morocco's National Program for Household Waste Management of 2008 aimed at the advancement in waste collection and recycling and also overhauling the country's landfills. (Morocco: "Huge Potential for Investment", n.d.)

The strategy has proven its viability with official collection rates doubling from 44% to 85.2% from 2008-2016. The construction of 22 new landfill and trash treatment centers has, in part, aided the National Program for Household Waste Management. Three additional centers under construction are provided to propel the national treatment rate of household waste from 53% today to 81%.

Following a comprehensive audit by the United Nations in 2014, it was determined a recycling rate of merely 8-10%. Additionally, there was no structure in place to separate household recyclables like glass, paper and card, plastic and metals, no recycling system for batteries, no data on used tires and no centralized or organized waste collection for electrical and electronic equipment waste. Furthermore, approximately 30 million tons of construction waste created yearly were predominantly not separated and dumped on the roadside, riverside on unused plots of land. The audit also revealed that recyclable household waste – recycled and collected by unofficial waste pickers – was sold to wholesalers and sent to Casablanca to convert it to energy, for reuse or to export. Generally, waste segregation has not yet been facilitated. There is an informal recycling sector, which describes valuable waste recovered by waste pickers at landfill sites. (Morocco: "Huge Potential for Investment", n.d.)

Outlining other solutions such as a \$271.3 million program, supported by the World Bank, from 2009-2011 had already resulted in the founding of a National Commission of Solid Waste Management; an efficient result-focused incentive strategy allocating national financial resources to support municipalities; the professional collection services benefitting 66% of the urban population; higher municipal service tax; the disposal rate to sanitary landfills increase from 10% in 2008 to 37% in 2013; the closing or rehabilitation of 21 open dump sites; the development of 15 well-managed landfills; the authorization of 21 environmental impact assessments; and the trialing of social inclusion interests for approximately 150 waste pickers (Morocco: "Huge Potential for Investment", n.d.).

Although the effects of these measures did not benefit Morocco as an entirety. A 2017 scientific study on the province 'Khenifra' revealed 6 communities that were completely oblivious to the waste management law in Morocco. Additionally, the municipalities had never attempted to trial a selective collection or compost due to the heterogenetic nature of the waste and the challenge of sorting. This may describe the force of municipalities to landfilling options (Morocco: "Huge Potential for Investment", n.d.). Figure 14 below indicates the proportions of plastic produced, used, managed, and mismanaged in Morocco, with Figure 15 showing locations of recycling facilities, small controlled landfills, large controlled landfills and controlled landfills under construction.



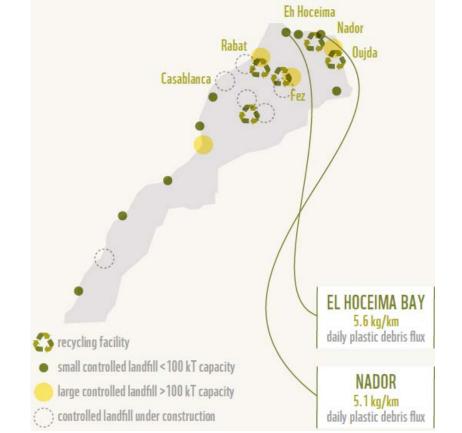


Figure 15: Waste Facilities in Morocco (Stop the Flood of Plastic: How Mediterranean countries can save their sea, 2019).

Majority of the waste in Morocco is made up of largely organic waste, with plastics and paper/cardboard making up only 20% of the waste composition; with glass making up the smallest percentage at 3%.

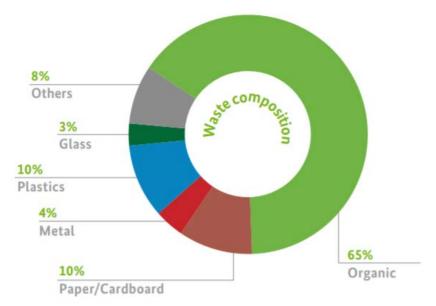


Figure 16: Waste composition in Morocco. (Report on the Solid Waste Management in Morocco, 2014)

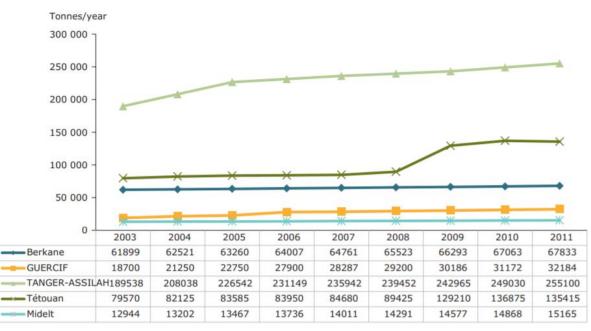


Figure 17: Waste produced from 2003-2011 in Morocco (Horizon 2020 Mediterranean report, 2014)

Building Sector Growth

Morocco's building sector is expanding rapidly. From 600 million m² in 2017, with rising demand building growth will need to increase by an additional 250 million m² by 2030. The fastest growing market segment is middle income housing and the largest market is for modern Moroccan housing, a specific type of housing combining residential and commercial activities. Morocco has a large share of houses built by their owners. While 67% of Moroccans own their home, only 12% buy it from private and 2% from a public real estate developer. In particular the most popular type of housing (modern Moroccan housing) is mostly self-built (Building Brief - Morocco, 2019).

Transport and Mobility

"Morocco is a well-recognized model in the region for sustainable urban mobility. Its authorities have acknowledged that only concrete action towards sustainability can improve the Kingdom's economic, social and environmental performance". (Calvet, 2019)

Over the years, Morocco has demonstrated a strong vision for public transport, in particular by leading a reflection around the decentralization of public transport networks and by setting up the Support Fund for Transport Restructuring (UITP: Advancing Public Transport, 2019).

As economic development progresses and urban centers rapidly grow, Moroccan cities are increasingly facing urban mobility challenges and seeing disruptive technologies change the way these problems are addressed (Oxford Business Group, 2020). Rabat, which saw its population increase by 18% over the last decade, is expected to accommodate 1.94m passenger movements per day in 2024, up from 1.49m in 2014. Casablanca's 2019 figure of 7.8m movements per day is expected to rise to 10m by 2030 (Oxford Business Group, 2020).

Bus transportation in Morocco is based on a concessions model and in August 2019 private transport operator ALSA (a subsidiary of UK-based National Express) launched 37 bus lines in Rabat. Its fleet of 250 vehicles is set to increase to 350 over a period of years. In November 2019 Casablanca's started a new partnership with ALSA, which will progressively take over the current bus fleet and add 700 new buses by 2021 (Oxford Business Group, 2020).

In Marrakesh, the bus rapid transit (BRT) system has a fleet of 30 fully-electric buses and consists of four lines with their own dedicated lanes, linking the city's surrounding areas to two points in the city center with interchanges at Douar Al Askar, Bab Doukkala and Jamaâ el Fna (From BRT to Tram Lines: How Morocco is boosting Public Transport, 2016).

Morocco Government aims to support the cities in helping them develop a clear vision of urban mobility for the next decade. By adopting new governance frameworks that focus on bringing together districts from the same metropolitan area in will improve mobility and bring cities together (Nour-Eddine Boutayeb, 2015).

The initiatives that Government has put in place will further integrate public transportation networks and increase private sector participation. In Morocco, public transportation should be considered as a means of boosting socio-economic integration while connecting suburban areas with economic centers and ultimately moving towards a more inclusive development (Oxford Business Group, 2020).

Urban Realities of Morocco

Morocco's society and economy continues to be transformed by urbanisation. To date, population displacement in Morocco has increased by 25% since 1970 towards urban area, resulting in a 60% total. Despite a higher fertility rate in rural areas, rural-urban migration makes Morocco's sustained population growth of a predominantly urban nature. Trends project that by 2050 that three-quarters of Morocco's population will be urbanites. Coupled with the densification of people, urbanisation will also result in the concentration of economic activities in cities; accounting for approximately 75% of the country's GDP and 70% of investment at the national level (Lall, Mahgoub, Maria, Touati, & Acero, Leveraging Urbanization To Promote A New Growth Model While Reducing Territorial Disparities In Morocco, 2020).

Morocco's urbanisation, despite its challenges, is the generator of the demographic and economic growth that we know today. Demonstrating strong potential to absorb rural poverty (poverty rates at 4.8% in urban areas and 14.5% in rural areas) through substantial public investment, cities remain afflicted by poverty-stricken districts. The year 2014 saw approximately 325 000 urbanites living below the relative poverty threshold of US\$3.1 per day (in 2011 purchasing power parity terms) and an additional 1.6 million Moroccans being economically insecure. Urban unemployment is demonstrated at 14% compared to 3.8% rural unemployment. Youth unemployment is mostly evidenced as an urban occurrence compared to in rural areas at 36% and 8.4% respectively (Lall, Mahgoub, Maria, Touati, & Acero, Leveraging Urbanization To Promote A New Growth Model While Reducing Territorial Disparities In Morocco, 2020).

Spatial disparities remain a key cause for concern for Moroccan civilians as well as for national and local governments. Rural per capita household consumption exhibits a 54% less difference compared to urban areas with skewed access to services and social protection. Morocco's latest years saw the adoption of ambitious programs by the government to address living standards in urban and rural areas. The successful roll-out of these living standard initiatives saw significant improvement through national master plans such as the Cities without Slums Program (Programme Villes sans Bidonvilles), which aspired to eradicate slums in the urban nodes from 2004-2010. At least 167 000 households benefited from improved housing conditions or were rehoused as a result of the Cities without Slums Program. In conjunction, from 2000-2015, 230 cities experienced improved living conditions and urban nodes through urban upgrading programs (programmes de mise à niveau urbaine). Additionally, the National Human Development Initiative - tasked with combatting social exclusion in urban areas and improving living standards of the population – has benefitted over 1.6 million households (Lall, Mahgoub, Maria, Touati, & Acero, Leveraging Urbanization To Promote A New Growth Model While Reducing Territorial Disparities In Morocco, 2020).

Cities generate positive spill-overs for both their surrounding metropolitan regions (particularly rural areas) as well as for the Morocco in a broader sense with 80% of total tax receipts and 60% of total employment stemming from urban areas. However, despite contextually similar precedence, Morocco has not generated the same degree of growth benefits. In comparison, Morocco's urbanisation evidences consistently lower levels of GDP per capita due to slower structural of the economic and a lower share of tradable sectors in the economies of large to medium cities. These trends suggest that Morocco requires particular policies to enhance returns from its urbanisation process (Lall, Mahgoub, Maria, Touati, & Acero, Leveraging Urbanization To Promote A New Growth Model While Reducing Territorial Disparities In Morocco, 2020).

Countries, such as Morocco, that have successfully leveraged urbanisation to stimulate growth while minimising territorial disparities as well as the rift in living conditions have communicated differentiated and integrated policies to address particular territorial development challenges. The benefits manifesting from both economic concentration and social convergence necessitates implementing policy actions aimed at economic integration. Integration is established via institutions that secure access to basic services for everyone. As economic integration becomes for challenging, corresponding policies should incorporate roads, railways, airports, harbours and communications systems that establish the routes for goods, services, people, and ideas. Where integration is most challenging (for social and administrative reasons) the response should include integrated policies, with institutions that unite, infrastructure that integrates and strategies that target, for example slumeradicating interventions focused on specific vulnerable factions (Lall, Mahgoub, Maria, Touati, & Acero, Leveraging Urbanization To Promote A New Growth Model While Reducing Territorial Disparities In Morocco, 2020).

Key Legislation, Policy and Strategies

Moroccan Urban planning policy

The National Law No 12-90 on urban planning sets out the general principles applicable to strategic planning and zoning in Morocco. This law is governed by the national authority, namely the Ministry of Planning of the National Territory, Urban Planning, Housing and City Policy (Chambers and Partners , 2020).

Strategic plans and zoning schemes are established through the issue of Urban Development Master Plans and zoning plans. Development plans are prepared by each municipality, dividing the area into zones of different uses, and attributing building density ratios to each zone (Chambers and Partners , 2020).

Urban planning (and zoning) regulations must be verified before applying for a specific project's building permit. The specific plans and regulations for each local region within Morocco are available to the public from the relevant local urban agency (through completion of a dedicated application form) informing applicable uses and restrictions regarding construction of buildings (Morocco OECD Dialogue on Territorial Development Policies , 2018).

No agreement with public authorities is necessary in order to facilitate a private development project. However, in some cases involving a specific real estate project (mostly to promote tourism, industrial, artisanal and social housing projects), it is possible to request and obtain an authorisation from the relevant authorities to derogate from the applicable urban regulations (Morocco OECD Dialogue on Territorial Development Policies, 2018).

Moroccan Energy Strategy

Energy and climate policy in Morocco have seen major developments since the first International Energy Agency (IEA) in-depth review (IDR) of the country in 2014 and the IEA Clean Energy Technology Assessment of Morocco in 2016. Since 2014, the government of Morocco has proceeded with energy reforms based on the priorities outlined in its 2009 National Energy Strategy to enhance energy supply diversification, foster the development of Morocco's industry and economy in the sectors of renewable energy and energy efficiency; integrate with regional and international markets; make energy efficiency a national priority; and encourage the development of indigenous resources (Energy Policies Beyond IEA Countries - Morocco 2019, 2019).

In this context, Law No 13-09 relating to renewable energies was promulgated in 2010 to liberalise and develop the renewable energy sector in Morocco through the opening up of renewable electric and thermic production to competition (Energy Policies Beyond IEA Countries - Morocco 2019, 2019).

The government has stepped up its role in international action on climate change, ratifying the Paris Agreement, setting a new national climate policy and hosting the United Nations Conference of Parties (COP22) summit in Marrakesh in 2016 (Energy Policies Beyond IEA Countries - Morocco 2019, 2019).

The development of renewables is helping to improve energy security as well as deliver on Morocco's clean energy and climate change commitments. Morocco is making strong progress towards affordable, reliable, sustainable and modern energy in line with the United Nations Sustainable Development Goals (SDG 7).

Climate policy and renewable energy deployment contribute to the development of the economy, attract foreign investment, create employment, and boost its industrial sector. With its ambitious clean energy transition, Morocco is attracting international green finance and is becoming a partner in the Mediterranean region and in Africa (Energy Policies Beyond IEA Countries - Morocco 2019, 2019).

Moroccan Environmental Policy

Mindful of environmental degradation consequences, Morocco has developed a legal framework and policies for environmental protection and sustainable development.

The established environmental policies are the following:

- Law No. 11-03 for environmental protection and development.
- Law No. 10-95 for water conservation and management
- Law No. 13-03 for minimization and control of atmospheric pollution
- Law 28-00 for waste management
- Law No. 22-10 for use of degradable or biodegradable plastic bags and sachets
- Law 1203 stipulating the requirements for completing an Environmental Impact Study was promulgated in 2008.
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Law No. 11-03

Law No: 11-03 which relates to the protection and enhancement of the environment was promulgated in 12 May 2003. This law defines the principles and guidelines for the Moroccan environmental legal strategy. This general law adopts a global and integrated approach ensuring the best possible balance between the need to preserve the environment and the country's economic and social development needs.

The objective of Law No. 11-03 is to provide a framework which governs the protection of the environment. The law deals with the need to preserve and protect natural resources such as soil and subsoil, fauna, flora and biodiversity, inland waters, air, coastline, countryside and mountainous areas, by introducing legislative and regulatory measures which must be taken to ensure their protection from the various forms of pollution, to fix the conditions of their exploitation and to specify the standards of their control.

Thus, the promulgation of this law was accompanied by the development of Law No. 12-03 relating to the completion of environmental impact studies, Law No. 13-03 relating to minimization and control of atmospheric pollution and Law No. 28-00 which regulates waste management and disposal (Collection of Laws relating to Environmental Protection , 2010).

Law No. 10-95

Law No. 10-95 for the conservation and management of water resources was promulgated on August 16, 1995. Its objective was to set up a national water policy which considers developments resources and national water needs. The law provides legal provisions aimed at rationalizing the use of water, generalizing access to water, interregional solidarity, reducing disparities between cities and the countryside in order to ensure hydraulic safety. of the whole territory of the Kingdom (Morocco) (Collection of Laws relating to Envionmental Protection , 2010).

Law No. 13-03

Law No. 13-03 on Combating Air Pollution contains all the necessary provisions to set up a system for the efficient management of air quality. Furthermore, the 2009 Decree No. 2-09-286, which falls under the Law 13-03, sets standards for air quality and the procedures for air monitoring that is not complemented by regulations for using the information gathered in decision-making. Similarly, the 2010 Decree No. 2-09-631, which also falls under the Law 13-03, setting limit values for clearance, emission or discharge of pollutants into the air from stationary sources of pollution and the procedures for air monitoring, has to be applied to industrial plants. There are currently two voluntary initiatives to limit air emissions, based on international recommendations. No specific order for sectoral values has been adopted so far, although these have largely already been developed by the relevant public authorities. There are also no obligations on industry to self-monitor their emissions or to report them (United Nations, 2012).

Law No. 28-00

Law No. 28-00 regulates waste management and disposal and was promulgated on 07 December 7, 2006. This law controls the management of household, industrial, medical and hazardous waste (Collection of Laws relating to Envionmental Protection , 2010).

This law prescribes standards and technical prescriptions for the following aspects

- Management of hazardous waste
- Management of non-hazardous industrial, medical, pharmaceutical, agricultural, inert, and household waste
- Labelling and packaging of containers used to transport hazardous waste
- Management of hazardous medical and pharmaceutical waste
- Design of controlled landfill sites
- Opening, transfer, closure or substantial modification of the treatment, recovery, incineration, storage, elimination of landfill, household, and similar waste

- Waste recovery methods
- Sorting, packaging, collection, transport, storage, treatment, classification, and elimination of waste
- Reduction in the quantity and harmfulness of waste during its production

Law No. 22-10

The 2010 Law No. 22-10 on the Use of Degradable or Biodegradable Plastic Bags and Sacks specifies mandatory standards for plastic bags, below which domestic production, import, sale or free distribution are forbidden. These standards do not, however, apply to plastic bags for agricultural and industrial use and for waste collection. Non-compliance with the Law is subject to sanctions (United Nations, 2012).

Law No. 12-03

Law no 12-03 stipulating the requirements for completing an Environmental Impact Study was promulgated in 2008.

To manage and protect the environment, Moroccan legislation defines the requirement for completing an Environmental Impact Study in order to assess the project's impact on the environment and to determine its compatibility with the country's environmental protection requirements.

The environmental impact study is a systematic means of evaluating the various impacts of the project on mankind, fauna and flora, soil, water, air, climate, historical sites, public sanitation and security while taking into consideration the interactions between these factors.

The environmental impact assessment includes an in-depth description of the project, a thorough evaluation of the potential impacts associated with the project and investigation into the possible measures to be used to minimise the negative impacts. It also includes a monitoring programme which details actions pertaining to all management, communication, and training requirements of the project. Every project is subject to public inquiry process.

The government authority in charge of the environment, in conjunction with the National Committee or the Regional Committees on environmental impact studies, will decide on the 'environmental will decide on the 'environmental acceptability' of a project subject to the completion and submission of an environmental impact study (Collection of Laws relating to Environmental Protection , 2010).

Socio Economic / Historic Factors Associated With The Planning Perspective For Morocco

Post-colonial Moroccan urban planning has been critiqued for its lack of imagination through functionalism that runs hand in hand with progressivism with the primary goal of social reform through development and infrastructure. The primary critique is linked to the notion that space is unimaginatively perceived as an absolute object that exists within its own boundaries and devoid of any social or cultural properties. This functionalist approach to zoning has led to an increase in social segregation through its spatial divisions.

The legislative principles that govern the Moroccan urban planning process are tied to its colonial legacy and in need of complete reform and while legislation allows for a process of public participation, it has been argued that this process has historically undermined the voice of the citizen (Idrissi, 2014).

Although urbanization is positively affecting the Moroccan social and economic environment, the seemingly uncoordinated responsibilities linked to territorial planning have resulted in fragmented urban expansion and land access constraints. The challenges faced by urbanization are attributed to a lack of organisation by local administrations with regards to urban and territorial planning. Furthermore, local administrations will need to

coordinate with Moroccan government in order to improve the connectivity between and within cities and to ensure affordability and access to public transport for the urban population (Lall, Mahgoub, Maria, Touati, & Acero V, Leveraging Urbanization to Promote a New Growth Model While Reducing Territorial Disparities in Morocco : Urban and Regional Development Policy Note, 2019).

Historical layout and urban planning in Morocco

The historic towns or medinas were split between the commercial and residential use areas. The former consisted of streets lined with shops and businesses leading to a central mosque and primarily occupied by men. The latter was a loosely coordinated assemblage of clustered houses representing neighbourhoods and built around dead-end streets. The residential areas were predominantly occupied by women and children during the daytime. Situated at the boundary of the medina was the residential home of the king (Studer, 2014). Many cities in Morocco represent over 800 years of history in their architecture and in many cases were founded as either a residential city or a military camp by a sultan or a king throughout Moroccan history. Cities were divided into quarters based on religion, kinship and commercial activity and inhabited by a mixed socio-economic population (Studer, 2014).

