

# Harmonie

Golf & Beach Estate

## HARMONIE GOLF VILLAS SUSTAINABILITY POLICY

Harmonie Golf Villas project is a luxury residential development located at Les Salines, Rivière Noire, on the west coast of Mauritius. The project will be developed in 3 phases over a total of 73 hectares. It surrounds an 18-hole golf course and offers breathtaking views of the southwest lagoon of Mauritius.

The first phase of the project, for which this policy is applicable, comprises the sale and construction of 81 family villas that have been designed into 3 villa concepts: North (N), West (W) and South (S) facing, according to the plot orientation and is estimated to be completed over a 4-year period. Each villa concept includes 3 bedrooms and a large living space bringing together living room, dining room and open kitchen, all facing the outdoor living spaces with a kiosk and swimming pool, for an average occupancy of 4 people. The base case Villa N has a total built area of 401 m<sup>2</sup>, the base case Villa W 430 m<sup>2</sup> and the base case Villa S 507 m<sup>2</sup>. Specific options are proposed to prospective buyers, and these are not accounted for in the initial benchmarking.

The project places a special emphasis on sustainability as from and throughout the planning and design phase. This will help develop and maintain positive, productive, and sustainable contributions for the villa owners and the existing local community. The project will comply with all relevant legislation and regulations and aims to achieve best practice across the 10 Key Performance Areas of EarthCheck's internationally recognized Building Planning and Design standard.

### The design approach acknowledges and focus on four main pillars:

- Biodiversity, the uniqueness of the location with the natural resources and cultural heritage;
- Smart Architectural design using sustainable materials;
- Off grid villas option to minimise energy and greenhouse gas emissions, and measures to reduce water;
- Care for the surrounding community.

### Our multidisciplinary project team is responsible for ensuring that sustainability principles are adhered to throughout all stages of development. We encourage project stakeholders to:

- Employ people from the region whilst ensuring that the rights of all workers are upheld;
- Select contractors with sufficient experience to implement eco-friendly designs and include sustainable construction practices as part of their contractual agreements;
- Procure local products and service, privileging native and natural design elements, where possible;
- Minimize waste generated and pollution throughout the design, construction, and operation of the co-owners' association.

This policy is our pledge to create a sustainable built environment, with all key stakeholders, including our project team, suppliers and contractors, community, government, and villa owners, all sharing our vision and commitment, and the continuous improvement of our property operational performance.

Laurent Piat  
CEO  
Semaris Ltd



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EARTHCHECK

NOTE: This policy is a public document available on our website:  
<https://www.harmonie.mu/en/sustainability>