



FATIMA INTERNATIONAL GROUP HDS SUNSTAR II



	34	69
Sustainable Sites	8	14
Water Efficiency	2	5
Energy & Atmosphere	7	17
Materials & Resources	4	13
Indoor Environmental	12	15
Innovation & Design	1	5
	<input type="checkbox"/> Points Achieved	<input type="checkbox"/> Points Available
LEED POINT ACHIEVEMENT		

FAST FACTS

LEED Certification: Silver, New Construction v2.2
Square Feet: 176,485 SqFt / Residential Tower
Neighborhood: International City, Dubai, UAE
Completed: Sept 2012
Date of Certification: 10 Sept , 2013

BENEFITS

- **21.3%** Less Energy Use
- **31.8 %** Less Potable Water Use
- **68.2 %** Construction Waste diverted from Landfill
- **13.2 %** Regional Materials Use
- **21.04 %** Materials with Recycled Content Use
- **100%** of occupants have access for controllability of lighting
- **56%** of occupants have access for controllability of thermal comfort
- **96.42%** of Regularly occupied spaces with Access to Views

PROJECT BACKGROUND

A new resolution on the implementation of green building specifications and standards in the emirates of Dubai has been issued by H.H. Sheikh Mohammed bin Rashid Al Makhtoum, Vice-President and Prime Minister of UAE and ruler of Dubai. As per the new resolution, effective on January 2008, all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the internationally recognized environment friendly specifications to turn Dubai into a healthy city that meets the demands of best practices and benchmarks of pollution-free sustainable development.

Implementing this resolution, Dubai becomes the first city in the Middle East to adopt green building specifications and requirements. The resolution falls in line with Sheikh Mohammed's keen interest in dealing with the current environmental challenges.

In response to this resolution, we are proud to inform that "HDS SUNSTAR II" has been awarded with **Prestigious LEED Silver Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI).





PROJECT PROFILE

HDS SUNSTAR II, International City, Dubai, UAE

THE NEW BUILDING

The project is an G+B+ 10 Floor Residential Building, which achieved “Silver LEED Certification” for regularly occupied area of 72,547 sqft and encompasses a total LEED boundary of 33,660.5 sqft in International City, Dubai.

HDS SUNSTAR II is the residential tower of Fatima International Group. The new building is intended as environmentally friendly residential facility for its occupants and visitors.

INDOOR ENVIRONMENTAL QUALITY

To facilitate quality IEQ, **HDS SUNSTAR II** installed automatic electric timers for automatic shut off of lighting for common areas and huge windows in all private for daylight. & views Thermostats and operable windows has been provided for comfort controls and MERV 13 filter in AC duct for better indoor air quality. The facility uses building finish materials with low emission of volatile organic compounds (VOC), for adhesives and paints and coatings. This attention to energy use at the design stage reduced the consumption and associated financial costs, plus the related carbon emissions.

ENERGY EFFICIENCY AND RENEWABLE ENERGY

The main goal of the project for energy efficiency is to save at least 21% of energy from the baseline.

The following are the key elements in **HDS SUNSTAR II** strategy to help combat climate change:

- Complied with ASHRAE 90.1-2004 building energy efficiency standards.
- Lighting systems offer cost effective energy savings potential, and lighting fixtures and / or controls shall be selected to exceed ASHRAE 90.1-2004 minimum efficiency requirements by 10% or greater.
- High efficient HVAC equipment offers cost effective energy savings, and HVAC equipment selected that exceeds ASHRAE 90.1-2004 minimum efficiency requirements by 10% or greater.
- Utilization of the renewable resources like Solar lights for parking areas.

LESSONS LEARNED

- Timely discussions with stakeholders to procure materials as per LEED standards are necessary to achieve the certification.
- Inform the stakeholders about exemplary credits and formulate strategies to achieve them in the earlier stage of the project.
- The civil contractor is responsible for the photographic documentation of project progress and credit requirements.
- Inform and educate the civil contractor on the recycle / reuse strategies of construction waste management.

THE TEAM

Owner: Fatima International Group

Design Consultant: National Engineering Bureau

Civil Contractor: Sobha Construction LLC

MEP Contractor: ARJ Engineering LLC

Green Building Consultant: Middle East Centre for Sustainable Development (**MECSD**), Dubai, UAE

LEED AP: Gurjeet Kaur, Loveleen Raval & Melanie Bacho

Commissioning Authority: Pacific Control Systems (**PCS**)

Photograph Courtesy of: MECSD & Fatima International Group