The French administration introduced professional urban planning after setting up the protectorate in 1912. Morocco was used by the western powers as an experiment for urbanism. New cities and towns intended for European immigrants were built adjacent to existing medinas with the intention of creating dual cities. The intention of the dual cities was to allow Europeans and Moroccans to coexist without requiring that either adapt their customs and traditions too drastically (Studer, 2014).

Morocco was under the authoritarian rule of the French Army general and colonial administrator Hubert Lyautey. Lyautey has been praised (in 1931) for his implementation of urbanism in Morocco – for choosing to make a clear distinction between new cities and the existing medinas, which would allow existing Moroccan traditions to remain unaffected by the arriving European traditions. During the French occupation of Morocco, the French administration would seize land that was being used by regional tribes, divide the land into lots and then sell those lots in order to finance their planned developments on that land (Studer, 2014).

After Moroccan independence from the French rule in 1956, many native Moroccans who had historically occupied the medinas began moving into the European cities and towns. The distinction shifted from colonial (European cities) and native (medinas) to formal and informal settlements resulting in different planning approaches applied to each. These differences in planning can clearly be seen in many of present-day Morocco's towns and cities, with a clear distinction between the informal and formal parts of each city (Studer, 2014). A total reform of municipalities in 1976 led to a reimagining of the planning process, whereby additional quarters were introduced to the city space. The three primary quarters – where city centres were housed – included the informal quarter (medina), the formal quarter (European section) and the economic quarter. Land owners and community committees became more actively involved in urban development and were eventually integrated into the municipal and governmental planning activities (Studer, 2014).

In 2007, planning approaches shifted to be more inclusive of informal quarters within the conception of a city and planning documents recommended that all quarters be considered as part of the imagined city or town space (Studer, 2014).

Applying Green Star SA Credit by Credit

The Green Star SA Sustainable Precincts Tool has been assessed for relevance on a credit by credit basis. Each credit's applicability to the Moroccan context is discussed and recommendations are made of where the project team must submit a Credit Interpretation Request (CIR) to the GBCSA where an alternative standard may be better suited.

Eligibility criteria

Space Use

Set out below are the building classifications as defined by the NCC 2016 Building Code of Australia – Volume One. Effort has been made to find a correlated description for the Moroccan context, however in Morocco, building types are not classified like that of South Africa and Australia, and therefore to align the to the Sustainable Precincts Tool, Morocco is to align selected building types, to international standards, with the Occupancy and Building Classifications as set out in the NCC 2016 Building Code of Australia – Volume One until such time that a similar code system is available in Morocco. These are to be read together with the General Construction Regulation in Morocco (Réglement Général de Construction au Maroc), Decree n°2-13-424 Law No 12-90 on Urban planning and Decree n° 2-14-499 on the Security Regulations against the risk of fire and panic in constructions (Le Réglement général de construction fixant les règles de sécurité contre les risques d'incendie et de panique dans les constructions)..

Class 1: one or more buildings, which in association constitute—

- a) Class 1a a single dwelling being
 - i. a detached house; or
 - ii. one of a group of two or more attached dwellings, each being a building, separated by a fire- resisting wall, including a row house, terrace house, townhouse or villa unit; or
- b) Class 1b i. (i)
 - (i) a boarding house, guest house, hostel or the like—
 - A. with a total area of all floors not exceeding 300 m2 measured over the enclosing walls of the Class 1b; and
 - B. in which not more than 12 persons would ordinarily be resident; or
 - ii. 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a commonplace of long term or transient living for a number of unrelated persons, including—

- a) a boarding house, guest house, hostel, lodging house or backpacker's accommodation; or
- b) a residential part of a hotel or motel; or
- c) a residential part of a school; or
- d) accommodation for the aged, children or people with disabilities; or
- e) a residential part of a health-care building which accommodates members of staff; or
- f) a residential part of a detention center.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Class 4 is excluded from the Space Use requirements as set out in the Communities Guidelines.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including -

- a. an eating room, café, restaurant, milk or soft-drink bar; or
- b. a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or
- c. a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- d. market or sale room, showroom, or service station.

Class 7: a building which is—

- a. **Class 7a** —a carpark; or
- b. **Class 7b** for storage or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature—

- a) Class 9a a health-care building, including those parts of the building set aside as a laboratory; or
- b) Class 9b an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class; or
- c) Class 9c an aged care building.

Spatial Differentiation No changes to the current requirements

Conditional Requirement

Projects must meet the Conditional Requirement as set out in CREDIT 28 Sustainable Sites. The project must be subject to the Law 12-03 on Environmental Impact Studies and projects must obtain an environmental acceptability decision from the Ministry of Environment.

Timing of Certification No changes to the current requirements

Implementation & Re-certification

Green Star – Sustainable Precincts requires projects to maintain a valid rating throughout their lifetime, until the plan for development is fully built out. The certification process for Green Star – Sustainable Precincts requires an Initial Certification, and subsequent Recertification at 5 (five) year intervals until the plan for development is fully built out. If the project is not recertified within these 5-year intervals the rating will expire.

If your project build-out programme is somewhat longer than 5 years or 5-year multiples, the GBCSA will accept 6 or 7 years as an acceptable period - this is to be agreed on a project-by-project basis via Technical Clarification.

The Recertification process consists of three types of checks:

- 1. New credits check new credits that were not submitted at the Initial Certification stage require complete assessment to verify compliance with the credit criteria.
- 2. Revised/updated credits check where project details have changed (i.e. physical changes to the design or changes in design methodology) and compliance with the credit criteria needs to be reaffirmed.
- 3. Unchanged credits check no check required.

Green Star SA category weighting system

It has been agreed with the project team that the category weighting system should remain the same as that of the Green Star SA rating tools, until such a time as there is the capacity to facilitate a revision of the category environmental weighting system.

Credit Overview

Credit by credit review

For each credit reviewed as part of this report, the credits are color coded in accordance with the changes required for applicability to the local context:

The credit should be kept in its current form and no adjustments need to be made.
The credit requires a mandatory CIR or TC or adaptation or additional guidance to ensure relevance
to the Moroccan context.
The credit should be omitted and made 'not applicable' for the Moroccan application of the tool.

- the aim of the credit is defined
- the credit's suitability to the Moroccan context is interrogated
- recommendations for minor changes, where applicable for the purpose of application within the Moroccan context, of the Green Star SA Sustainable Precincts tool are made

Moroccan projects would also be required to use the latest Green Star SA TCs, CIRs and Errata relevant to rating tools, published on the GBCSA's website, which represent the current version of that specific tool.

GOVERNANCE		28
Credit	Credit Name	Points
GOV-1	Green Star Accredited Professional	1
GOV-2	Design Review	8
GOV-3	Engagement	6
GOV-4	Adaptation and Resilience	4
GOV-5	Corporate Responsibility	3
GOV-6	Sustainability Awareness	2
GOV-7	Community Participation and Governance	2
GOV-8	Environmental Management	2
LIVEABILITY		22
Credit	Credit Name	Points
LIV-9	Healthy and Active Living	5
LIV-10	Community Development	4
LIV-11	Sustainable Buildings	4
LIV-12	Culture, Heritage and Identity	3
LIV-13	Walkable Access to Amenities	2
LIV-14	Access to Fresh Food	2
LIV-15	Safe Places	2

ECONO	MIC PROSPI	ERITY	21
	Credit	Credit Name	Points
	ECON-16	Community Investment	4
	ECON-17	Affordability	4
	ECON-18	Employment and Economic Resilience	2
	ECON-19	Education and Skills Development	3
	ECON-20	Return on Investment	2
	ECON-21	Incentive Programs	2
	ECON-22	Digital Infrastructure	2
	ECON-23	Peak Electricity Demand Reduction	2
ENVIRC	DNMENT		29
	Credit	Credit Name	Points
	ENV-24	Integrated Water Cycle	7
	ENV-25	Greenhouse Gas Emissions	6
	ENV-26	Materials	5
	ENV-27	Sustainable Transport and Movement	3
	ENV-28	Sustainable Sites	2
	ENV-29	Ecological Value	2
	ENV-30	Waste Management	2
	ENV-31	Urban Heat Island	1
	ENV-32	Light Pollution	1
	INNOVATIO	N	10
	Credit	Credit Name	Points

INN-33 Innovation

10

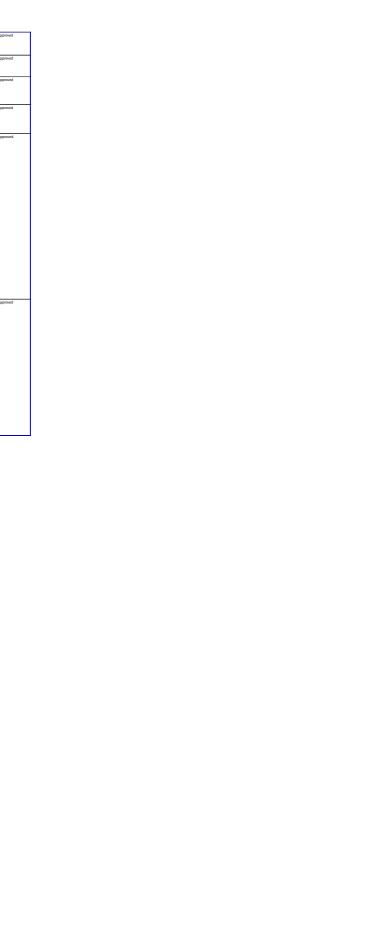
Governance

GOV-1	Green Star Accredited Professional
GOV-2	Design Review
GOV-3	Engagement
GOV-4	Adaptation and Resilience
GOV-5	Corporate Responsibility
GOV-6	Sustainability Awareness
GOV-7	Community Participation and Governance
GOV-8	Environmental Management

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Credit	Credit Title	Aim of the Credit To recognise projects that	Credit Criteria Summary 1.1 1 point is available where a Green Star SA Accredited Professional	Technical Manual Compliance Requirements 1.1 One (1) point is awarded when a Green Star Accredited Professional (GSAP) Green Star	Technical Manual Definitions CPD Program – definition no longer applicable.	Technical Manual Guidance 1.1 As per the Green Star Communities v1.1 Submission Guidelines	Technical Manual Documentation Requirements	Available	o. of Points Poin chieved cont	Istobe Reasons for changes/Summary G 1.1 As there is no accreditation currently available at Morocco GBC, therefore the credit remains as is with Pri	BCA Concluding Comments
GOV-01	Green star SA AP	To recognise projects that engage a Green Star SA Accredited Professional to	1.1 1 point is available where a Green Star SA Accredited Protessional (GSSA AP) has been contractually engaged to provide advice, support, and information related to Green Star principles, structure, timing and	 One (1) point is awarded when a Green Star Accredited Professional (GSAP) Green Star South Africa Accredited Professional (GSSA AP), with Green Star - Commuties: Statistical Precincts training, has been contractually engaged as part of the project team, to deliver 	CPD Program – definition no longer applicable. Green Star (SA) Communities Sustainable Precincts Accredited Professional — an	An per une dreter sur communues ville submission Galdelines	1.1 Additional Supporting Documents - Copy of Green Star Sustainable Precincts AP Certificate	[*]		1.1 As there is no accreditation currently available at Morocco GBC, therefore the credit remains as is with any professional seeking AP accreditation to do so through the GBCSA.	syss approach approved
		support the Green Star SA certification process.	processes, throughout the relevant certification period.	Precises realising in as been contactually engaged as part of the project learn, to derive services in accordance with the requirements of 1.11 to 1.1.6. 1.11 The GAP must be emploid in the Green Duilding Council of Australia's CPD program and	Individual who has acquired the appropriate competencies, skills and knowledge to become a Green Star SA Accredited Professional. The person must have attended						
		certification process.		have current accreditation throughout the relevant certification period	the Green Star Communities Sustainable Precincts Course and passed the Green						
				GSSA AP must have attended the Green Star Sustainable Precincts Workshop and passed the Green Star Sustainable Precincts exam (i.e. be a Green Star Sustainable Precincts AP). Before	Star Communities Sustainable Precincts exam.						
				starting on the project. For Pilot projects; the Green Star Sustainable Precincts exam is to be passed before project's first submission.							
				1.1.2 The GSAP GSSA AP must provide advice and support (see Guidance) to ensure that the project team has access to information covering Green Star principles, structure, timing, and							
				process including: a. Eligibility							
				Categories Control and scores							
				 Documentation and Compliance Requirements Technical Clarifications and Credit Interpretation Requests 							
				e. Technical Clarifications and Credit Interpretation Requests f. Certification process e. Green Star branding and marketing rules							
				1.1.3 For initial certification the GSAP GSSA AP must complete the Project Inception Checklist							
				(see Guidance). 1.1.4 The GSAP GSSA AP must facilitate at least two workshops (see Guidance) with the projec							
				team, covering the Green Star principles, structure, timing, and process topics outlined in 1.1.2 1.1.5 The GSAP GSSA AP must provide guidance and support to the design team at all stages of							
GOV-02	Design Review	To encourage and recognise	2.0 Design Review Requirements	the project, as follows: 2.0 Design Review Requirements	2.0 As per the Green Star Communities v1.1 Submission Guidelines	2.0 Last paragraph: Green Star does not require a specific design review meeting to be held	2.0 Additional Supporting Documents		I	2.0 More relevant additional guidance references for Morocco have been included. Pr	roject approach approved
		projects that undertake a design review process designed to		- as per the Green Star Communities v1.1 Submission Guidelines		for the sole purpose of a Green Star – Communities project submission. In most cases, the regulatory design review processes and panels that are required by government.	As per the Green Star Communities v1.1 Submission Guidelines				
		facilitate sustainable urbanism.		2.0.1 Including Design Review in the Planning and Design Process a as per the Green Star Communities v1.1 Submission Guidelines		organisations or approval authorities will be sufficient for compliance, provided that all other Compliance Requirements are met. Examples of this type of design review panel are					
				b. At least one design review meeting must be held prior to the submission of a <u>Development</u> Application Site Development Plan (SDP) (or similar) with any relevant approval/consent		the Victorian Decign Review Panel (VDRP) and the St George Decign Review Panel models, Review Panel (VDRP) and Harthile City Councils, a device based on the					
				authority. It is the responsibility of the applicant to organise and implement the design reviews of the site planning, layout and urban design; the GBCA does not facilitate this		City of Cape Town Urban Decign Rolloy going through the relevant reviews and approvals by the City of Cape Town: Dahir Law No 12-90 on Urban Planning					
				process.		and city of cape from common and no 12.00 on order ranning					
				2.0.2 Composition of the Design Review Panel							
				a. As per the Green Star Communities v1.1 Submission Guidelines b. As per the Green Star Communities v1.1 Submission Guidelines							
				c. Be registered by a relevant professional peak body council and be bound by that institutes' code of ethics in relation to objectivity, integrity and accountability.							
				2.0.3 Type of Design Review							
				The Design Review process undertaken by the project can be one of the following types: A as per the Green Star Communities v1.1 Submission Guidelines							
				B as per the Green Star Communities v1.1 Submission Guidelines	<u> </u>						
			2.1 Site Planning and Layout Up to 4 points are available where the project's site planning and layout is	2.1 As per the Green Star Communities v1.1 Submission Guidelines	2.1 As per the Green Star Communities v1.1 Submission Guidelines	2.1 Additional Reference Documents -Act No. 16 of 2013: Spatial Planning and Land Use Management Act, 2013	2.1 Additional Supporting Documents As per the Green Star Communities v1.1 Submission Guidelines	4		2.1 More relevant references for Morocco have been included. Pr	roject approach approved
			subject to a design review process: 2 points are availed for an in-house design review process.			City of Cape Town Municipal By Laws, 2015 (or applicable municipal By Laws based on project location)					
			2 points are awarded for a mixed design review process. 3 points are awarded for a mixed design review process.			- Dahir Law No 12-90 on Urban Planning					
			margeneers or sign reliew process.								
			2.2 Urban Design Up to 4 points are available where the project's urban design is subject to	2.2 As per the Green Star Communities v1.1 Submission Guidelines	2.2 As per the Green Star Communities v1.1 Submission Guidelines	2.2 Additional Reference Documents - In addition to the documentation listed in the Submission Guidelines, project team may also	2.2 Additional Supporting Documents - A copy of the outlined Review Methodology compiled by the panel chair	4		2.2 More relevant references for Morocco have been included. Pn	roject approach approved
			op to points are available where the project's distant design is studiet; to a design review process: 2 points are awarded for an in-house design review process.			 In addition to the occurrence on the sources and Traditional Affaint' Integrated Urban- use the Department of Concernative Governance and Traditional Affaint' Integrated Urban- 	CV's of the 2 panel members not serving as the chairperson				
			3 points are awarded for a mixed design review process.			- City of Cape Town Urban Design Rolloy: Sep 2012					
			4 points are awarded for a fully independent design review process.			- Dahir Law No 12-90 on Urban Planning					
GOV-03	Engagement	To encourage and recognise	3.1 Stakeholder Engagement Strategy	3.1 Stakeholder Engagement Strategy	3.1 As per the Green Star Communities v1.1 Submission Guidelines	3.1 Reference Standards	3.1 Additional Supporting Document	3		3.1 IAP2 does not yet exist for the Morocco context. TMG made numerous efforts at communicating and Pri	roject approach approved
		projects that develop and implement a comprehensive,	3 points are available where the project has a Stakeholder Engagement Strategy prepared in accordance with the specified	Three (3) points are awarded where the project has a Stakeholder Engagement Strategy prepared in accordance with the core values of the International Association for Public		IAP2 Australacia Southern Africa	EIA Public Participation Documents - Decree 2-04-564 of 5 Kaada 1429 (4 November 2008)			engaging with IAP2 regarding the registration of Morocco for IAP2, however these were unsuccessful. Therefore projects will have to align their stakeholder engagement strategy and commitment with the	
		project specific stakeholder	requirements.	Participation Australacia Southern Africa-International (IAP2) for public participation (see Guidance). The scope of the Strategy must include the planning, design and construction		Alternative compliance				International IAP2 Core Values.	
		engagement strategy early in the planning process.		phases of the project in accordance with 3.1.1 to 3.1. 3.1.1 Commitment		required during and Environmental Impact accounter process with the credit requirements. Replacts should us a Gazetted Rublic Restricted to its a Devicemental Impact Accounts	1			Where projects are to follow the EIA public participation process a CIR must be submitted. In electing to	
				3.1.1 commitment 3.1.1.1 The Strategy must contain a commitment statement from the project applicant that addresses the International Association for Public Participation Autoralasia Southern Africa.		Process Guidelines and will have to demonstrate that all the GOV 02 requirements have been addressed.				Where projects are to follow the EA public participation process a Lik must be submitted. In electing to use the ELA public participation process for compliance, project teams will need to demonstrate that all the requirements outlined within the GOV-03 Engagement credits have been incorporated and addressed during	
				International (IAP2) core values for public participation. This commitment may include element	4	Benjarte rom une su streensting agricul theorem at attacks of the second				requirements outlined within the GOV-03 Engagement credits have been incorporated and addressed during the public participation process.	
				such as a value statement, policy and/or procedures for engagement.		Projects can use an alternative method through aligning the public participation process required during and Environmental Impact assessment process (Dahir Law 12-03) with the method and the protocol for the Dahir Dahir Carlo and the Dahir Carlo and the Context of the Conte					
				All other compliance requirements as per the Green Star Communities v1.1 Submission Guidelines.		credit requirements. Projects following the Public Participation in the Environmental Impact Assessment Process Guidelines (Law 12-03) will have to demonstrate that all the GOV-03					
						requirements have been addressed.					
			3.2 Strategy Implementation	3.2 As per the Green Star Communities v1.1 Submission Guidelines	3.2 As per the Green Star Communities v1.1 Submission Guidelines	3.2 'As per the Green Star Communities v1.1 Submission Guidelines	3.2 As per the Green Star Communities v1.1 Submission Guidelines	3		3.2 No changes have been made, this credit has been accepted as is. Pr	roject approach approved
			3 additional points are available where 3.1 has been achieved and there is evidence that the Stakeholder Engagement Strategy								
			in there is evolve that the statement engagement stategy is being implemented and formal monitoring, evaluation and corrective action is being undertaken.								
			and a second sec								
GOV-04	Adaptation and	To encourage and recognise	4.1 Climate Adaptation	4.1 As per the Green Star Communities v1.1 Submission Guidelines	4.1 As per the Green Star Communities v1.1 Submission Guidelines	4.1 Climate Scenarios (South Africa)	4.1 As per the Green Star Communities v1.1 Submission Guidelines			4.1 Additional Moroccan additional guidance reference documents have been listed within the guidelines to Pr	roject approach annmund
GUV-04	Resilience	projects that are resilient to the	2 points are available where a project-specific Climate Adaptation Plan (CAP) has been developed in accordance with a recognised standard;			• E Climate Scenarios (2001 Allica) It is recommended that project teams refer to CBRO's Australian Climate Futures partal the DSA (Decomposition Environmental Affaire), 2012. Loss Term Advertation Scenarios Electronic		⁻		 A inductional motion can additional generative reference occuments have been instead within long guidenites to Pri- assist in rendering the credit more applicable to the Moroccan Market. As the credit is to be compiled by a suitably qualified individual, the onus will be on the said professional to use the correct Global Circulation 	
		and natural disasters.	(CAP) has been developed in accordance with a recognised standard; and Solutions have been included into the plan for development that			Les Juspanness o sincerents Annul and configuration and senarios scenarios regime Research Regrumme (LTAS) for South Africa. Climate Tranks and Scenarios for South Africa. Restors, South Africa. 2009 Climate Change Country Publics Memory when selecting the Country South Africa. 2009 Climate Change Country Publics. Memory and the selecting the South South Africa. 2009 Climate Change Country Publics. Memory and Scenario Sciences and Sciences South Africa.	-			suitably qualified individual, the onus will be on the said protessional to use the correct Global Circulation Models (GCMs) endorsed by the IPCC (Intergovernmental Panel on Climate Change).	
			Solutions have been included into the plan for development that specifically addresses the risk assessment component of the adaptation			Peteria, South Atrica, UNDP Climate Change Country Profiles Morocco when selecting the appropriate climate scenarios from IPCC ARS climate models.					
			pran			Additional Reference Documents					
						- National Climate Change Response - Climate Change Adaptation Ran City of Johannesburg 2008					
		1				 Moroccan Climate Change Policy (MCCP), March 2014 					
						- National Plan against Global Warming (PNRC, 2009)					
						- National Plan against Global Warming (PNRC, 2009) - National Adaptation Plan to Climate Change 2030 (NAP), - National Strategy for Sustainable Development (NSSD) for 2017-2030					
						- National Plan against Global Warming (PNRC, 2009) - National Adaptation Plan to Climate Change 2030 (NAP),					
						- National Plan against Global Warming (PNRC, 2009) - National Adaptation Plan to Climate Change 2030 (NAP), - National Strategy for Sustainable Development (NSSD) for 2017-2030					
			4.2 Community Wallience	42 Ap per the Green Star Communities v1.1 Submission Guidelines	42 As per the Green Star Communities v1.1 Submission Guidelines	- National Plan against Global Warming (1986; 2000) - National Adaptation Plan to Climate Change 2030 (Wal), - National Startagy for Sastainable Development (PSISD) for 2037-2030 - Law (199-12 de March 06, 2034 related to National Chatter for Environment and Statianalia Development - National Directorise of Meteorology - http://www.macrometo.ma/	42 As per the Green Star Communities v1.1.5xbmission Guidelines	2		4.2 Additional inference added for local context Pr	roject approach approved
			2 points are available where, prior to the occupation of any habitable building on the project site, a project-specific Community Resilience Plan	A.2 As per the Green Star Communities v1.1 Submission Guidelines	4.2 As per the Green Star Communities v1.1 Submission Guidelines	National Angelson Exercision (FIRE, 2009) Anticola Angelson Ena Clance Compress (2004) Electronic Angelson Ena Clance Compress (2004) Electronic 2004) Electronic 2004 Electronic 200	42 As per the Green Star Communities v1.1 Submission Guidelines	2		4.2 Additional inference added for local context Pr	roject approach approved
			2 points are available where, prior to the occupation of any habitable	42 Re per the Green Star Communities v1.1 Submission Guidelines	42 As per The Green Star Communities v1.1 Submission Guidelines	National Phase Tool Cabal Warming (FRIE, 2005) National Adjustion for the Charak Charge 2010 (MV), National Adjustion for the Charak Charge 2010 (MV), National Adjustion (MV), Sill Sel Avid Sel National Charaf & Enhancement and National Oneccosing of Measurelings - http://www.kcm.ng/m National Oneccosing of Measurelings (K-1) http://www.kcm.ng/m 24 Additional Menerate Decuments Market Sel	42 As per the Green Star Communities v1.1 Submission Guidelines	2		42 Additional reference added for local context	roject approach approved
			2 points are available where, prior to the occupation of any habitable building on the project site, a project specific Community Resilience Plan (CRP) has been developed that addresses preparation, during- and post-	4.2 As per the Green Star Communities v1.1 Submission Guidelines	42 As per the Green Xor Communities v1.1 Submission Guidelines	National Phase Technol Used Warring (F. 1996, 2005) Hostional Adjustion for the Charac Charge 2009 (MVH) National Statistical Technology (Statistical Science) (MSIG) (or 2012) National Statistical Characteristics (Statistical Science) Statistical Characteristics (Statistical Science) Statistical Characteristics Statistics Statis Statistics Statistics Statistics Statis St	42 As per the Green Star Communities v1.1. Submission Guidelines	2		42 Additional inference added for local context Pr	roject approach approved
	Formation	Townsee	2 points are available where, prior to the occupation of any habitable building on the project site. a project-specific Community Resillence Plan (CRP) has been developed that addresses preparation, during- and post- disaster communication, safety, and response			National Angelson Evident Wanning (* 1995, 2009) Antonial Angelson from the Clinical Canger 2009 (1996, 2012) 2014 Antonial Angelson from the Clinical Canger 2019 (1996, 2012) 2014 Law (* 1992) 2014 Match 36, 2014 white the National Channel for Environment and Exatinative Development Antonial Environment Clinical Channel (* 1997, 1		2			
GOV-05	Corporate Responsibility	projects with a project applican	2 points are available where, prior to the occupation of any habitable building on the priors that any point scategories. Community Resilience Plan (CRP) has been developed that addresses preparation, during- and post- diaster communication, safety, and response states and the state of the state of the state of the state of the State of the state Responsibility 1 address responses to the state of the state of the state of the state of the state of the state of the stat	4.2 As per the Green Star Communities v1.1 Submission Guidelines 5.1 As per the Green Star Communities v1.1 Submission Guidelines	43 Ap per the Green Star Communities v1.1 Submission Guidelines 5.1 Ap per the Green Star Communities v1.1 Submission Guidelines	National Phase Technol Used Warring (F. 1996, 2005) Hostional Adjustion for the Charac Charge 2009 (MVH) National Statistical Technology (Statistical Science) (MSIG) (or 2012) National Statistical Characteristics (Statistical Science) Statistical Characteristics (Statistical Science) Statistical Characteristics Statistics Statis Statistics Statistics Statistics Statis St	42 As per the Green Star Communities v1.1. Submission Guidelines 5.1 As per the Green Star Communities v1.1 Submission Guidelines	2		4.2 Additional reference added for local context Pr 5.1 No changes have been made, this credit has been accepted as is. Pr	roject approach approved
GOV-05	Corporate Responsibility	projects with a project applican	2 points available where, prior to the occupation of any holizable holiding on the project, the projects specific commonly Resilinear Small (CMP) has been developed that addresses preparation, during: and posi- diater communication, safety, and response in the specific common specific common specific common pacific to scalable where the project applicant has a corporate responsibility policy and reports publicly against a annually.	5.1 As per the Green Star Communities v1.1 Submission Guidelines	\$1 As per the Green Star Communities vil 1 Submission Guidelines	National Phase Tool Tool University (1987, 2009) Hadronal Adjustors for the Clansic Charge 2009 (1995), Hadronal Rational Rote Charge Charge 2002 (1992), Hadronal Rational Rote Charge 2004 (1992), Hadronal Rote Rote Charge 2004 (1992), Hadronal Rote Rote Charge 2004 (1992), Hadronal Rote Rote Rote 2004 (1992), Hadronal Rote Rote Rote Rote Rote Rote Rote, Hadronal Rote Rote Rote Rote Rote Rote Rote, Hadronal Rote Rote Rote Rote Rote Rote Rote, Hadronal Rote Rote Rote Rote Rote Rote, Hadronal Rote Rote Rote Rote Rote Rote, Hadronal Rote Rote Rote Rote Rote Rote Rote, Hadronal Rote Rote Rote Rote Rote Rote Rote Rote	51 As per the Green Star Communities v1.1 Submission Guidelines	2		5.1 No changes have been made, this credit has been accepted as is. In	roject approach approved
GOV-05	Corporate Responsibility	projects with a project applican that has corporate responsibilit	2 points available where, prior to the occupation of any holitable building on the project, the project specifications, presidence (CH7) has been developed that addresses preparation, during: and post- distance communication, safety, and response 5.1 Corporate Responsibility 2 points: available where the project applicant has a corporate interprolimity project response, provide applicant 5.3 Sostandbelly Response; 10 a 2 points: available where the project applicant	5.1 As per the Green Star Communities v1.1 Submission Guidelines 5.1 Sustainability Reporting (b) to have (2) going are availed where the project applicant undertakes Sustainability		National Angelson Evident Wanning (* 1995, 2009) Antonial Angelson from the Clinical Canger 2009 (1996, 2012) 2014 Antonial Angelson from the Clinical Canger 2019 (1996, 2012) 2014 Law (* 1992) 2014 Match 36, 2014 white the National Channel for Environment and Exatinative Development Antonial Environment Clinical Channel (* 1997, 1	5.1 As per the Green Star Communities v1.1 Submission Guidelines Additional Supporting Documents For 5.2 Statianability Reporting - Confirmation of commissent from the program guidant that they will	2		S.1 No charges have been made, this credit has been accepted as is. Pr S2 Stateholder discussion and research faund that Corporate Responsibility Policy effecting the core pulspics identified in 60 20000 are applied in the Monocca constrat as 00 standards are currently	
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GOV-05	Carporate Responsibility	projects with a project applican that has corporate responsibilit	2 points an willable where, prior to the occupation of any biothable building on the priority into, a project specific currently feellingers and points and provide that advances preparation, during and pool- distance communication, using and exponent building and exponential the priority applicant has a corporate properties the available where the project applicant has a corporate exponentiality parks; and exports patient a semanti- tion of the priority patient and exponential the Distance and the project applicant has an exponen- tial corporate and project applicant are with the point is available where the project applicant of the Distance and the project applicant.	5.1 As per the Green Star Communities v1.1 Submission Guidelines 5.2 Statianability Reporting Up to two (2) points are awarded where the project applicant undertakes Statianability Reporting annually in compliance with the GEI Statianability Reporting Guidelines or the topic Cade IV, and in accordance with one of the following were Prior alternate pathways: A. Ore (1) point survey and the other the ustainability reporting is in accordance with the Competensive of points are awarded where the ustainability reporting is in accordance with the Competensive of points are awarded where the ustainability reporting is in accordance with the	51 As per the Green Star Communities vil 1 Submission Guidelines	National Angelance (Caled Warming (1 RMC, 2009) Hadronal Angelance Nation Caledatorians (1 RMC, 2009) Hadronal Angelance National Angelance (1 RMC, 2009) Hadronal Angelance National Angelance (1 RMC, 2009) Hadronal Angelance (1 RMC, 2009) Hadronal Angelance Caledator (1 RMC, 2009) Hadronal Caledatore (1 RMC, 20	S1 As per the Green Star Communities v1.1 Submission Guidelines Additional Supporting Documents for S2 Statisticability Reporting Confirmation of commitment from the project applicant that they will anditrate sustainability reporting analysis in accordance with the GII Sustainability Reporting Guideline using either the core or comprehensive applicant undertakes sustainability reporting annualysis naccordance with the V - Arbacs from the Eng V report demonstrating camplance with all stapulated conder measurements.	2		A1 No changes have been made, this coeffit has been accepted as is. No A1 Stackholder discussion and meaners have been accepted as is. No A1 Stackholder discussion and meaners have been accepted as is. No A1 Stackholder and C0 2008 are applicable in the Meaners resource and an another and the Meaner Another and the Meaner and the Meaner and the Meaners and the Meaner and the Meaners Another and the Meaner and the Meaners and the Meaners Another and the Meaner and the Meaners Meaners	roject approach approved
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601-05	Reposibility	projects with a project applican that has corporate responsibilit	2 points an willable where, prior to the occupation of any biblicable building on the priority. In a priority specific number (SPF) has been developed that adverse granuations, during and pool- dicates communication, using and engouse States communications, using any specific data and pool- dicates communications and any specific data and pool- dicates and any specific data and any specific data and any operation of the priority and any specific data and any specific data any sublisher where the project applicant the first data and beneficial data and any specific data any sublisher where the priority data any sublisher data a	5.1 As per the Green Star Communities v1.1 Submission Guidelines 5.2 Statianability Reporting Up to two (2) points are awarded where the project applicant undertakes Statianability Reporting annually in compliance with the GRI Statianability Reporting Guidelines or the topic Cade IV, and in accordance with one of the GRI Statianability Reporting Guidelines or the statianability Reporting annually in containce with the GRI Statianability Reporting Guidelines or the topic Cade IV, and in accordance with one of the GRI Statianability Reporting Guidelines or the topic As The IV (2) points are avaided where the statianability reporting is in accordance with the Comprehensive of epoint 5.2.8.	51 As per the Green Star Communities vil 1 Submission Guidelines	National Angelance (Caled Warming (1 RMC, 2009) Hadronal Angelance Nation Caledatorians (1 RMC, 2009) Hadronal Angelance National Angelance (1 RMC, 2009) Hadronal Angelance National Angelance (1 RMC, 2009) Hadronal Angelance (1 RMC, 2009) Hadronal Angelance Caledator (1 RMC, 2009) Hadronal Caledatore (1 RMC, 20	E1 Ar per the Green Star Communities v1.1 Submission Guidelines Additional Supporting Documents for 5.2 Setablishability Reporting - Confination of commitment from the project applicant that they will additional supporting Guideline using either the core comprehensive genotes that the project applicant that they will additional submitties of the core of the project additional submitties that the project additional submitties of the core and the project additional submitties of the core and the project additional submitties of the core and the project additional submitties addited submitties additional submitties additiona	2		A1 No changes have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A1 Sochanges have been made, this coeffit has been accepted as is. A2 Sochanges have been made, this coeffit has been accepted as is. A1 An A1	roject approach approved



GOV-06	Sustainal Awarene	those p knowle	projects that enhance	6.1 Community Users' Guide 1 point is available where a Community Users' Guide is developed for, and provided to all project occupants. The Community Users' Guide must also be publicly available.	6.1 As per the Green Star Communities v1.1 Submission Guidelines	6.1 As per the Green Star Communities v1.1 Submission Guidelines	61 As per the Green Star Communities v1.1 Submission Guidelines	6.1 As per the Green Star Communities v1.1 Submission Guidelines	1		6.1 No changes have been made, this credit has been accepted as is.	Project approach approved
				6.2 Sustainability Education Facility 1 point is available for the provision of physical sustainability education facilities on the project site.	6.2 As per the Green Star Communities v1.1 Submission Guidelines	62 As per the Green Star Communities v1.1 Submission Guidelines	62 As per the Green Star Communities v1.1 Submission Guidelines	6.2 As per the Green Star Communities v1.1 Submission Guidelines	1		6.2 No changes have been made, this credit has been accepted as is.	Project approach approved
GOV-07		nce mecha participarticip	cts that establish anisms for community	7.1 Community Facility Management 1 point is available where a community led entity is responsible for the management and/or coordination of at least one community facility.	7.1 As per the Green Star Communities v1.1 Submission Guidelines	7.1 As per the Green Star Communities v1.1 Submission Guidelines	7.1 As per the Green Star Communities v1.1 Submission Guidelines	7.1 As per the Green Star Communities v1.1 Submission Guidelines	1		7.1 No changes have been made, this credit has been accepted as is.	Project approach approved
		prograi		7.2 Community Program Management I point is valuable where a community led entity is responsible for the management and/or coordination of at least one community program or service.	7.2 As per the Green Star Communities v1.1 Submission Guidelines	2.2 As per the Green Star Communities v1.1 Submission Guidelines	7.2 As per the Green Star Communities v1.1 Submission Guidelines	72 As per the Green Star Communities v1.1 Submission Guidelines	1		7.2 No changes have been made, this credit has been accepted as is.	Project approach approved
604-08	Environn Manager	ment adoptio	tion of formal : onmental management	8.1 Environmental Management System (1) parts in available well and construction with a construct part in available well and construction with a construct on construction of the construction of the construction of the construction of the construct().	B.L Environmental Management System One (1) point is another all contractors, with a contract value of >24 anilar 1242 (1) point is another all the second of D (2005). Environment Management System (2006) exceedations in the second and the second one or contract(s) for the population, which are not that all contractors, which have one or more contract(s) for the population, and there the accelerations regulated. Contractors with a 24 anilar 2440 mem. MAO 25 mellion, and there the accelerations regulated. Contractors with a 24 anilar 2440 mem. MAO 25 mellion, and there the acceleration regulated. Contractors with a 24 anilar 2440 mem. MAO 25 mellion, and there accelerations are accuded. BLI 28 BLI 3.4 per the Green Star Communities v1.1 Submitsion Guidelines	Rentration Web. — Any darge construction experience with responses to a strain provide the of a data is accounted frame grade and a strain provide strain of a data is accounted frame grade building with the data strain provide strain and of the framework of the strain of the strain data strain provide strain and of the framework of the strain of the strain of the strain strain strain the provide strain of the strain of the strain - The metaloxic - Construction (and - Providence of Lemonts) - Construction; and - Providence of Lemonts	BLA for per The Ginen Star Communities vi. 1 Submission Guidelines	E.1 4 interferenced 20 million process to bits regulated with 64400 million. In Information 6000 million 204 will be regulated with 6440 28 million	1		At the first part of the ordel requires that, appointed contracton, have contract amounts over K50 million and on the first order to queries K12 amounts M100 (Moneta Christian), to order to some the 24M to M40, here alternatives were considered, Purchasing Power Parity (PPP) and direct conversion. 2. Like the Purchasing Power Parity constraints factor to calculate what the equivalent amount of K50 million 224 world is to M40. The World Rache State M100, here alternatives were considered, Purchasing Power Parity (PPP) and direct conversion. 2. Like the M40. The World Rache State M100, here alternatives were considered, Purchasing Power Parity (PPP) and direct conversion. 2. Like the M40. The World Rache State M100, here alternatives and Power Parity (PPP) and direct conversion factor was then calculated as follows; 2. Like the M40. 2. The second alternatives interd as 12 (as 128 November 2018). The new conversion factor was then calculated as follows; 3. The World Rache State M100, here alternative and the equivalent amount of N50 M100, M00, M00, M00, M00, M00, M00, M00,	
				42 Encinemental Management Plan plantin snallske sen til evolgen renariss fre devolgenern and implementation of a comprehensive, project-specific Environmental Management Plan (1x9P) for construction works.	Environmental Management Plan E.1 - Ange prive Green Star Communities vi. 1 Submission Guidelines EL2 - No UP must developed in accordance with <u>lastenal ad</u> the most recent vention of the Good Human Control Compared System Guidelines Western Cape Environmental Angement Plan Guidelines		El Escheralendo Mazgener Dis Martin Escheralendo Mazgener Dis Martin Escheralendo Esperi Failendo Martines Hervischer Esperi Failendones de la Martines Hervischer Esperi Failendo Martines Hervischer Escher Escher Scher Escher Escher Escher Hervischer Escher Escher Escher Escher Escher Escher Escher Hervischer Escher Escher Escher Escher Hervischer Escher Escher Escher Escher Escher Hervischer Escher Escher Escher Escher Escher Hervischer Escher Escher Escher Escher Hervischer Escher Escher Escher Escher Hervischer Escher Escher Escher Hervischer Es	-	1		· · ·	Project approach approved



Livability

LIV-9	Healthy and Active Living
LIV-10	Community Development
LIV-11	Sustainable Buildings
LIV-12	Culture, Heritage and Identity
LIV-13	Walkable Access to Amenities
LIV-14	Access to Fresh Food
LIV-15	Safe Places

Credit Title	Aim of the Credit	Credit Criteria Summary	Technical Manual Compliance Requirements	Technical Manual Definitions	Technical Manual Guidance	Technical Manual Documentation Requirements	No. of Points	No. of Points P	Points to be	Reasons for changes/Summary	GBCA Concluding Comments
Healthy and Active	To encourage and recognise projects	9.0 Minimum Requirement- Footpaths	9.0 Minimum Requirement- Footpaths	Best practice standards — for the purposes of this	9.0 MINIMUM REQUIREMENT - FOOTPATHS (9.0)	9.0 As per Green Star V1.1 Communities Submission Guidelines	O	Achieved o	contirmed	9.0 Through stakeholder workshops it was found that specific design of	Project approach approved.
iving	that promote healthy and active	9.0 Minimum Requirement- Footpaths To be eligible for points in this credit, projects must provide footpaths in line with	The project must be provided with footpaths in accordance with the requirements of 9.0.1 to 9.0.4.	credit the default standards for open space planning in	AMCORD Requirements: The following is a summary of the AMCORD requirements for footpath-	Additional reference				streets types and pedestrian walkways are not generic, they are	
	living.	the project' street hierarchy.	9.0.1 Footpaths must be provided in accordance with the principles outlined in the Australian Model Cost for Recidential Development (AMCORD) South African National WHT Facility Guidelines (2014) the	NSW have been identified as the best practice standard for Australia and for South Africa Merocco.	provision: 54 National NMT Facility Guidelines (2014): The table is a summary of the 54 National design oriteria for pedectrian unitwave.	Dahir Law 12-90 on Urban Design Decret nº 2-13-424 on General Building Regulations in Morocco (Réglement Général de				determined only through local planning documents for each project which is dependent on the location, size, politics and history of the city/site.	
			Australian Model Code for Residential Development (AMCORD) for pedestrian facilities (see Guidance).		Table 3.0 Characteristics of Street Types and Pedestrian Walkway Provision AMCORD Requirements: The following	Construction au Maroc (RGC)				Following extensive engagement with local stakeholders and the GBCSA,	
			This Code for pedestrian facilities must be applied to all development types.	Footpaths - Generally referred to as 'walkways' in the South African context - Areas and streets exclusively for	is a summary of the AMCORD requirements for footpath provision.					the Australian Standards were chosen to help model future Moroccan standards as Moroccan Stakeholders believe that this is the standard that	
			All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines	pedestrians or where non-motorised traffic and	Taska & in Characteristics of Street Types and Poolpath Provision					they would like to see in place going forward as it is more similar to the	
				pedestrians have priority.	Minet Type Industries Target speed & Industries Poolpath maximum halffin designs speed & Industries Poolpath entropy experimental welling experimental					Australian receiving environment, than South Africa.	
					South States						
					Access Lane 02 17 Det 1/16 /1 To Access Read 80 0.000 19 Display.com No					Dahir Law 12-90 on Urban planning will be used as an additional reference	
					Losses Raw (R) 0.000 10 Bigs Late So 10					in guiding the project teams on local law.	
					Assess Time \$420:11 42 \$12.00 No Assess Time 320:000 42 \$12.000 No Assess Time 320:000 42 \$12.000 No						
					Access Direct 200-000 40 12-61 mg m to Access Direct 1000-000 41 65 or 72 120 alle pre						
					COLLECTOR STREET						
					Monte Statutility Mill (Mill)						
					And Annual						
					Baser Prevents 2000-4000 Discovers using schorophater 12m and itsom Collevitur and schorophater Viter 9 Using scale i werg This scale i des disc						
		9.1 Active Lifestyle	9.1 As per Green Star V1.1 Communities Submission Guidelines	7	9.1 As per Green Star V1.1 Communities Submission Guidelines	9.1 As per Green Star V1.1 Communities Submission Guidelines	2			9.1 No changes have been made, this credit has been accepted as is.	Project approach approved
		2 points are available where the project site has been designed and built to promote an active lifestyle, through well designed walking paths and cyclist									
		facilities.									
		9.2 Recreational Facilities	9.2 As per Green Star V1.1 Communities Submission Guidelines	-	9.2 As per Green Star V1.1 Communities Submission Guidelines	9.2 As per Green Star V1.1 Communities Submission Guidelines	2			9.2 No changes are proposed for credit 9.2 Recreational Facilities. It is	Project approach approved
		2 points are available where all habitable buildings have easy access to both a								suggested that the guidelines provided by the Australian Communities tool	
		local park and at least one publicly accessible sports facility.								be followed until an equivalent local standard has become available.	
		0.3 Hashka Naasa	9.3 As per Green Star VI.1 Communities Submission Guidelines	4	9.3 As per Green Star VI.1 Communities Submission Guidelines, except, include under the heading	9.3 As per Green Star VI.1 Communities Submission Guidelines				9.3 An additional reference has been added under Additional Information	Parlant annual annual a
		9.3 Healthy Places 1 point is available where 9.1 and 9.2 have both been achieved, and the	2.5 % per oreen own v1.1 Communities Submission Guidelines	1		3.3 Hs per Green Sur V1.1 Communities Submission Guidelines	1			namely Law 12-90 relating to Urban Planning as further localised reference	Project approach approved
		development has been designed and built in line with holistic and active and		1	STANDARDS AND GUIDELINES					for credit 9.3 Healthy Places.	
		healthy living principles.			Additional Information						
					City of Cape Town (2012), Urban Decign Rolloy						
					- Dahir Law 12-90 on Urban Design						
-	To encourage and recognice networks	10.0 Minimum Requirement Community Development Plan	10.0 As per Green Star V1.1 Communities Submission Guidelines	Include after COMPLIANCE REQUIREMENTS, before	10.0 Include under the heading	10.0 As per Green Star VI.1 Communities Submission Guidelines	0			10.0 No changes have been made, this credit has been accepted as is.	Project approach approved
	To encourage and recognise projects that engage in and facilitate the	10.0 Minimum Requirement Community Development Plan To be eligible for points in this credit, a Community Development Plan for the		GUIDANCE , a new heading:	10.0 include under the heading GUIDANCE, a new heading:		-				
	development of the project's community.	project community must be developed and implemented.		DEFINITIONS	SYNERGY WITH OTHER CREDITS IN THE RATING TOOL						
				Community - the relevant stakeholders who impact or are impacted by the project, for example, residents,	Engagement & Community Participation and Governance Facilities or programs that would benefit from management by a community entity could be identified						
				business representatives, education representatives.	through the stakeholder engagement process outlined in the Engagement credit. It is anticipated that the						
					through the stakeholder engagement process outlined in the Engagement credit. It is anticipated that the mechanisms for the management by a community entity would be included in the Community Development Plan as outlined in this credit.						
					outlined in this credit.						
		10.1 Community Development Officer	10.1 As per Green Star V1.1 Communities Submission Guidelines	1	10.1 As per Green Star V1.1 Communities Submission Guidelines	10.1 As per Green Star V1.1 Communities Submission Guidelines	1			10.1 No changes have been made, this credit has been accepted as is.	Project approach approved
		1 point is available where a Community Development Officer is employed to implement the Community Development Plan for the project.									
		10.2 Community Group 1 point is available where a community group is established and contributes to the	10.2 As per Green Star V1.1 Communities Submission Guidelines		10.2 As per Green Star V1.1 Communities Submission Guidelines	10.2 As per Green Star V1.1 Communities Submission Guidelines	1			10.2 No changes have been made, this credit has been accepted as is.	Project approach approved
		implementation of the Community Development Plan.									
		10.3 Community Events 1 point is available where free community events are facilitated and supported.	10.3 As per Green Star V1.1 Communities Submission Guidelines		10.3 As per Green Star V1.1 Communities Submission Guidelines	10.3 As per Green Star V1.1 Communities Submission Guidelines	1			10.3 No changes have been made, this credit has been accepted as is.	Project approach approved
		· · · · · · · · · · · · · · · · · · ·									
		10.4 Community Information	10.4 As per Green Star V1.1 Communities Submission Guidelines	1	10.4 As per Green Star V1.1 Communities Submission Guidelines	10.4 As per Green Star V1.1 Communities Submission Guidelines	1			10.4 No changes have been made, this credit has been accepted as is.	Project approach approved
		1 additional point is available where at least two of the first three initiatives are undertaken and 'community information' is made directly available and distributed									
		to the community.									
uildings	To encourage and recognise	11.1 Certified Non-residential Buildings	11.1 As per Green Star VI.1 Communities Submission Guidelines	EDGE - (Excellence in Design for Greater Efficiencies).	11.1 As per Green Star V1.1 Communities Submission Guidelines	11.1 As per Green Star VI.1 Communities Submission Guidelines	4			11.1 No changes have been made, this credit has been accepted as is.	Project approach approved
		Up to 4 points are available based on the percentage of all buildings in the project site, which are eligible to be certified using the Green Star SA suite of building									
	pundings and energy efficient homes designed and constructed to meet	site, which are eligible to be certified using the Green Star SA suite of building rating tools or another compliant environmental rating tool, that achieve a certified		1							
	the changing needs of occupants	rating.		1							
	across their lifetime.			1							
-		11.2 NatHERS and Liveable Housing Australia Certified Residential Buildings	11.2 NATHERS AND LAVABLE HOUSING AUSTRALIA	1	11.1 & 11.2 CALCULATION OF POINTS	11.2.1 Residential buildings - NatHERE Rating - Multi Unit Residential (MURT) or EDGE				11.2 Where projects are to use alternative certification systems not	Project approach approved
		Up to 4 points are available based on the percentage of dwellings in the project site, which are eligible to be certified using the Green Star SA Multi Unit Residentia	Up to four (1) points are awarded based on the percentage of all dwellings on the project site, which	1	Example Points Calculation - Certified Non-residential buildings (11.1) Homestar (11.2NZ)-	rating				currently listed, project teams are to submit a CIR providing motivation and	
		new, which are eligible to be certified using the Green Star SA Multi Unit Residentia	provide a canada rating in accordance with 11.7.1 and 11.2.2. Points are awarded on a pro-rata-	1	A development has 20 buildings (dwelling for Homestar) eligible to be certified using homestar or the Green Star SA	Prior to construction: - A commitment from the project applicant that they will seek to have dwellings designed				justification as to the equivalence of the alternative certification rating tool. Additionally, projects must provide minimum energy efficiency	
		rating tool or the EDGE rating tool or BREEAM, HQE Rating or LEED rating.			suite of building rating tools or another compliant environmental rating tool.	and constructed to achieve a NatHERS rating of 7 stars or more MURT rating with a				requirements which are in line with the Green Star SA Multi Unit	
		rating tool or the EDGE rating tool or BREEAM, HQE Rating or LEED rating.	ease (see Guidance) when com 11.7.1 and 11.7.7 are achieved, no partial point are available when only one requirement is met.							Residential (MURT) Tool ensuring the alternative certification tool meets	1
		rating tool or the EDGE rating tool or BREEAM, HQE Rating or LEED rating.	Date (use submine) when our () () is and () is an active of the provide the provide sub- ently one regularized is mat- 11.1.1.NuddER Sating- The project sub-mark demonstrate that the placeble depailings in the project s ^{the} hum subjected s		Example Points Calculation - Matter25 and Lundia Housing Australia (11-1), Green Star SA Mailt Linit Devidential ration	minimum of 4 points achieved under ENE-OI or an EDGE rating ; and - Project documentation that summarks the implementation of the project applicant's					
		rating tool or the EDGE rating tool or BREEAM, HQE Rating or LEED rating. a-Have achieved a NatKERS rating of 7 stars or more, and b-Have achieved centification in accordance with the guidelines for Livesble Navning Design publicade by Livesble Naving Aurism 2014.	parts (non-substance) when non-size 2 and 2 and 2 are schewed no parts (points are schewed and only one requirement is most		Example Points Calculation – NatHERE and Liveble Houring Australia (11-2) Green Star SA Multi Unit Residential rating or EDGE rating.	 Project documentation that supports the implementation of the project applicant's commitment. 				the credentials, environmental impact and rigor of the GSSA MURT tool.	
		rating tool or the EDGE rating tool or BREEAM, HQE Rating or LEED rating. a. Have achieved a NatilitZE rating of Z-task or more, and b. Have achieved antification in accordance with the guidelines for Livesbee Marking Persign patients physically charge Task and the State of the State which are all highlight to be careful or guide in accordance and the State of the State of the State which are all highlight to be careful or guide an accordance and the State of the State of a CESIGE State of a careful or guide accordance to inter tool	Date is developed and handling and the set of the set o		or EDGE rating. A development has 125 dwellings and of those dwellings 41 achieve Livable Housing Australia.	 Project documentation that supports the implementation of the project applicant's commitment. 				the credentials, environmental impact and rigor of the GSSA MURT tool.	
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LIV-12 Culture Heritage and Identity		12.1 Understanding Gulture, Horizage, and Kenthy 12.1 Understanding Gulture, Horizage, and Kenthy 12.1 Default and interpreted as part of the moster planning process. 12.2 Enhancing Community Culture, Horizage, and Mentily 2. additional points are available when the interpretation of the culture, heritage, and directly of the design of the project as way that strengthms cultural and project site informs the design of the project. The same plantic article culture and project site and contributer to bulkage and plantic article culture and project site informs the design of the project.	121 A per Green Star VI.1 Communities Submission Guidelines Additional Inference Law 2.28 Go net conservation of Instorical monuments and other, inscriptions, objects of art and andiquity promulgated by datir No. 1-80-341 of 17 safet 1601 (25 December 1980)	As per Green Star VI.1 Communities Submission Guidelines	12.3 As per Green Star VI.1 Communities Submission Guidelines 12.2 As per Green Star VI.1 Communities Submission Guidelines	12.1 As per Green Star VI.1 Communities Solamission Guidelines 12.2 As per Green Star VI.1 Communities Solamission Guidelines	2		121 No changes have been made, this credit has been accepted as is. 122 No changes have been made, this credit has been accepted as is.	Project approach approved
UIV-13 Walkable Access to Amenities	that celebrate and incorporate the heritage, culture and historical context of the project site, supporting communities and places with the development of a sense of place and identity.	13.1 Waihable Access to Amenities 2 points are available where all habitable buildings on the project site have walkable access to a diverse number of amenities.	131 As per Green 3tar V1.1 Communities Submission Guidelines	As per Green Star VI.1 Communities Submission Guidelines	23.1 As per Green Star VI.1 Communities Submission Guidelines	13.1 As per Green Star VI.1 Communities Submission Guidelines	2		113 No changes have been made, this cept has been accepted as is.	Project approach approved
LIV-14 Access to Fresh Food	To encourage and recognise projects where occupants have access to fresh food within walking distance of where they live or work.	1 point is available where all habitable buildings are within a walkable distance to a	14.1 As per Green Star V.1.1 Communities Submission Guidelines Additional Reference Ref. Math. Vert, 2010 24.2 As per Green Star V.1.1 Communities Submission Guidelines	As per Green Star V1.1 Communities Submission Guidelines	141 As per Green Star VI.1 Communities Submission Guidelines 142 As per Green Star VI.1 Communities Submission Guidelines	14.1 As per Green Star VI.1 Communities Submission Guidelines	1		14.1 Production of fresh food in Morocco is supported by Plan Maroc Vert, which the government developed in 2010. This will be included as an additional guidance reference. 14.2 No changes have been made, this credit has been accepted as is.	Project approach approved Project approach approved
		I point is available where the project has a strategy to integrate productive landscape within the landscape objectives for the project site.	ana Po per unitari dan VIII communitari dati addinazion datati na							noject approach approved
LIV 15 Safe Places	To recognise projects in which the activity of planning and detailed design for land use, development and redevelopment takes into consideration designing out crime principles.	15.0 Memours Requirement - Vability To be eligible for this creat: - All tunnels and underpasses within the project site must have end-to-end visibility and - All public areas, such as playgrounds, state parks and community food gardens, must be visible from at least one street.	35.0 Ac per Green Star VI.1 Communities Submission Guidelines	As per Green Star VI.1 Communities Submission Guidelines	SS & As per Green Star VI.1 Communities Submission Guidelines	15.8 As per Green Star V1.1 Communities Submission Guidelines	0		35.0 No changes have been made, this could has been accepted as is.	Project approach approved
		51 a Design for Subty 2 points are available where the Minimum Regularement has been met and - A other in Attacessment process is understand, and - A design instatign has been adopted that incorporates designing out other principles.	16.1 As per Green Tar VI.1 Communities Submission Guidelines		11 A lay the (communities to an analysis and analysis 21 Exercise Contractive Contractive Section	13.1 As per Gener Star VI.1 Communities Salemission Guidelines	2		15.1 No pictors entrify Designing and Criteria In Monces, and rather in Merviscon: another backgeoing processis are undertaken in herms of arking and crime depending on the development and its scale. A mean of the development and its scale. In a given of the Criteria (which is estimate or come lower) barreed in a given of the Criteria (which is estimate or come lower) barreed and Gibbs being molectici, crime levels between 60 and 60 as being high and fishing endineticity. The condition of an effect of the test of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale and Gibbs between the scale of the scale of the scale of the scale of scale infra- tion of scale infra- scale infration of scale informs in the infration of the principles.	n

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Economic Prosperity

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ECON-16	Community Investment
ECON-17	Affordability
ECON-18	Employment and Economic Resilience
ECON-19	Education and Skills Development
ECON-20	Return on Investment
ECON-21	Incentive Programs
ECON-22	Digital Infrastructure
ECON-23	Peak Electricity Demand Reduction

Credit Credit		im of the Credit	Credit Criteria Summary 16.1 Community Infrastructure Investment	Compliance Requirements	Technical Manual Definitions 56.1 As per the Green Star Communities v1.1. submission guidelines	Technical Manual Guidance DADLAIMG ANTINE PONTS (S.K.19) Folial joint an exated according to the level of optional investment in community information.	Technical Manual Documentation Requirements 361 % per the Green Stor Communities st.1: submission guidelines	Andreas Andreas Andreas A	the drawn to the channel Reasons for Changes/Summary SA1 The network of the papard change within this code was to like it with the nethodology and Project approximations
	the op	encourage and recognise 16 ose projects that make 6 p tional investments in ac	16.1 Community infrastructure investment 4 points are available based on the level of investment in community infrastructure , demonstrated in accordance with ONE of the following compliance pathways:	latti Centitzation Still - Still - a y per the Green Star Cammunities vill Sabmission Guidelines Still Reidential Infrastructure Investment Fox (Jonim as auxied The data invance of cammunky infrastructure investment provided is valued at a <u>20000 and one</u> vivo) Sak					36.3 The multitude for the proposed charges within this condit was to line it with the methodology used Project approach approach in previous condits (JSDY - 8) and the Parchasing Poser Posity was used.
	20	rastructure for the nefit of the community a.	a. The infrastructure investment provided is at least <u>Cartest Longons</u> MMD 5800 per residential dwelling, or	Production province are available and a section of contentioning replacements in terms provident in some at a <u>section of the section of the </u>	a	Fpitts 119 awarded on a linear scale copped at 24202 scalars0 VHO S802 per residential dwelling and 222 b82 VHO His per meter spane for non-residential for the maximum 4 points available.			1. Site for Perchanging Howen Poly conversation factors to character what the specificar answer of RD 8020-8030 web (SPE) (Clinical and Rest Application (SPE) and SPE) and SPE (SPE) (
		r i	 The infrastructure provided is at least GD 100 KG per square meter of non-residential space 	Calculation for Partial Points: Value of Investment Amount divided by 1900 an one -300 multiplied by 4 = number of points achieved.		For example: If A project with a community infractnucture investment of DEG WAY. MAD 500 per dwelling would achieve 0.25 paint, <u>PERFORM FOR HAMPE</u> TO(F100 x.4 = 0.25);			inglied Sachage Rote is listed as 2.5. The new convenion factor was then calculated as follow; 1.5% 5 n 0.58
						It A project with a community infrastructure investment of <u>STAR in war</u> (NO725 per dwelling would achieve 0.5 print; <u>CREATERN INFORMATION AND 725(800 x 4 = 0.5</u> ;			Per laucidential Duerling Dia + kizo data - subo Data
				s£1.5 Non-residential infrastructure investment Gos (E) positions are avanded if the data reasout of community infrastructure investment provided is valued at a <u>122.182</u> VMOHG per spans metter of one-ordential space. Partial points are avanded on a linear scale (see Guidance) for investments less than <u>122.282</u> VMOHG per spans metter of non-residentia	-	Ex sample and an appendix on a second second and appendix on a second second appendix on a second the special and a sample, of the second se			Avr Meter Squared 1.54 × 500 × 500 × 64
				igan. Invention		would achieve 2.0 points, plat29 index 2016 x 4 + 2.0; and If A project with a community infrastructure investment of <u>GE-82-445</u> 1000 3 per meter square for non-residential would achieve dia points, <u>GE-92 index</u> 106 x 4 + 0.0;			E.G. v. kBo: hando K., é Bibles calculating particle p
				4 points are available based on the level of investment in community infrastructure, where investment provided is at least \$2000 nor one MAC \$200 per residential dwelling or at least \$200 miles MAC 46 per cause metre of non-residential space.	-				hednet anazti.
		10	nanovation Distringue. The Section Section and Talks to werk with project teams in developing an approach to reception the deview of community of instructure within flucture on a community reperience and usage state than the substance approach multies to developing combinations. It is submitted to all benerical to approach to be advective approaches to advalued to the insertioner that is available, to achieve before advances as part of devined tages achieves advalued to the insertioner that is available, to achieve before advances as part of devined tages achieves the insertion of the insertioner that is available, to achieve before advances as part of devined tages achieves the insertion of the insertioner that is available.						
		ag de	approach related to developer contributions. It is considered that there would be alternative approaches to delivering the investment that is available, to achieve better outcomes as part of delivering large scale to address the delivering the memory of the scale						
CON-17 Allocable	n 10			27.1 "sieced changes are proposed to slign the language used with South African terminology:	17.1 As per the Green Star Communities v1.1. submission guidelines	23.1.As per the Green for Communities vill submission guidelines	21.1 A per the Geen Tax Communities vil 1 submission publicities		12.1 No charges to the credit were made as the examps of the credit is acceptable and is retained. Reject approach approved
		encourage and recognise d7 sjects that presents d7 subbility deliver of iordability strategies for as apart of housing for heateness comments	32.1 Reidential Affordability Strategies 4 points are awarded where at least two residential affordability strategies are implemented for a proportion of the total residential area delivered as part of the project	Index (3.1.) where it functions a dissocial of the of class to compare been by dissocial, and a solution describes where here the	The providence of Company's Co	ana na pri un unteri ani cantinanteri si a statitistici graniteri	and a provident an community to a community galaxies		2.4. In complex source once more more as one moment is one control is assignment and is relative.
	aft or an	ordubility strategies for as apart of housing d/or business premises		later D-1.2 μern of Proving a service is the service support non-set previous, and an an advancer was increased enough as Building contexts; (kader 12.1 2 pairs) Providing a proportion of housing inter aries and deselings to the market at an affordable purchase price for low to markets income beauholds;					
	Th	is credit has three							
	3.3	parate compliance thways, only one of the thways can be selected.							
		17 4)	13.2 Non-Reidential Affondability Strategies & points are surarised where as these two-neidential afforchability strategies; are linglemented for a spoprion of the total non-meidential area delivered as gart of the project.	27.2 As per the Green Star Communities v1.1. submission guidelines	172 As per the Green Star Communities v1.1. submission guidelines	22.2 As per the Green Star Communities v1.1. submission guidelines	172 As per the Green Star Communities vi 1 submission guidelines		22.2 No further investigations were required for the non-recidential and mixed attractibility strategies as lengthst approach approved ent out in the Green Star Communities v.1.1. submission guidelines and were therefore retained as is.
				17.3 As per the Green Star Communities v1.1. submission guidelines	17.3 As per the Green Star Communities vi. 1. submission guidelines	27.2 As per the Green Star Communides vi. 1. submission guidelines	27.2 As per the Green Star Communities vil 1 submission guidelines		17.2 it was noted that affortability is a complex issue in Monocca, expectally so it misms to the Project approach approved
		4	3.3. Nixed - Affordability Strategies d points are awarded where as a part of the project - st least one recidential affordability strategy is implemented for a proportion of the train indicated al area; and - st least one non-recidential affordability strategy is implemented for a proportion of the train one-recidential area.		Reddential dock - all Cleve 1, 2 and 2 millionia Cleve 1, 2 and 3 deelings as defined by the Reddent Creation for a lattice for the second states.	And the second sec			13.3 mer sinder die aufbrickling hat zurgeben kunne in bekonzet, ersprechzige als zurösten ten bei provisien dirucht haufgei genommen. In was das an einer besonsiegt im ein darfeitigt han vong enkapkuistige typer bat enter defensel in zureit zur das is bespräch for wach dievelopment.
		Ĩ			cost Automa Grantwell, Art No. 553 of 1977 (or smeeted, National Construction Code (NCC) , within the boundaries of the project site.	te mer se erfelle mersen kulturg lang beten verkladetig freedomte af te vell af 1977.			Extensing quencies are appropried and hand administration particle QGCS, the standards browned showners have proved frave Mercenness and second acceleration of the standards browned and the standards that they want global particle stream of a low second acceleration to the Australian manufacture stream, that location MLCs.
					Non-residential stock — all other building classes, as defined by the NGC form				normer well they sudd the to be in good going theatra as it is intre-similar to the Australian monining environment, than South Africa.
					ware even with NCC , within the boundaries of the project size	Angesterent of Terman Carlos and a Termin William (2017). Terminia y pring Terminian In the Anniagement of Terman			Ingless are to failure the Communities of a Submission Guidelines, queeficulty, National Construction Cade (UCC). The Net wall in lare with Rigidement Geleral de Construction au Densen Ib. 2-1- Cel et al. 19 and 2-16 (2) Rev Lett. ang 20 and 19 an
						To be used that the Toda Walks Report of the set of Safetyment of a conserty, while development with the intert by the Report set of a set Conference on which is a first consert that is 100 ¹¹ . The new software listed document is how some software to the set.	-		
						tar all'i dia da designara d'ha titta bar- Addiana inferences]		
						- Villes cans bidanvilles programme (Crisie without Sturns), 2004 - Stanogle Nationale do Development Listania - Annowe No. 3-2-2-046 of 13 might Skil (24 MM) 2013], Rigitement Général de Construction su Marco			
CON-18 Employm	et and To Recilience pri	encourage and recognise 18 sjects with local and 11	18.1 Increase in Lacal Jobs 1 point is available where projects can demonstrate that the plan for the development will result in a net	tik i teorese-in Lacal John tik 11 sik 13au par the Green Star Communities vi 1 Submission Guidelines	18.1 As per the Green Star Communities vd.1. submission guidelines	18.2 Increase in Local Jobs	1811 At parthe Green Star Commutities v1.1. submission guidelines	1	SL1 Mare relevant references für Manocco have been included. Project approach approad
	44 24	encourage and recognise 18 sjects with local and 11 erse employment pe portunities	percentage increase in the number of job generated in local area	Poposed changes to selected items under:		energionen coperanden and the local area is calculated based on Genus data from the Australian Bareau of Bardioloc. South Africa The Worl Bank Dara, with extrapolation and inclusion of may major employment charges since the most moment Genus, such as Dara Dara Seguest or employment contest.	ed af		
				18.1.4 The Economic Study must cover at least the following items:		WESC Cades			
				 Current mix of employment opportunities by <u>MADUE SC</u> codes. 		ACCC codes The Antarolism on New Societ Standard Induction (ACSC) was justify developed by the Antarolism kernes of Standards and Statistics New Soliabed to make it as also to scorege inducting statistics between the two scoredines and with the world. The ACSC codes are introduced to make its also score and the Antarolism Statistical (SSC) by Lie Merkly the main inducting of anti- back and an and schemister the Codes and the Antarolism Statistical (SSC) by Lie Merkly the main inducting of anti- back and an and schemister the Codes and the Antarolism Statistical Statistics (SSC) by Lie Merkly the main inducting of anti- back and the Antarolism Statistics (SSC) and the Antarolism Statistical Statistics (SSC) and Antarolism (SSC) and			
						BC BC Cades, or Standard industrial Classification codes, are an internationally accepted set of cades for the standard classification of all construct activities. These codes are prescribed by the Department of international Scananic and Social Atlans of the United Nations.			
						Aufdrinnal References - Réglement Général de Canstruction au Decree No. 3-13-424 of 12 mjeb 1484 (34 May 2012)			
			18.24 - Diverse Local Employment - Performance Pathway Un to 1 solini is available where:	18.28 As per the Green Star Communities v1.1: submission guidelines	18.24 As per the Green Star Communities vil 1. submission guidelines	18.28. As per the Green Star Communities v1.1. submission guidelines	di 2.10 Obverse Lacat Englisyment Nes Cannons: Duby including: 5 yeally employment projections and inglementation program;	1	BLBR für changen have been mude, this credit has been accepted as is. Project approach approved
		-1	18.2.X - Oliverse Local Employeeset - Performance Pathway up to 1 pairs is available where: "The proportion of the job demand from the project is serviced locally at the time of the project's completion is 80% or more; and				 - S years many moving. - S years many inplument projections and implementation program; - Suiculation of employment generated by the project and the project's level of performance against the Credit Criteria benchmarks; 		
		1	- The proportion of the year and the time project is services locally at the time of the project's completion is 60% or more; and - There is a diverse offering of employment availability with at least 15% of jobs is the local area from Type A industry sectors and with no more than 50% of all jobs in the local area from Type & industry				• C public programmer projections and importantial program. • C public programmer projections and importantial programmer programmer and provide the control Charlos benchmarks; • Comparison that may and companying methods in provide the control of the companying methods are considered with those and • Control of the foreign provide the control of the programmer provides are considered with those and • Control of the disposition in a control of the provide of the control of mergingment generations are considered with those and • Control of the disposition in a control of the provide of the control of the co		
							 Local Authority documentation demonstrating that areas (e.g. sites, locations) of employment generation are consistent with those uses in Economic Study calculations; and Constration of combinement actions in 1970/1976 contemp. 		
							- Luniert nas driengogeneit opportuniest by weeke of, sector.		
		1	12.23 - Provinity to Major City - Prescriptive Pathway 16 Joint is available where the project is located within Cim of the Inventery where the resident is increased within	11.20 Prasinity to a Major City 12.20 1 As are the Gener Star Communities v1.1. submission middel/~~	58.28	28.28 As per the Green Star Communities vil 1. submission guidelines	1828 As per the Green Star Communities v1.1 submission guidelines		II.28 No charges have been made, this condit has been accepted as is. Project approach approved
		a	Skin of the boundary of the designated Central Business District (CBD) or Commercial Core of a major city	stan Providenty to a Major Chy 2020 La sup the Grant Dar Communities of L submission guidelines 2020 The spiper than must write the angle city designation guide devices the diffusion Chine Mass devices and with 2020 The spice guidelines of 2020 Chine The State of the State of a Major Chine Mass devices and Australian Chine 2020 SUBCR 18 Analog guideline of 2020 Chine The State of Australian Chine	Major City - the 2014bits Extension American as outlined in the 'State of Australian Cities 2016-2015' Major City is considered to be a city with a population of 200 VM or own				
		L		2018-2017 as raying a population of 100 000 or more.	too or now.				
		1	1.1.1 Constitution of the second description of the second descr	Weld Confidences IEE Conf. Call, The Compared Scale of Comp Materials and Compared Scale of Compared S	www.wc per the screen star communities vil 1, submission guidelines	un an no per ule tures sur communes vi 1. submission guidelines Additional decompanying to be advanced in "Decoderin and Guideline" service on Dage 200-	(a) 34 We fain MC improvements which against the MC class Ma documentation inducting the are classes of buildings in the poject. Follower must show that there is no fains (1, 1) to 1 dualing y as defined by the Motion if notice class. (2) Motion is subject to prime instance in bidling large during the faint dual and the Motion if notice class. (2) Motion is subject to prime instance in bidling large during the faint of the Motion is a subject to prime in the motion is subject to prime instance.		B2C Statistic extension aregument with two chashesisten and the GGCs (the Aurotical Statistics Augustach approach areas chasters help much resolvements students are business and the laber on the list in the much of the three would like to use in place gring threads as it is more violation to the Australian much of the entry would like to use in place gring threads as it is more violation to the Australian much interviewent. This calls Artica.
		F	analysis Class 1, 2, 3 or 4 dwellings included, as defined by the National Construction Code	buildings as per the Nardonal Building Regulations and Building Standards Act No 102 of 2077 (as amended) within the project site boundaries.		Danahard Induzedan Plancification with the Enzymonic Antiliation (2017) Search Edition (Search Children Search Mines Baarder Frankler Could Allow, 2012	No. 1992 of 1977 for annualized Class. 1, 2, 3 or 4 detellings, as defined by the National Construction Code (NCC) in the project site.		Incohing environment, than South Allica.
				Recertification As per the Genes Dar Communities v1.1. Guideline with the exception of the following changes: under und-beauting [11.2 (enginyment becilience, revise point? As follow: C 400C descends Decempenty or biology Consolitation and ACC class mix		and and the second second descent for the second			
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	res	sponse to the stainability goals for the	on opuona mesunen nens.							
	pro	oject								
		2	0.2 Analysis of Indirect Costs and Benefits additional point is available where:	20.2 As per the Green Star Communities v1.1. submission guidelines	20.2 As per the Green Star Communities v1.1. submission guidelines	20.2 As per the Green Star Communities v1.1. submission guidelines	20.2 As per the Green Star Communities v1.1. submission guidelines	1		
		2	. Criterion 20.1 is achieved; and . Where the analysis of the costs and benefits includes indirect costs and benefits				Alternative methodologies are available to <u>South African Monoccan</u> projects, and CIRs regarding methodologies to yet mentioned will be considered on a project specific basis. Decumentation projects might consider include:			
							Comprogen, H. & the According of South African Quantity, Surveyor, 2016. Guide to Life Cycle Conting, Dark,			
							Department of Environmental Affairs and Tourism 2001. Cert Benefit Analysis, Integrated Environmental Management, Information Series			
							-			
							Another document that might prove useful: Current 5, Louis 2014, A Guide to Social Ratum on investment			
ECON-21 Incentives Prog	grammes To	encourage and recognise	1.0 General Requirements - these relate to the compliance requirements set out in the Green Star communities v1.1 submission guidelines - please refer to Column 23F for more detail.	Initial Certification 21.0.1 General Requirements for Incentives	21.0 As per the Green Star Communities v1.1. submission guidelines	21.0 As per the Green Star Communities v1.1. submission guidelines	21.0 As per the Green Star Communities v1.1. submission guidelines			
		ojects that provide contives to encourage	ommandes vizi saamssion galaennes - piese rerer to countri zisi for more detair.	Bullet point d:						
	red	stainable practices that duce the cost of living		For example, providing rebates for project occupants in a community in Sydney Johannochurg Casablanca for a store in Melbourne Capa- Tours Marrakesh is not considered reasonable.						
	and	d working		Bullet point g: They must be in addition to any local, state or federal local, provincial or national government programs or mandatory requirements in the	at					
				state provincial or local area.						
				20.0.2 Calculation of Incentive Value Incentives are classified as anything that encourages sustainable practices that reduce the ongoing cost of living and working, and which						
				is subsidized by the project applicant. Incentives can include rebates, free items (under 5200 NEC2 MAD 308), or reductions in the Recommended Retail Price (RRP) of items through bulk purchases or negotiation with suppliers.						
				The benefit of the incentive is quantified as an associated data Rand MAD value. The data: Rand MAD value associated with the incentive will be the value of an item (those under Seeb RADE MAD 300 powled for five), the value of a rebate or reduction of the RRP (terms over 2006 HTML AND 300, or the value of an avoided cost.						
				The project team must comply with the following regarding the calculation of incentive values: a. The rebates or reductions offered must not exceed 70% of the RRP of the item for items over \$200 R522 MAD 308. For example if an						
				eligible fridge costs \$R1000 MAD 580, the maximum rebate or reduction allowed is \$R200 MAD 406. Items under \$200 R522 MAD 308 may be offered for free						
				b. Incentives cannot be averaged to achieve the required benchmarks. For example providing \$82000.MAD 1160 in rebates to 50% of dwellings is not considered equivalent to providing \$81000 MAD 580 to every dwelling.						
				 A						
			1.1 Residential Incentives Ip to 2 points are available based on the provision of incentives provided to encourage sustainable pra	21.1 Residential incentives ctices Two (2) points are awarded where the datase Rand MAD value of incentives provided is 2 \$750 R2000 MAD 1160 per residential dwelling.	21.1 'As per the Green Star Communities v1.1. submission guideline	21.1 'As per the Green Star Communities v1.1. submission guideline	21.1 'As per the Green Star Communities v1.1. submission guideline	2		
		t	Ip to 2 points are available based on the provision of incentives provided to encourage sustainable pra hat reduce the ongoing cost of living and working, where the dollar value of incentives provided is 2 O MAD 116/por residential dwelling	towe μ ₁ parties are available where the weak same MAU value of incentives provided is 2 5750 R3000 MAD 1150 per residential dwelling.						
		٩ ١	MAD 1160per residential dwelling	For incentives of a lesser value partial points are avanded on a linear scale. For example, where a project applicant provides incentives with a contineed value of <u>\$1409400</u> to each residential dwelling the points awarded would be calculated as follows: = <u>\$140947100</u> Mod/2000 MAX231160 x 2 points available ~ 0.4 points						
				= <u>CSE0/E7E0 R-R00/R2000</u> MAD232/1160 x 2 points available = 0.4 points						
		3	1.2 Non-Residential Incentives	21.2 Non-Residential incentives	21.2 'As per the Green Star Communities v1.1. submission guideline	21.2 'As per the Green Star Communities v1.1. submission guideline	212 'As per the Green Star Communities v1.1. submission guideline	2		
		1	Ip to 2 points are available based on the provision of incentives provided to encourage sustainable pro- hat reduce the ongoing cost of living and working, where the dollar value of incentives provided is 256	ctices Two (2) points are awarded where the dollar Rand MAD value of incentives provided is > 55 R16 MAD 9per square meter of non-						
			IAD 9 per square meter of non-residential space	For incentives of a lesser value partial points are awarded on a linear scale. For example, where a project applicant provides incentives						
				with a combined value of 😝 R8 MAD Sper square meter of non-residential space, the points awarded would be calculated as follows:						
				= 5255 Balate MAD 5/9 x 2 points available = 1 point						
ECON-22 Digital Infrastru	ucture To	encourage and recognise 2	2.1 High-speed Broadband A. Fibre-to-the-Premises (FTTP); or	22.1.A As per the Green Star Communities v1.1. submission guidelines	22.1.A As per the Green Star Communities v1.1. submission guidelines	22.1.4 'As per the Green Star Communities v1.1. submission guidelines	22.1.A 'As per the Green Star Communities v1.1. submission guidelines	1		
	inte	ojects that use digital 1 frastructure to create of	point is available where habitable buildings							
	con	eater efficiencies in the nnection of individuals	 B. Fixed wireless connectivity with minimum speeds of SOMbps/S-20Mbps 	(25.10) 22.1.8 Fixed wireless systems must use technology, commonly referred to as LTE (Long Term Evolution) or 4G, to deliver high-speed broadband services to a fixed number of connections at a fixed cell boundary (coverage area), with minimum speeds of 25:05.0Mbps/5-	22.1.8 As per the Green Star Communities v1.1. submission guidelines	22.1.8 'As per the Green Star Communities v1.1. submission guidelines	22.1.8 'As per the Green Star Communities v1.1. submission guidelines			
	wit	th other people, goods, rvices, and information.		20Mbps.	Habitable Buildings Buildings classified in the National Construction Code (NCC) as Class 1 to 5, Class	Additional references: - National Broadband Plan				
	247				7b, Class 0, or Class 9 National Building Regulations and Building Standards Act N 103 of 1977 (as amended) as commercial or residential buildings. Hational	- Plan Maroc Numéric				
					Construction Code (NCC) as Class 1 to 6, Class 7b, Class 8, or Class 9					
			point is available where a free Wireless Local following:	teet 22.2 As per the Green Star Communities v1.1. submission guidelines	22.2 'As per the Green Star Communities v1.1. submission guidelines	22.2 'As per the Green Star Communities v1.1. submission guidelines	22.2 'As per the Green Star Communities v1.1. submission guidelines	1		
		4	rea Network is provided at every activity centre a. At a minimum, meet the standard of 802,11n			- National Broadband Plan - Plan Maroc Numéric				
		ſ	b. Wi-Fi must be accessible throughout 70% of activity							
			centre: in- & out- c. Where Wi-Fi is provided indoors, a minimum of 2 gr	neral						
			power outlets must be accessible from public seating 250 sqm	every						
ECON-23 Peak Electricity	Demand To	encourage and recognise 2	3A Reduced Peak Electricity Demand - Performance Pathway	23A As per the Green Star Communities v1.1. submission guidelines	23A As per the Green Star Communities v1.1. submission guidelines	23A As per the Communities v1.1 submission guidelines with the exception of the following recommended change:	23A As per the Communities v1.1 submission guidelines with the exception of the following recommended change:	2	 − +	
Reduction	pro	ojects that reduce peak a mand load on the	points are available where it is demonstrated that the project's predicted peak electricity demand has educed by 25% when compared to that of a reference project	been	-	Additional references: - Law No 48-15 dated 24 May 2015, on the regulation of the electricity sector and the establishment of the ANRE the Moroccan Energy				
	ele	ectricity network frastructure				Authority (Autorité Nationale de Régulation de l'Energie) - Law No 54-14 promulgated in August 2015, which allows national electricity self-producers to join the transmission network to carry				
						 Law No 54-24 promagazing in August 2025, which allow national electricity sen-produces to join the baramission network to Lany energy from production sites to consumption sites. Law No 57-09 promulgated in February 2010 created the Morocco Agency for Solar Energy, which is now known as the Morocco Agency 				
						Law No 57-09 promulgated in February 2010 created the Morocco Agency for Solar Energy, which is now known as the Morocco Agency for Sustainable Energy (MASEN).				
			38 On-site Generation - Prescriptive Pathway points are available where at least 30% of the annual electrical needs of the project are met through	238 As per the Green Star Communities v1.1. submission guidelines on-site	238 As per the Green Star Communities v1.1. submission guidelines	238 On-Site Generation (238), second bullet point: Solar hot water systems and solar air conditioning and heat pumps	238 As per the Communities v1.1 submission guidelines with the exception of the following recommended change:			
		r F	points are available where at reast 50% of the annual electrical needs of the project are met through ower generation systems			Additional information				
						Additional references: - Law No 48-15 dated 24 May 2015, on the regulation of the electricity sector and the establishment of the ANRE the Moroccan Energy				
						Authority (Autorité Nationale de Régulation de l'Energie) - Law No 54-14 promulgated in August 2015, which allows national electricity self-producers to join the transmission network to camy				
						energy from production sites to consumption sites. - Law No 57-09 promulgated in February 2010 created the Morocco Agency for Solar Energy, which is now known as the Morocco Agency				
						for Sustainable Energy (MASEN).				
		3	3C Energy Storage - Prescriptive Pathway	23C As per the Green Star Communities v1.1. submission guidelines	23C As per the Green Star Communities v1.1. submission guidelines	23C As per the Communities v1.1 submission guidelines with the exception of the following recommended change:	23C As per the Communities v1.1 submission guidelines			
		2	points are available where at least 25% of the peak electricity demand is shifted to non-peak times th he use of energy storage systems	rough		Additional references:	Additional documentation to be references in 'Standards and Guidelines' section on Page 244:			
						- Law No 48-15 dated 24 May 2015, on the regulation of the electricity sector and the establishment of the ANRE the Moroccan Energy Authority (Autorité Nationale de Régulation de l'Energie)	City of Johung, Gauge, CDR (2008) Decige guidelines for Energy Efficient Buildings in Johunnesburg			
					1	 Law No 54-14 promulgated in August 2015, which allows national electricity self-producers to join the transmission network to carry 	City of Johannesburg Department of Environment & Infractivitium Services (2014). Energy Demand Side Management Policy For Johurg	I		
						energy from production sites to consumption sites. Law No 57-09 promulgated in February 2010 created the Morocco Agency for Solar Energy, which is now known as the Morocco Agency	National Business Initiative (2015). Guide to Energy Efficiency Finance in South Africa.			
						energy from production sites to consumption sites. - Law No 57:09 pornulgated in February 2020 created the Morocco Agency for Solar Energy, which is now known as the Morocco Agency for Sostainable Energy (MASEN).	Netowi Burness Hoteline (1965). Earle to Energy Efficiency Frances in South Miles. National Parameter (1951). Earle frances in summa of Earlers 11 of the second Tax. Soc. 1957 on the observes for Earlers. Efficience, Environ.			

	28.1 Credit to menin as it, with the option of pursuing a CR for Morocco specific methodologies or methodologies not yet specified.	Project approach approved
	28.2 Creat to remain as is, with the option of pursiang a CR for Monocco specific methodologies or methodologies not yet specified.	Project approach approved
	21 This cardit register drive adjustment to enflict Netoccca appropriate investment annuals, and to off to specific Licitoria to the Mecocan control for Mecocan control. In order to calculate Such Adics enforced investment annuals, the same approach use in CodB E Enformmental Management and Licitornity Internet annuals, the same approach use in CodB E Menomental Management and Licitornity Internet are used the method annual of the SU2 204 method and the Mecocan and Licitor Annual Mecocan approach use in CodB E Mecocan and Advance and Advance and Advance and Advance and Advance approach and the Mecocan and Licitor Advance and Advance and the SU2 204 mit MAD (Benz Park) and and Advance and the Mecocan Internet and CodB (Benz Park) and Advance and Advance and Advance and Advance and Management Advance and Advance and Advance and Advance and SU2 (Benz Park) and Advance and Advance and Advance and Advance and SU2 (Benz Park) and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and Advance and MAD (Benz Park) and Advance	freget approach approved
	21.1 This credit regard only minor adjustment to reflect changes applied to 21.0.	Progect agenowd
	21.1 This credit equired only energy adjustment to effect changes applied to 21.0.	Progect approach approved
	22.1.A No changes have been made, this credit has been accepted as is.	Project approach approved
	22.18 metageness on the segretation connection upsets [10:500kg) invasive flat these lands are applicable to the locid connection land there reveals of the 100kg bondward digital infrastructurus, namely Diange, Wilk and Monic Teleconn. Along will South Along. Along cold lands and lands and lands and lands and lands and lands benchalge, and the sequence of the section of the section and lands the section and along and lands and lands and lands and lands and lands and lands and bondwards and lands and lands and lands and lands and lands and lands and bondwards and lands and lands and lands and and lands and lands and lands and lands and the lands and lands and lands and lands and and lands and the lands and lands and lands and the lands and lands and lands and lands and the lands and lands and the lands and lands and lands and and lands and lands and lands and lands and the lands and lands and the lands and lands and lands and and lands and lands and lands and lands and the lands and lands and the lands and lands and the lands and lands and and lands and lands and lands and and lands and the lands and lands and the lands and lands and and lands and lands and lands and and lands and the lands and and lands and the lands and lands and and lands and lands and lands and and lands and the lands and and lands and the lands and lands and and lands and lands and and lands and the lands and the lands and and lands and and lands and lands and and lands and and lands and the lands and and lands and and lands and lands and and lands and and lands and the lands and and lands and and lands and the lands and and lands and and lands and and lands and the lands and the lands and the lands and and lands and and lands and and lands and the lands and the lands and the lands and and lands and lands and and lands and the lands and the lands and and lands and lands and and lands and and lands and the lands and lands and the lands and lands and lands and the la	hnged ageroach ageroad
	ondit has been accepted as in-	Preject approach approach
	22A More relevant references for Moracco have been included.	Project approach approved
	28 More relevant references for Moracca have been included.	Project approach approved
	22C More relevant references for Morecco have been included.	Project approach approved

Environment

ENV-24	Integrated Water Cycle
ENV-25	Greenhouse Gas Emissions
ENV-26	Materials
ENV-27	Sustainable Transport and Movement
ENV-28	Sustainable Sites
ENV-29	Ecological Value
ENV-30	Waste Management
ENV-31	Urban Heat Island
ENV-32	Light Pollution

Integrated Water	im of the Credit	Credit Criteria Summary	Credit Criteria Sub-Paths	Technical Manual Compliance Requirements	Technical Manual Definitions	Technical Manual Guidance	Technical Manual Documentation Requirements	No. of Points Available	No. of Points Achieved	Confirmed	Reasons for Changes/Summary
Cycle s	encourage and recognise best practice stainable urban water management.	Route 24A: Performance Pathway: Water Sensitive Urban Design	24A.1 - Stormwater Up to 2 points are available where it is demonstrated that the project	24A.1 Stormwater Up to 2 points are awarded where it is demonstrated that the project meets the requirements of 24A.1.1 to	Pre-development condition - means the condition of any property or portion of a property as it existed in its unaltered natural state prior to any development	Additional Information Some additional information courses specifically for South Africas	24A.1 'As per the Green Star Communities v1.1. submission guidelines	2			24A Due to the unavailability of a Moroccan WSUD guidelines , the agreed appro international best practice standards as outlined in the Communities v1.1. Submis
		Up to 7 points are available where potable water consumption is reduced, through the application of the	meets the following stormwater management objectives: * One point is available where the post-development peak Average	244.12	on that property	WSUD For South Africa: Framework and Guidelines - www.woud.co.ta- South African Guideliner for Surtainable Drainage Systems - www.wr.ud.co.ta-					Sustainable Precincts tool. t is noted that when Morocco WSUD guidelines becom referenced and will replace the international guidelines. Project teams who choos
		principles of Water Sensitive Urban Design (WSUD), when compared against a reference project.	Recurrence Interval (ARI) event discharge from the project site does not exceed the pre-development peak ARI event discharge; and	24A.1.1 Stormwater Peak Discharge 24A1.1.1 The project must demonstrate that the post-development peak event stormwater discharge from the site does not exceed the pre-development peak even stormwater discharge, using the Average Recurrence	Post- development condition - means the condition of any property after the conclusion of development thereon	-Guidelines for Human setSement Planning and Design (The Red Book - Volume 1 and 2)					submit CIRs (Credit Interpretation Request) on a case by case basis where the pro alternative methodology.
			based on the percentage reduction of sediment, phosphorus, nitrogen, and littles in amount application of sediment, phosphorus, nitrogen,	site due not encee the pre-development peak even sconnwater discharge, using the Average Rocarence Interval (ARI): specified in Table 26.1 the 1 year ARI <u>AND</u> 5 year ARI must both be addressed in the calculation	All other definitions as per the Green Star Communities v1.1. submission endelines	Additional References:					For the Morocco Context the IUWM Guidelines are to be used in conjunction with the sustainable management of water.
			⁴ Up to one point is available where the quantity of key pollutants discharged in site stormwater is limited, based on the percentage	24A.1.1.2 As per the Green Star Communities v1.1. submission guidelines	Bander me'n	Integrated Urban Water Management (IUWM) in Morocco					Therefore, there are no changes to this credit, rather additional references added
			reduction of: • 0.5 points for sediment and litter in project runoff when compared to			- Dahir Law 10-95 - Water Act 36-15					Morocco.
			untreated runoff. • 0.5 points for phosphorus and nitrogen in project runoff when compared to untreated runoff.	24A1.2 Stormwater Quality 24A.1.2.1 The following minimum reduction in total pollutant load from the developed part of the project site must be achieved, when compared to untreated stormwater runoff:		- National Water Plan, 2015 - National Water Strategy, 2014 - Dabit Law 78-00					
			compared to untreated robot.	Finds to a chinered, when compared to undersee scontinuate runcin. For 0.5 points: 80% reduction in total suspended solids; and		Governance through integrated water management of water resources in Morocci Managing Urban Water Scarcity in Morocco	2				
				90% reduction in gross pollutants For 0.5 points:		All other guidance as per the Green Star Communities v1.1. submission guidelines.					
				60% reduction in total phosphorous; and 45% reduction in total nitrogen.							
				24A1.2.2. MUSIC is an accepted modelling software to demonstrate reduction in pollutants discharged. The project must justify their inputs how it applies to South Africa.							
				24A.1.2.3. Where calculations are performed manually, the Australian WSUD Engineering Procedures -							
				Stormwater (CSIRD, 2005) may be used. Projects are encourage to do this in parallel with the WSUD Guidelines for South Africa: Framework and Guidelines (available from www.ws.ud.co.as).	-						
			24A.2 - Performance: Water Sensitive Urban Design	Projects are encourage to use the WEUD Guideliner for South Africa: Framework and Guideliner (available from	- 24A.2 - As per the Green Star Communities v1.1. submission guidelines	4	24A.2 'As per the Green Star Communities v1.1. submission guidelines				24A.2 No changes have been made, this credit has been accepted as is.
			Up to 5 points are available where it is demonstrated that potable water consumption of the project is reduced, through the application of	www.wcud.co.aa) in parallel with the Australian WSUD Engineering Procedures.	The second			5			The changes rare over more, and creating over accepted to re-
			the principles of Water Sensitive Urban Design (WSUD), when compared against a reference project.	24A.2.1, 24A.2.2, 24A.2.3 - As per the Green Star Communities v1.1. submission guidelines							
		Pouto 249- Braccintlus Pathway: Water Management	t 248.1 - Alternative Water Sources - Public Open Spaces Irrigation	248 1 Ar per the Green Styr Communities of 1, submission suidelines	As per the Green Star Communities v1.1. submission guidelines	248.1 As per the Green Star Communities v1.1. submission guidelines	248.1 As per the Green Star Communities v1.1. submission guidelines	1		<u> </u>	24B.1 No changes have been made, this credit has been accepted as is.
		Up to 4 points are available where it is demonstrated	1 point is available where all water used in public open spaces and t public realm areas is sourced from non-potable water sources.		Note: Alternative Water Sources includes reclaimed water; grey or black treated	· · · · · · · · · · · · · · · · · · ·		-			
		practices for alternative water sources and stormwater.			water. It excludes water from high-value water sources such as lakes, rivers or groundwater.						
			248.2 - Alternative Water Sources - Buildings 1 point is available where all buildings in the project site have access the characteristic method accesses	248.2 As per the Green Star Communities v1.1. submission guidelines	All other definitions as per the Green Star Communities v1.1. submission	248.2 As per the Green Star Communities v1.1. submission guidelines	248.2 As per the Green Star Communities v1.1. submission guidelines	1			24B.2 No changes have been made, this credit has been accepted as is.
			to alternative water sources.		P**						
			248.3 - Stormwater Peak Discharge	248.3 Stormwater Quantity	Pre-development condition - means the condition of any property or portion	248.3 As per the Green Star Communities v1.1. submission guidelines	248.3 As per the Green Star Communities v1.1. submission guidelines	1		+	248.3 No changes have been made, this credit has been accepted as is.
ļ			1 point is available where the post-development peak Average Recurrence Interval (ARI) event discharge from the project sit does not exceed the pre-development peak ARI event discharge.	248.3.1 One (1) point is awarded when project team demonstrate that the post-development peak event stormwater discharge from the site does not exceed the pre-development peak event stormwater discharge, using the Average Recurrence Interval (ARI): <u>specified in Tabla 26.1 the 1 year ARI AND 5 year ARI must</u> both b	of a property as it existed in its unaltered natural state prior to any development on that property Post-development condition - means the condition of any property after the						
ļ			and the second one pre-severopointing point while write unschaffige.	addressed in the calculations.	conclusion of development theron						
				248.3.2 All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines	All other definitions as per the Green Star Communities v1.1. submission guidelines						
			248.4 - Stormwater Quality Up to one point is available where receiving water quality is protected	248.4 Stormwater Quality Uo to one (1) point is awarded where the quantity of key pollutants discharged in site stormwater is limited	1	248.4 As per the Green Star Communities v1.1. submission guidelines	248.4 As per the Green Star Communities v1.1. submission guidelines	1		+	24B. 4 No changes have been made, this credit has been accepted as is.
			by limiting the quantity of key pollutants discharged in stormwater. This is based on a percentage reduction of sediment, phosphorus,	Up to one (1) point is awarded where the quantity of key pollutants discharged in site stormwater is limited based on the percentage reduction of pollutants, when compared to untreated runoff in accordance with the following requirements.							
			nitrogen, and litter compared to untreated runoff. • 0.5 points for sediment and litter in project runoff when compared to	248.4.1 The following minimum reduction in total pollutant load from the developed part of the project site mut	st						
			untreated runoff. - 0.5 points for phosphorus and nitrogen in project runoff when	be achieved, when compared to untreated stormwater runoff: For 0.5 points: 80% reduction:							
			compared to untreated runoff.	80% reduction in total suspended solids; and 90% reduction in gross pollutants For 0.5 points:							
				60% reduction in total phosphorous; and 45% reduction in total nitrogen.							
				248.4.2 MUSIC is an accepted modelling software to demonstrate reduction in pollutants discharged. The							
				project must justify their inputs how it applies to South Africa. 248.4.3 Where calculations are performed manually, the Australian WSUD Engineering Procedures - Stormwate							
				(CSIRD, 2005) may be used. Respects are encourage to do this in parallel with the WEUD Guidelines for Eouth Africa: Framework and Guidelines (available from www.ws.uk.co.aa).	-						
		INNOVATION CHAILENGE:		As per the Green Star Communities v1.1. submission guidelines							No changes have been made, this credit has been accepted as is.
			for providing real-time, site-wide, leak detection and monitoring systems	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines				No changes have been made, this credit has been accepted as is.
		Site-wide water metering systems must provide potable time leak detection system.	water meters for each building or lot and must be connected to a real-								
		consumption to compare uses. It should also include met	requent) automatic assessment of the potable water supply and thods of messaging and alarming when leaks are detected, to facilitate								
use Gas T	encourage and recognise projects that clude a greenhouse gas strategy that	real-time responsive action. Route 25A: Performance Pathway - Greenhouse Gas S Up to 6 points are available based on the magnitude of t	the project's predicted reduction in GHG emissions from energy used on	25A.1 Emissions Calculations When calculating the predicted greenhouse gas emissions for this credit scope 1 and 2 emission must be	Reference Project - A hypothetical project of the same size and building mix as the proposed project, but where the construction and energy modelling is	25A.2 Calculations for the Reference Project Non-Residential Buildings and Residential Buildings (25A.2)	As per the Green Star Communities v1.1. submission guidelines,	6			25A The major change in this credit is to adapt South African guidelines for mod in line with local Moroccan building standards.
n d	duces greenhouse gas (GHG) emissions ie to energy use on the project site.	the project site, when compared against a reference proj	ject.	included in accordance with factors and methods described in the National Greenhouse Account: factors- published by the Australian Government. When calculating the predicted greenhouse gas emissions for this	based predominantly on the SANS 10400 Part XA compliance requirements or a combination of local Moroccan building regulations and requirements as	Projects must model the reference building in the buildings as per SAAS 10400 XA. Assumptions must be made in line with the Green Star SA Energy Modelling.					The South African Sustainable Precincts tool refers projects to a combination of
				credit please refer to the factors used in the ENE-00/01 GNG Emissions Calculator in the Green Star Tools Tabl 1, page 1 of Appendix A of the Morocco LCR. 25.A.2 Calculations for the Reference Project	e defined in the Green Star Energy Modelling Protocol, Office v1.1 (whichever is more energy efficient).	Protocols developed for Office v1.1 as per the Green Star SA Energy Modelling Protocol Office v1.1, with inputs updated as per Table 2, page 2 of Appendix A of the Money 177					Star South Africa Energy Modelling Protocol Office v1.1. The modelling guidanc that it can be applied to various building typologies. A simple approach would I protocol, but then update reference project inputs to be either in line with local
				The predicted annual energy use and related GHG emissions for the reference project shall be calculated base on the following conditions and assumptions:	d All other definitions as per the Green Star Communities v1.1. submission guidelines	25A.3 Calculations for the Proposed Project					requirements in the protocol, whichever is deemed to be the most energy efficie
				 a. The local conditions of the standard energy supply available to the site; b. Construction of all non-residential buildings to achieve minimum compliance with the NEC Section J 		Calculating on-Site Generations (25A.3.3) There is a reference to the Green Star Photovoltaic Modelling Guidelines from					
				deamed to satisfy provisions SANS 10100 Part XA or refer to the description of the Notional Building in the Green Star Energy Modelling Protocol Office v1_1=with changes to the Notional Building's simulation inputs as		Australia: These guidelines are internationally applicable to the South African- content and projects must use these guidelines to calculate the energy contribution from hebruelitair systems.	4			1	1
				per Table 2, page 2 Appendix A of the Morocco LCR. 'Local Contextualisation of Energy Modelling Protocol.			1				
				per Table 2, page 2 Appendix A of the Morocco LCR, 'Local Contextualisation of Energy Modelling Protocol, Office v1.1'. c. Construction of all residential buildings to achieve the minimum NaSHERS Star-rating NCC Section.		Including Exported Power (25A.3.4)					
				per Table 2, page 2 Appendix A of the Morocco LCR, 'Local Contextualisation of Energy Modelling Protocol, Office v1.1'.	5	As per the Green Star Communities v1.1 submission guidelines					
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-		Strategy Up to 4 points are available where the predicted energy demand and GHG emissions of the project have been	I port is realisble when compliance is demonstrated align or of the Align product of the second second second second second second LDD; or the second second second second second second second and the second second second second second second second second SEE - Energy Efficiency - Existing Buildings 1 port is available wave the GIG stategy for the population and the second seco	197 Table 1, page 2 Appendix A of the Mances LCD, Yacal Contenduations of Knorg Modeling Protects 197 Table 1, page 2 Appendix A of the Mances LCD, Yacal Contenduations of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduation of Knorg Modeling Protects 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduction of the Properties 197 Table 1, page 2 A Appendix A of the Mances LCD, Yacal Contenduction of the Mances 197 Table 1, page 2 A Appendix A of the Contenduction of the Mances LCD 197 Table 1, page 2 A Appendix A of the Contenduction of the Mances LCD 197 Table 2, page 2 A Appendix A of the Contenduction of the Mances 197 Table 2, page 2 A Appendix A Appendix 11. Submission guidelines 288.3 Appentise Geners Star Communities v1.1. Submission guidelines 289.3 Appentise Geners Star Communities	198.3 SAME SAME Part XA. Instrumal Sense; Efficiency Codes of Loads. Affice: Mode SaMe and the Same Same Same Same Same Same Same Sam	As per the Green Star Communities 11 submission guidelines incorporation of the Communities 11 submission guidelines Additional Enformment The quartier form program 2008 1.10 and 2017 and 2018 for Program (programmen rational do to qualit) do Program (program 2018 2017 2019) 2018. The Former Star Communities v1.1 submission guidelines Incorporation of the	288.2 As per the Green Star Communities vi.1. submission guidelines 288.3 As per the Green Star Communities vi.1. submission guidelines 288.3 As per the Green Star Communities vi.1. submission guidelines 288.4 Prior to and During Construction -advance to support the implementation of Distoct Heating and Cooling as part of the Old Storage, -Advance to Support The Green Star Communities vi.2. 28.3 After Construction -advance to Support the Implementation of Distoct Heating and Cooling as part of the Old Storage, -Advance to Support The Green Star Communities vi.1. submission guidelines. 28.3 Find to and During Construction Ald other Documentation The partments as per the Green Star Communities vi.1. submission guidelines. 28.3 Find to and During Construction -Advance to Support that all buddings are maturally -Advance to Gold Storage, -Advance to Gold Storage, -Advance to Gold Storage, -Advance to Support that all buddings are maturally	- 1 - 2 - 1 - 1			288.2 WAC performance has been updated to be in line with incider Morecce Themail Construction Regulations Morecce (Table 11, page 38). The lighting power densities and in the Sauth African Tool have been reviewed incident for our in Morecce as well, as they are based morely on ASHRAE 50.1 2 288.3 No changes have been made, this credit has been accepted as is. 288.4 No changes have been made, this credit has been network because of the potential residential projects, has been retained.
-		Strategy Up to 4 points are available where the predicted energy demand and GHG emissions of the project have been	E port is noticed when compliance is demonstrated along out of the A. Ill information (park) (park) (park) (park) (park) (park) (park) LDD), or A. Ill information (park) (park) (park) (park) (park) (park) LDD), or A. Ill information (park) (park) (park) (park) (park) (park) anego reduction below an estimated baseline. 202.3 - Energy (filticity) - Executing buildings 1.port is available only the origin buildings (park) (park) (park) park) (park) (park) (park) (park) (park) (park) (park) 202.3 - Energy (filticity) (park) (park) (park) (park) (park) park) (park) (park) (park) (park) (park) (park) (park) park) (park) (park) (park) (park) (park) (park) (park) (park) park) (park) (park	par Table 1, page 2 Appendix A of the Mances LCD, Yacal Constantiaution of Energy Modeling Protects. 10:11.11.11.11.11.11.11.11.11.11.11.11.11.	283.3 EARL SAGE Part XA. Historial Energy Ellipsing Codes of Earlie Mice. 204.5 EARL SAGE Part XA. Historial Energy Englement, Pert 4 and with energy Englement Energy Elements (see a set a set a set expendent backge). X per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities. 28.8 Definitions as per the Green Star Commutiles v1.1 submission publicities.	As per the Green Star Communities 1.1 submission guidelines: Recognizing Communities 1.1 submission guidelines: Additional Inferences: The spartic Property 2015 Description of the Communities 1.1 submission guidelines Description of the Communities 1.1 submission guidelines, and Agonada A. Additional Start Start Communities 1.1 submission guidelines, and Agonada A. Additional Start Start Communities 1.1 submission guidelines, and Agonada A. Additional Start Start Communities 1.1 submission guidelines, and Agonada A. Additional Start Start Communities 1.1 submission guidelines. Description of the Communities 1.1 submission guidelines from Advisory B. Additional Start Start Communities 1.1 submission guidelines. Description of the Communities 1.1 submission guidelines from Advisory B. Description of the Communities 1.1 submission guidelines. Description of the Communities 1.1 submission guidelines.	288.2 As per the Green Star Communities v1.1 submission guidelines 288.3 As per the Green Star Communities v1.1 submission guidelines 288.3 As per the Green Star Communities v1.1 submission guidelines 288.4 Prior to and During Construction 1 didance to submission the implementation of Distact Reating and cooling as part of the Kit Strategy. After Construction Regulation Alder Construction Regulation Alder Construction Reating and Cooling has been definent definents As provide a the Green Star Communities v1.1 submission guidelines. Submission guidelines. Submission guidelines Submission guidelines	- 1 			288.2 WAC performance has been updated to be in line with incider Morecce Themail Construction Regulations Morecce (Table 11, page 38). The lighting power densities and in the Sauth African Tool have been reviewed incident for our in Morecce as well, as they are based morely on ASHRAE 50.1 2 288.3 No changes have been made, this credit has been accepted as is. 288.4 No changes have been made, this credit has been network because of the potential residential projects, has been retained.

	GBCA Concluding Comments
uidelines, the agreed approach is that this credit will use the Communities v1.1. Submission Guidelines as well as the cco WSUD guidelines become available these will be	Project approach approved
es. Project teams who choose to target this credit can by case basis where the project team chooses to follow an	
be used in conjunction with Water Act 36-15 in terms of	
additional references added to the credit to localise for	
	Project approach approved
	r opec approach approach
en accepted as is.	Project approach approved
en accepted as is.	Project approach approved
en accepted as is.	Project approach approved
en accepted as is.	Project approach approved
een accepted as is.	Project approach approved
epted as is.	Project approach approved
African guidelines for modelling reference buildings, to be	Project approach approved
ojects to a combination of SANS 10400XA and the Green 1. The modelling guidance in the protocol is broad enough A simple approach would be to refer projects to the se either in line with local Moroccan standards, or with be the most energy efficient.	
be either in line with local Moroccan standards, or with be the most energy efficient.	
een accepted as is.	Project approach approved
ine with stricter Moroccan requirements, as detailed in	Project approach approved
1, page 38).	
Tool have been reviewed, and have been found to be i mostly on ASHRAE 90.1 2007 values.	
en accepted as is.	Project approach approved
100% naturally ventilated buildings, which was desirable n retained.	Project approach approved
n retained.	
fficiency" has been retained, as an opportunity for a point.	Project approach approved

		r	MA C France Managine	NR 7 to desced and residence and a	258.6 As per the Green Star Communities v1.1. submission auidelines		have a second se				248.6 No channes have been made, this credit has been accepted as is.	h
			258.6 -Energy Metering and Monitoring - Public spaces and Buildings 1 point is available where the GHG strategy for the project site	256.6. An advanced monitoring system is regarded as an automated monitoring system that records both consumption and demand of energy via live, online meters. These systems are capable of processing the information to produce reports for definable periods (hourly, daily, monthly, etc.) for individual as well as group	230.0 As per the treen star Communities v1.1. submission guidelines	258.6 Additional Information - South African Notional Randord - SAME 50001-2011 Measurement and verification of energy conference Networks - SAME Randords Division - 2011		1			zwe.o no changes have been made, this credit has been accepted as is.	rroject approach approved
			includes provision of metering. for major energy consumption uses of the precinct and buildings and there is an effective mechanism for	of meters. Advanced monitoring systems meters are characterised as being capable of recording values and producing an output that can be transmitted to a central location (onsite or offsite) that can provide data		All other guidance as per the Green Star Communities v1.1. submission guidelines						
			monitoring and displaying the consumption data.	retrieval and reporting mechanisms. The system must be capable of:								
				- Collecting data from all meters - Alerting to missing data due to failures								
				Processing data on energy use at user adjustable intenuls automatically notifying the Facilities Management when the energy use increases beyond certain parameters Providing a breakdown of the information by building system or by building								
				Visual Display available to the public (e.g. website) providing current energy consumption and savings								
		INNOVATION CHALLENGE: Project teams are invited to sign up for an Innovation cha	llenge to develop an approach to carbon accounting. The approach	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1 submission guidelines				No changes have been made, this credit has been accepted as is.	Project approach approved
		should have regard to the National Carbon Accounting Syn emissions and uptake from land based activities covering	stem (NCAS) which monitors and predicts Greenhouse Gas (GHG) all of Australia.									
w-26 Materials	To reward the reduction of the	26 A.0 & B.0 - BOTH PATHWAYS Minimum	26 A.0 & B.0 Minimum Requirement Responsible Sourcing	26 A.0 & 8.0 The minimum requirement is now changed to One (1) point to allow projects to be rewarded for	25 A.0 & B.0 As per the Green Star Communities v1.1. submission guidelines	26 A.0 & B.0 As per the Green Star Communities v1.1. submission guidelines	26 A.D.&. B.D.As per the Green Star Communities v1.1. submission	1			26 A.D & B.D The same methodology that was used in 24.0 will be used for 26.0.	Project approach approved.
	environmental impacts of construction materials for the site wide works over their life cycle	Kequirement	awarded where: - At least 80% (by mass) of all reinforcing steel, asphalt, and	their efforts. Project must still achieve this credit before they can target points under 26A.1 or 26B.1 All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines			gudennes				Due to the lack of information and documented literature, the agreed approach is that this credit will use international best practice standards as outlined in the Communities v1.1 Submission Guidelines as well as the	
			concrete used in site-wide works must be sourced from facilities that have ISO \$4001 accreditation and the company manufacturing the reinforcing steel must be a member of, and comply with the	8							Sustainable Precincts tool. Project teams who choose to target this credit can submit CIRs (Credit Interpretation Request) on a case by case basis where the project team chooses to follow an alternative methodology.	
			requirements of, the World Steel Association's Climate Action								Project teams will make use of the MAT - 6 Steel credit requirements as outlined in the Green Star SA Technical	
			Programme; and - At least 95% (by cost) of all timber used in the construction works must be certified by a forest certification scheme that	a							Manual Mat-06 Credit Guidance. Therefore this credit will remain as is and Australian PVC Best Practice Guidelines will be referenced as these are international best practice. It is noted that when Morocco PVC subdelines become available these will be referenced and will realize the international subdelines.	
			works must be certified by a forest certification scheme that meets the GBCA's 'Essential' criteria for forest certification; or be from a reused source.								Reference to Life cycle and Carbon print analysis of construction materials Technical Guide, namely Guide	
											Antechnique : a public de loi et en engreinte carbon de si matériaux de construction, published by the Moroccan Energy Cluster (EMC), to assist in rendering the credit more applicable to the Moroccan Market.	
			Má á Audamana Anh		Mark in such Court Court		Made and a first of the second s					hard and an or a
		26A.1 - Performance Pathway - Life Cycle Assessment (LCA)	are met and a whole of site whole of life (cradie to grave) life cycle	26A.1a. Life Cycle Assessment 26A.1a.11 to 25A.1a.13 - as per the Green Star Communities v1.1 submission guidelines 26A.1a.1A Points are awarded based on a cumulative percentage impact reduction calculation. This is defined	26A.1 As per the Green Star Communities v1.1. submission guidelines	26A.1 As per the Green Star Communities v1.1. submission guidelines	26A.1 As per the Green Star Communities v1.1. submission guidelines	1			26A.1 No changes will be made to the credit.	rruject approach approved
			assessment (LCA) is conducted, in accordance with the following: a. Up to <u>4 Points</u> 3 points are available, based on the extent of	as the sum of all impact category changes between the proposed project and the reference project. One point may be claimed for the first 35% cumulative reduction and an additional point for every additional 25%								
			environmental impact reduction achieved, assessed against six environmental impact categories, when the project site is	cumulative reduction to a maximum of 4 points (i.e. a 110% cumulative reduction) -3 points (i.e. a 85% cumulative impact reduction).								
			compared to a reference project; and b. An additional 1 point is available where the LCA includes reporting on five additional environmental impact categories for the	All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.								
			project.									
			Points are awarded based on the extent of environmental impact reduction achieved against seven environmental impacts categories, when compared to a reference project site.									
		268.1 - Prescriptive Pathway - Life Cycle Impacts	268.1 Prescriptive Pathway - Sustainable Primary Construction	2581.1 CompEance Requirements	258.1 All definitions as per the Green Star Communities v1.1. submission	2681.1 Point Calculation Example (2681.1)	268.1.2 Concrete	3			26.0	Project approach approved
			Materials Up to 2 epints 2 points are available where the requirements of 268.0	TABLE 268.1.1 Primary Construction Material - Compliance Requirement	guidelines	Points are awarded by calculating the cost of a compliant primary construction materials and comparing this to the total cost of all primary construction materials	Documentation Requirements as per the Green Star Communities				Steel	
			are met and the project addresses the sustainability of the following primary construction materials:	 Steel; 60% of all structured steel, by mass, in the project either has a post-consumer recycled content greater than 40%, or is reused. AMD/DR 60% of all reinforcing/streasing steel, by mass, in the project either has a post consumer recycled content ensater than 90% or is reused. 	6-	used in the project. A maximum of 2 accime 2 counts are awarded when the cost of compliant material is	2681.3 Steel				Due to the lack of information and documented literature, the agreed approach is that this credit will use international best practice standards as outlined in the Communities v1.5 Submission Guidelines as well as the Sustainable Previots tool. Project tames which obsers to target this credit can submit [Dis [Credit Interpretation	
			- Concrete - Steel	consumer recycled content greater than 90%, or is reused Asphalt - as per the Green Star Communities v1.1. submission guidelines - PVC or alternative - meet PVC best practice guidelines GBCA Meet Best Practice Guidelines are contained in:		100% of the total cost of primary construction materials. Points are awarded on a sliding scale, so for this example 59% of all primary construction materials (by cost	Letter of Commitment from the project applicant that includes: 1 - Acknowledgement of steel criteria claimed in the submission				Request) on a case by case basis where the project team chooses to follow an alternative methodology.	
			- Asphalt; and - PVC	EAXI standards EAXIBP 1001 and 1003, or the specific use of an alternative material for products that would normally be PAC must be included in the project.		comply, therefore 59% of the three [3] paints two (2) points available or 1.77 paints 118 points are awarded.					Project teams will make use of the MAT – 6 Steel credit requirements as load out in the Green Star SA Technical Manual Mat-06 Credit Guidance. It was noted in an effort to influence the steel industry and improve industry	
			Points are awarded on a sliding scale based on the percentage (by cost) of primary construction materials that are used in the project	Up to 2 points 2 points are awarded when the cost of compliant primary construction materials is 100% of the total cost of primary construction materials. Points are awarded on a sliding scale based on the percentage (by		Guidance on how to include steel into the Point Calculation Example Table	Criteria. During construction: Extractiful frame the constituction of a short the choil assessments				benchmarks, alignment to South Africa would be the most suitable option.	
			which meet the Compliance Requirements.	cost of primary construction materials that are used in the project which meat the Compliance Requirements. Points are calculated by multiplying the 2 points 2 points by the (fractional) percentage compliant materials.		1 List all the compliant Steel Items (Structural steel, reinforcing/stressing steel are steel products)	d are identified, clearly referencing post-consumer content or reuse for the stipulated percentage of all relevant steel in the project.				PVC From research, experience and stakeholder interviews the conclusion was that the requirements are still tough	
				268.1.2 Concrete		2) List if the steel is structural steel or reinforcing steel 3) Confirm sufficient recycled content or reuse as per Mat-06 Credit Criteria (GSSA	 Quantity Surveyor's report summarizing the cost of the compliant material. 				to achieve in Morocco, however the aim is to improve industry benchmarks in Morocco.	
				Note: reference mixes are given in the Submissions Guidelines in Table 268.1.2. All other Compliance Requirements as par the Green Star Communities v1.1. submission guidelines.		Office v.1.1) 4) List the cost related to the item.	After construction: Confirmation(s) from the supplier(s) of: . The total mutation of steel supplier to the negative and				No changes and additional reference documents are required for this credit as the credit requirements can be applied to the Moroccan context. It was noted however that South African best practice would be adopted where possible in an effort to influence the construction industry and improve industry benchmarks	
				256.1.3 Steel Steel: projects may demonstrate compliance against the Materials 6 credit as detailed in Mat-06 Steel in Green Star SA Office v1.1. All steel must be included in the calculation.		Protocol for demonstrating equivalency (Steel - 2681.3) The text can be ignored. Please refer to the Green Star SA Technical Manual Mat-O	The total quantity of steel supplied to the project; and The post-consumer recycled content of each steel product Supplied to the project (via product-specific evidence such as				In line with the above, Australian PVC Best Practice Guidelines will be referenced as these are international best	
				Star SA Office v1.1. All steel must be included in the calculation.		Credit Guidance.	Materials' Data Sheets). Confirmation(s) from the contractor(s) of: - All of the applications of steel installed within the building structure				practice. It is noted that when Morocco PVC guidelines become available these will be referenced and will replace the international guidelines.	
				268.1.4. Asphalt		PVC Best Practice Guidelines (2681.5)	The product used for each type of application; and 268.1.2 Asphalt				Asphalt 26.8. As per 26.0 above.	Project approach approved.
				Asphalt must be a warm mix asphalt for this material to comply. Project teams must provide evidence of the asphalt mix type and the cost of the compliant material. All Compliance Requirement as per the Green Star		the the relevanced documents as background information. Please refer to the South Miccas Vinyi's Industry Bert Practice Guidelines: for South Miccas projects -	Documentation Requirements as per the Green Star Communities v1.1 submission guidelines					
				Communities v1.1 submission guidelines. 268.1.5 PVC		NC Best Practice Guidelines (2001.5) As par the Green Star Communities v1.1. submission guidelines	2681.5. PVC Prior to construction:					
				268.1.5.1.Compliant PVC use must meet PVC Bost Practice Guidelines CAVA Standards CAVARP 1001 and 1003- PVC Best Practice Guidelines or the specific use of an alternative material for products, that would normally be		Standards and Guidelines Referenced Documents	 letter of commitment from the project applicant that includes: acknowledgement of Credit Criteria claimed in the submission 					
				PVC, must be included in the project. 2681.5.2 PVC use must be certified in line with the PVC Best Practice Guidelines as per <u>EAVA Constants EAVE</u>		Eauth Millican Vinyl's Industry Best Practice — The Easthinable Manufasture_ conversion and use of Rolysing/Alasida (PVC), its compounds and ingredients. CANNOR 1997 (2014) (Conversion Indexemption), CANNOR 1997 (2014) (Prioritizer & Transfel	template During Construction: - Extracts from specifications requiring that PVC pipe, conduit and					
				2001.32 PVC due must be certained in mix with the PVC best Practice doublines as per two sectors of the sector of the sector case of an attentiative material for products that would normally be PVC must be included in the project, in accordance with 268.15.	1	All other clandard and guidance as per the Grow Star Communities of 1-	 Entracts non-specifications requiring that PVC pipe, conduct and cable insulation are independently verified as compliant with the SAV Best Practice Guidelines or are non PVC Item. Also requiring any substitute PVC product of a specified PVC product to be compliant 					
				Decumenting compliance of a PVC product to the SNVA Standards shall be domentioted by supplying the compliance cotificate issued by South African Vinyf Accessition.		eulomication guidelines	with the Credit Criteria: and					
				imports and health risks accordated with the manufacture and end of life management of the common use of NC products -		Adational Interencia: - Guide technique : analyse de cycle de vie et empreinte carbone des matériaux de construction'	Table summarising the pipe, conduit and cable insulation to the used on the project and cost of the compliant products. After Construction:					
				All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.			- An as installed pipe, conduit and cable schedule prepared by a quantity surveyor, cost manager, cost planner, cost estimator, or					
							architect showing cost calculations to demonstrate how the credit criteria is met.					
							Supplies demonstrating how PIC products comply with the <u>Evaluation</u> Conduction, and provide compliance contificate from <u>EVALPIC</u> Best					
ENV-27 Sustainable Transport and		27A - Performance Pathway - Sustainable Transport	27 A - People Focussed Sustainable Transport and Movement	27A As per the Green Star Communities v1.1. submission guidelines	27A As per the Green Star Communities v1.1. submission guidelines	27A As per the Green Star Communities v1.1. submission guidelines	Practice Guidelines as outlined in the Communities v1.1 Submission 27A As per the Green Star Communities v1.1 submission guidelines	3			27A No changes have been made, this credit has been accepted as is.	Project approach approved
Movement	that encourage a people-focused hierarchy.	3 points are available for the design and implementation of integrated responses to transport and movement that	27A.2 - People Pocussio Assessment 27A.2 - Scoping discussions 27A.3 - Qualified Professional									
		encourage a people-focused hierarchy.	27A.4 - List of Recommendations 27A.5 - Evidence of positive outcomes									
		170 Description Bathering Control	27A.6 - Travel Plan	278.1 As per the Green Star Communities v1.1. submission audelines	278.1 &c nor the Green Star Communities v1.1 submission auidelines	278.1 As per the Green Star Communities v1.1, submission auidelines	778.1 &c ner the Green Star Communities v1.1 submission exidelines			<u> </u>	1781 No desearches has made this contraction	Benjart searce the searce
		Up to 2 points are available for the design and	278.1 Shared, Pooled, or Common Use Parking One (1) points is awarded where a shared, pooled, or common use parking regime is implemented for a minimum of 25% of the total on-	zzm.z xo per the Green star Communities v1.1. submission guidelines	2/8.1 ×5 per the uneen star Communities v1.1. submission guidelines	2/BL As per the Green Star Communities v1.1. submission guidelines	278.1 AS per the tureen star Communities v11. submission guidelines	1			278.1 No changes have been made, this credit has been accepted as is.	Project approach approved
		implementation of initiatives that reduce the impact of transport.	parking regime is impremented for a minimum or 25% of the total or- site parking supply (excluding detached housing), demonstrated in accordance with 278.1									
			Transport	278.2 As per the Green Star Communities v1.1. submission guidelines	278.2 As per the Green Star Communities v1.1. submission guidelines	278.2 As per the Green Star Communities v1.1. submission guidelines	278.2 As per the Green Star Communities v1.1. submission guidelines	1			278.2 No changes have been made, this credit has been accepted as is.	Project approach approved
			Up to 1 point is awarded based on the frequency and accessibility of existing or planned public transport, in relation to the proportion of habitable buildings within the calculated catchment of an eligible									
			habitable buildings within the calculated catchment of an engible public transport stop, demonstrated in accordance with 278.2									
		INNOVATION CHALLENGE		As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines				No changes have been made, this credit has been accepted as is.	Project approach approved
		Puture Thinking Technology: The GBCA would welcome technologies into their planning solutions, such as self-dr This approach would remain consideration of cite	proposals from project teams that integrate future-thinking iving vehicles and associated infrastructure. c conditions and the solution would have to be aimed at improving the									
		availability and choice of all transport modes and how the	ey interconnect within the various land uses in the development.									
Sustainable Si	ites To encourage projects that avoid or minimise impacts on environmentally	28.0 Conditional Requirement It is a Conditional Requirement for obtaining a Green Star	- Communities certified rating that a project, that needs approval from	28.0.1 Eligibility 1 To be eligible for Green Star - Communities certification a project must not be subject to the <u>NEANN Act or must</u>	28.0 As per the Green Star Communities v1.1. submission guidelines	28.0 Conditional Requirement 28.0.1 - 28.0.2	28.0 Conditional Requirement	0			28.0 National Environmental Management Act has been replaced by Dahir Law 12-03 on Environmental Impact Studies and has found to be equal in its requirements.	Project approach approved
	sensitive sites while recognising project that reuse previously developed land and reclaim contaminated land using best	the Australian Government environment minister under th 63 of 2008-Dahir Law 12-03 on Environmental Impact Stur Where a project site is not subject to <u>SPBC Ast NEMA A</u>	dies for any proposed action, be granted an approval under that act.	be granted an Recent of Decision (ROD) for the project site Dahir Law 12-03 on Environmental Impact Studies and must obtain an environmental acceptability decision (decision acceptability environmental).		Please ignore text as it refers to the Australian process. Please refer to: Copariment of Environmental Attains - National Environmental Management As No 63 or 2006 Dahir Law 12:08 or Environmental Impact Studies.	Record of Decicion muct be cubmitted Projects must follow Dahir Law 12-03 on Environmental Impact				Companies that carry out projects relating to a certain type of activity must obtain an environmental acceptability decision (decision acceptability environmental) prior to the construction. Such approval is enamed	
	practice remediation.	project is deemed to comply with this Conditional Require	ement.			Please refer to All other guidance as per the Green Star Communities v1.1. submission guidelines	Studies and must obtain an environmental acceptability decision (decision acceptability environmental).				acceptability decision (decision acceptability environmental) prior to the construction. Such approval is granted by the Ministry of Environment on the basis of the results of an environmental impact study. In principle, the authorities request such an authorisation prior to issuing the building permit and the centificate of compliance. Projects must achieve clearance and acceptability from the Ministry of Environment tofere undertaking any	
				28.0.2 - Referral Please ignore this paragraph as it refers to the assessment process in Australia.			All other Documentation Requirements as per the Green Star				Projects must achieve clearance and acceptability from the Ministry of Environment before undertaking any works on the project site.	
							All other Documentation Heguriements as per the Green Star Communities v1.1. submission guidelines.					
		28.1 Previously Developed Land		28.1 As per the Green Star Communities v1.1. submission guidelines	28.1 As per the Green Star Communities v1.1. submission guidelines	28.1 As per the Green Star Communities v1.1. submission guidelines	28.1 As per the Green Star Communities v1.1. submission guidelines	1			28.1 No changes have been made, this credit has been accepted as is.	Project approach approved
		1 point is available where 75% of the project site compris	es previously developed land.	Anna Sentenea	the state space like		godines	.				
		28.2 Best Practice Site Decontamination 1 point is available where the site contains significant co	ntamination, such that the uses in the proposed development would	28.2 Best Practice Site Decontamination 28.2.1 - 28.2.3 - As par the Green Star Communities v1.1. submission guidelines	Contamination remains as per the Submission Guidelines: "the condition of land or water where any chemical substance or waste has been added at	28.2 As per the Green Star Communities v1.1. submission guidelines	28.2 Prior to Construction: - CV of the suitably qualified professional: and	1			28.2 A Suitably Qualified Professional is to be dealt with on a case by case basis, through a submission of a CIR to the GRCSA, as in Monocco a 'suitable qualified professional' is not defined as a single individual but rather	Project approach approved
		have been precluded, and the developer has adopted bes permission for the project.	t practice remediation strategies as detailed to secure development	28.2.4. To be deemed remediated (no longer contaminated), the site must meet the regulated levels deemed suitable by the relevant compatent authority. The environmental auditor or waste management control officer who certifies that the size has been dely contaminated must meet the requirements of standards.	above background levels, and represents, or potentially represents, and adverse health or environmental impact"		A contamination report must be prepared by a suitable professional that describes: - identifying the type and extent of contamination;				defined as a competent company, who is registered under Ministry of Equipment. Furthermore, following extensive engagement with local stakeholders, it was found that projects are bound by	
				onicur who carenes that the size has been dury contaminated must meet the regarements of standards set at National, Provincial and Local level.	A suitably qualified professional i c a registered occlogist is defined as a Refessional Natural Grientist currently registered with the Gouth Missan		 It should also outline all available decontamination options, and proposing the remediation strategy where required; and 				Furthermore, following extensive engagement with local stakeholders, it was found that projects are bound by National Iaw, Dahir Law 12-03 of 12 May 2003, this law applies on a local and provincial level and no additional indexes of regulation are in place. This is to ensure the conduct and consistency, of projects on a national level.	
					Council for Natural Edionitific Andressions (SACNER) in accordance with the Natural Edionitific Parliessions Art, 2003 (Ant 22 of 2003). The EACNER and Edionic matchings and Anton according and Anton according to the SACNER.		 show that the site was contaminated such that the uses permitted under the relevant planning scheme were initially precluded. 					
					acher guidance, but helche must can off the final report. I will be assessed o a case by case basis, projects are to submit a CR, for the approval of an	a	All other Documentation Requirements as per the Green Star Communities v1.1. submission guidelines.					
					"organisation-based approach". Motivation is to include CV of professional justifying professional's accreditation, experience and alignment with credit.							
	1				All other definitions as per the Green Star Communities v1.1. submission guidelines							
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				-	59 P a	g e						



		29.1 Change of Ecological Value	29.1 Change of Ecological Value	A subable scalified evolutional contracts to defined as a 7 feb 10 feb 10 feb	10.1 As weather Course Data Communities of 1, scheduling and "	10 L As any the Course Days Communities of L submits 1 11				A 8 The deficition of a Politchic Residentianal will be accounted as a new burners (Pariat annual annual
		29.1 Change of Ecological Value Up to 1 point is available where the ecological value of the site is enhanced, based on a comparison of the ecological value ·		A suitably qualified registered ecologist i c defined as a Protessional Natural	29.1 As per the Green Star Communities v1.1. submission guidelines	29.1 As per the Green Star Communities v1.1. submission guidelines	1		- F	3.1 The definition of a Suitable Professional will be assessed on a case by case by the GBCSA.	Project approach approved
	biodiversity of the project site	Up to 1 point is available where the ecological value of the site is enhanced, based on a comparison of the ecological value the combination of land types in the project site at the date of site purchase (or option contract) to the value after project	29.1.1 Project teams must complete the Green star - Communities Ecological value Calculator to quantify the ecological value of the project site a the date of site purchase or option contract and the ecological value for	Scientific Breferriore (SACNOR) is according a with the Natural Scientific							
	additeratly of the project and	completion. Partial points are available, with full points awarded where an improvement of 20% or more is achieved.	the project after completion. South African Moroccan Projects must find the closest match with the land types	Depleyrings Act 2002 (Act 27 of 2002) The SACNSB exactitioner may have							
	(compression, Parsar points are available, with run points awarded where an improvement of 20% of more is achieved.	listed. If project wish to add land types to the calculator, the project must submit a CIR to the GBCSA.	other reactalists produce components of work under his or her muldance, but							
	(inter a project wan to not and types to the calculater, the project mate section a circle the document	bairba must class off the final apost. Will be assessed on a case by case basis							
	(All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.	projects are to submit a CIR, for the approval of an "organisation-based	·						
	(An other comprisince mequitements as per the order task communities vizit submittation gardennes.	approach". Motivation is to include CV of professional justifying professional's							
	(accreditation, experience and alignment with credit.							
	(All other definitions as per the Green Star Communities v1.1. submission							
	(wir obier derinitaars as per die Green San Caminaniaes v.1.1. saamssion middeliner							
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	1	29.2 Biodiversity Enhancement	29.2 As per the Green Star Communities v1.1. submission guidelines	A suitably qualified registered ecologist-is defined as a Professional Natural	29.2 As per the Green Star Communities v1.1. submission guidelines	29.2 As per the Green Star Communities v1.1. submission guidelines				3,2 The definition of a Suitably Qualified Professional has been updated to the Moroccan requirements in i	an Destruct successful annual
		29.2 Biodiversity Ennancement 1 point is available where:	As a per via order sel communues VI.1. submission guidemes	Scientist currently mainteed with the South African Dougoil for Natural	and respective shell Star communities villa submission guidelines	as a server steel star communities vill submission guidelines	*	I	1	- The second se second second sec	in index abbroacti abbioacti
		a. A Biodiversity Management Plan has been prepared by a suitably qualified professional and is impleme	and	Constitution of the second			I	I		1017 AND AL.	
	(a. A biodiversity Management Plan has been prepared by a suitably qualified professional and is implement demonstrating the management of the long term biodiversity values of the project site (and off site values, where offsets a	20	Enforcing Act 2002 (Act 22 of 2002). The SACMSE exectilizer may have			I	I	1		
		demonstrating the management of the long term blobiversity values of the project site (and off site values, where offsets a established): and					I	I	I		
		established); and b. It is demonstrated that the Biodiversity Management Plan for the project site will create a net biodiversity gain represent	ne	he/che muct cien off the final moort-will be assessed on a case by case basis.			I	I	I		
		an enhancement over the project's biodiversity at the date of site purchase (or option contract).	*	projects are to submit a CIR, for the approval of an "organisation-based			I	I	I		
		Partial points are available in this criterion, with full points awarded where an improvement of 20% or more is achieved.		approach". Motivation is to include CV of professional justifying professional's			I	I	1		
				accreditation, experience and alignment with credit.			I	I	1		
				and a second subscription and and a second			I	I	I		
				All other definitions as per the Green Star Communities v1.1. submission			I	I	I		
	·			quidelines							
aste	To encourage and recognise projects that	30.1 Construction and Demolition Waste	30.1 Note:	Note:	30.1 As per the Green Star Communities v1.1. submission guidelines	30.1 As per the Green Star Communities v1.1. submission guidelines	1	_		0.1 More relevant references for Morocco have been included.	Project approach approved
anagement	reduce the environmental impact of	Up to 1 point is available where;	The WMP must also include "Designing out Waste" as per the compliance requirements and guidance section	s. For the purpose of this credit waste associated with building works are			I	I	I		
	waste.	a. The project develops and implements a Waste Management Plan for the project site's construction and demo	noi	excluded. All other construction works waste, including demolition waste, for	Additional references		I	I	I		
		waste; and	All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.	the whole project site are included.	Environment Charter for Morocco		I	I	1		
	1	b. ≥ 60% of the construction and demolition waste associated with project site has been recycled or reused.			http://www.maroc.ma/en/content/environement						
	(Partial points are awarded based on the percentage of waste recycled over 60% and up to 100%.		All other definitions as per the Green Star Communities v1.1. submission	- Law 28-00 on Solid Waste Management						
	(guidelines	National Household Solid Waste Program						
	1										
	(
	(30.2 Operational Waste	30.2 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	30.2 As per the Green Star Communities v1.1. submission guidelines	30.2 As per the Green Star Communities v1.1. submission guidelines	1			1.2 More relevant references for Morocco have been included.	Project approach approved
	(1 point is available where measures are implemented to reduce the overall environmental impacts associated with operation	1								
	(waste. Points are awarded based on the initiatives implemented in the project from the following list:			Additional references						
	(A. Public place recycling scheme;			Environment Charter for Morocco						
	1	B. Residential recycling scheme;			http://www.maroc.ma/en/content/environement						
	(C. Hazardous waste collection or disposal services;			Law 28-00 on Solid Waste Management						
	(D. Pay as you throw (PAYT) scheme; or			National Household Solid Waste Program						
	1	E. Composting or Green Waste scheme.									
	1	Three initiatives are required to achieve 1 point.									
							I	I	I		
	(INNOVATION CHALLENGE:	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines				o changes have been made, this credit has been accepted as is.	Project approach approved
		Project teams are invited to sign up for an innovation challenge to develop an approach to have developers enter into a									
		partnership or agreement with the project applicant to reduce waste to landfill volumes as a result of the construction of the									
		buildings. For further information on innovation and innovation Challenges see the innovation section of the GBCA website.				1	*****		0000000000		
	(-	1								
at Island Fff											
		21.1 Lichan Heat Island Effect One or a combination of the following meshes instrumented?	211 Ar our the Green Stor Communities of 1 submission midelines	21.1 & northe Green Stor Communities v1.1 submission or definer	Ar nor the Green Stor Communities of 1 in American multilines	21.1 An our the Green Star Communities of 1. submission with the				1 No channer have been made this credit has been accented as is	Project sports approved
as island Effect		31.1 Urban Heat Island Effect One or a combination of the following can be implemented"	31.1 As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	1			L1 No changes have been made, this credit has been accepted as is.	Project approach approved
as island Effect	implement measures to reduce heat	1 point is available if at least 50% of the total project site - Vegetation	31.1 As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	1			L1 No changes have been made, this credit has been accepted as is.	Project approach approved
we island Effect		1 point is available if at least 50% of the total project site - Vegetation area, in plan view, comprises building or landscaping - Green Roofs	31.1 As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	1			1.1 No changes have been made, this credit has been accepted as is.	Project approach approved
we wand effect	implement measures to reduce heat	1 point is available if at least 50% of the total project site - Vegetation area, in plan view, comprises building or landscaping - Green Roofs elements that reduce the impact of heat island effect - Roofing Matterials (including shading structures) SRI	31.1 As per the Green Star Communities v1.1 submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	1			1.1 No changes have been made, this credit has been accepted as is.	Project approach approved
as sland Errect	implement measures to reduce heat	1 point is available if at least 50% of the total project site. Vegetation area, in plan view, compress building or inducacyang elements that reduce the impact of host island effect. Reading Matterials (including shading structures) 581 Unshaded hataccaping elements 581	31.1 As per the Green Star Communities v1.1 submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	1			LI No changes have been made, this credit has been accepted as is.	Project approach approved
as island Effect	implement measures to reduce heat	1 point is available if at least 50% of the total project site. Vegetation ama, in plan view, comprises building or landscaping elements that reduce the impact of heat island effect. Roofing Maturials (including shading structures) 581 - Ubrituded hartscaping elements 580 - Hardrozing elements Studied	BL1 As per the Green Star Communities v1.1 submission guidelines	11.1 As per the Green Star Communities v1.1 submission guidelines	As per the Green Star Communities v1.1. submission guidelines	31.1 As per the Green Star Communities vi.1. submission guidelines	1			Li No changes have been mode, this credit has been accepted as is.	Project approach approved
at island Effect	implement measures to reduce heat	1 point is available if at least 50 m of the total project site. Vegetation main, ip als view, compress kulfarg of notingen - Greene Rods elements that induce the impact of heat island effect Roding Materials (including shading structures) 581 - Unubade hadrocaping elements 580 - Handrocaping elements shaded - Watter Boles and/or watter cruans		31.1 As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1 submission guidelines	31.1 As per the Green Star Communities v1.1. submission guidelines	1			LI No changes have been made, this credit has been accepted as is.	Project approach approved
at pland effect	implement measures to reduce heat	1 point is available of at less 50% of the total project site - Vegetation - Green Rodris (including shading structures) 501 - Green Rodris (including shading structures) 501 - Unaccept green Rodris (including structures) 501 - Vegetation Rod		31.1 As per the Green Star Communities v1.1 submission guidelines	As per The Green Star Communities v1.1 submission guidelines	B11 As per the Green Bar Communities v11 submission guidelines	1			Li Na changes have been mode, this credit has been accepted as is.	Project approach approved
at plane effect	implement measures to reduce heat	1 point is available if at least 50 m of the total project site. Vegetation main, ip als view, compress kulfarg of notingen - Greene Rods elements that induce the impact of heat island effect Roding Materials (including shading structures) 581 - Unubade hadrocaping elements 580 - Handrocaping elements shaded - Watter Boles and/or watter cruans		31.1 As per the Green Star Communities v1.1 submission guidelines	As per the Green Star Communities v1.1 submission guidelines	11.1 As per the Green Yaar Communities v1.1 submission guidelines	1			Li No changes have been mode, this credit has been accepted as is.	Project aggroach aggrowed
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as pland Effect	implement measures to reduce heat		As per the Green Star Communities v1.1 submission guidelines.				1				
ar pland Effect	implement measures to reduce heat		As per the Green Star Communities v1.1 submission guidelines.				1				
ht Pollution	implement measures to reduce heat island effect.		As per the Green Star Communities v1.1. submission guidelines.			As per the Green Star Communities v1.1 submission guidelines	1			a changes have been mode, this credit has been accepted as is.	Project approach approved
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APPENDIX A: ENV-25 Greenhouse Gas Emissions

Greenhouse Gas Emissions Factor

The International Energy Agency's website was used to source inputs for the calculation of the Fuel CO2 factor for mains electricity in Morocco (source: https://www.iea.org/countries/morocco). Calculations were done using data from 2017, the latest data available on the site.

FUEL CO2 FACTORS kgCO2/kWh	
biogas	0.025
coal	0.354
diesel	0.267
LPG	0.227
mains electricity	1.758
natural gas	0.202
oil	0.264
town gas (from coal)	0.16

TABLE 1 - Greenhouse Gas Emissions Factors for ENV-25 Emissions Calculations

(continues next page)

Building Aspect	Reference Building	Actual Building	Comments
6.1 Building Fabric - Opaque Elements	In compliance with 'Thermal Construction Regulations Morocco', 'Approach Prescriptive', Table 4 for Residential Buildings, Table 6 for Tertiary Buildings.	As per design	The Moroccan standard is deemed to be both stricter, and more applicable to local conditions, than SANS 10400 XA, which it replaces.
Exception to above - Orientation	Reference building to be modelled in 4 orientations, as per the Energy Modelling Protocol.	As per design	Allows projects to benefit from appropriate building orientation.
6.2 Building Fabric - Glazing	In compliance with 'Thermal Construction Regulations Morocco', 'Approach Prescriptive', Table 4 for Residential Buildings, Table 6 for Tertiary Buildings. No skylight glazing is to be included for the Reference Building.	As per design	The Moroccan standard is deemed to be both stricter, and more applicable to local conditions, than SANS 10400 XA, which it replaces.
6.3 Internal Loads			
Summer design temperature	26°C, 60% relative humidity (As per 'Thermal Construction Regulations Morocco', Table 12, page 39)	As per design	The wider comfort range defined in the Moroccan standard is more energy efficient than the comfort range defined in the Energy Modelling Protocol,
Winter design temperature	20°C, 55% relative humidity (As per 'Thermal Construction Regulations Morocco', Table 12, page 39)	As per design	and deemed to be more representative of local conditions.
Occupancy	As per design	As per design	-
Internal Lighting	As per Appendix A in Local Context Report. Where a value is not specified, Table 4 in the Energy Modelling Protocol can be used.	As per design	The values in Appendix A is based largely on ASHRAE standards, and more strict than those in the Energy Modelling Protocol, which are based largely on SANS.
Tenant Equipment	As per design	As per design	-
Fresh air rates	As per minimum local code requirement for space type.	As per design	No information could be found on local codes for fresh air supply. If they can be sourced, they should be used.
6.4 Actual Building HVAC Systems			
All modelling parameters as per Energy Modelling Protocol	N/A	As per design	-
6.5 Reference Building HVAC System 1			
All modelling parameters, except	As per Energy Modelling Protocol	N/A	The HVAC system is already best on best practice guidelines, which exceed requirements by SANS 10400 XA.
Heating	COP 3 (as per the lowest performing unit in 'Thermal Construction Regulations Morocco', Table 11, page 38)	N/A	As per local Moroccan standards, which is more strict than current requirements in Energy Modelling Protocol.
6.6 Reference Building HVAC System 2			
All modelling parameters, except	As per Energy Modelling Protocol		The HVAC system is already best on best practice guidelines, which exceed requirements by SANS 10400 XA.
Unitary Heatpump	Cooling EER of 2.6, Heating COP of 3 (as per the lowest performing unit in 'Thermal Construction Regulations Morocco', Table 11, page 38)	N/A	As per local Moroccan standards, which is more strict than current requirements in Energy Modelling Protocol.
6.9 Domestic Hot Water			
Hot water energy	Heating supplied by LPG gas, entered in the appropriate space in the Energy Calculator	As per design	The Ministry of Energy, Morocco, indicated that most dwellings use LPG gas for cooking and domestic hot water generation.

Table 2 – Adjusted inputs, Green Star South Africa Energy Modelling Protocol Office v1.1

Table 3 – Artificial Lighting

The effective installed lighting power density for at least 95% of the tenancy area is less than the value prescribed in the table below.

Occupancy	Minimum Lighting Power Density (W/m²)
Entertainment and Public Assembly	7
Theatrical and indoor sport	7
Places of instruction	7
Worship	7
High risk commercial service	16.8
Moderate risk commercial service	14
Low risk commercial service	10.5
Exhibition hall	10.5
Museum	3.5
High risk industrial	14
Moderate risk industrial	14
Low risk industrial	14
Plant room	3.5
Hospital	7
Other institutional (Residential)	7
Health care	7
Large shop	10.5
Small shop	10.5
Wholesalers' store	10.5
Offices	7.7
Hotel	7
Dormitory	3.5
Domestic residence	3.5
Dwelling house	3.5
Hospitality	7
Parking Areas	2
Toilets and Ablutions	6

Table 4 – Heating, Ventilation and Air-conditioning performance requirements

(as per 'Thermal Construction Regulations Morocco' provides minimum heating and cooling performance (Table 11, page 38, shown below).

The table below shows a minimum efficiency for HVAC equipment, as per Moroccan regulations.

	Table 11. Minim	um energy performance	
Category	How it works	Split and multi-split air conditioners	Single-block air conditioners
Air conditioners	Cooling	EER 2.8	EER - 2.6
condensation by air	Heating	COP 3.2	COP 3.0
Air conditioners	Cooling	EER - 3.1	EER - 3.8
condensation by water	Heating	COP 3.2	COP 3.0

* COP includes indoor fan unit.

** COP is for outdoor unit/chiller only.

25B.2: Energy Efficiency – Existing Buildings

The reference to the Australian building code can be replaced by the following requirements: Artificial Lighting: *Existing Building Upgrades:* 20% improvement over the minimum Lighting Power Density listed in Table 3 Appendix A of this document.

HVAC: *Existing Building Upgrades:* 20% improvement over Table 4 Appendix A of this document. Hot Water: *Existing Building Upgrades:* 100% of domestic hot water heating is provided by nonelectric resistance means.

25B.5 Energy Efficiency – New Buildings

One point available where the GHG strategy for the project site incorporates minimum energy requirements

for new buildings to best practice requirements. (Compliance requirements are drawn up in line with the

following requirements for Lighting, Ventilation and AC, and Domestic Hot Water).

Artificial Lighting: *New Buildings:* 40% improvement over the minimum Lighting Power Density listed in the

above table

HVAC: New Buildings: 30% improvement over SANS204:2011

Hot Water: *New Buildings:* 100% of domestic hot water heating is provided by non-electric resistance means.

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