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SCAS

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NEWSLETTER**

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# LEED CERTIFICATION AND ITS IMPORTANCE IN FIT-OUTS AND BUILDING PROJECTS

In today's world, everyone deserves a safe, healthy, and sustainable environment. As the demand for smarter, greener buildings continues to rise, LEED certification (Leadership in Energy and Environmental Design) has emerged as one of the most trusted global standards for sustainability in the built environment.

Developed by the U.S. Green Building Council (USGBC), LEED provides a framework for designing, constructing, and maintaining energy-efficient, resource-conscious, and healthy buildings. It evaluates various performance areas including water and energy efficiency, CO<sub>2</sub> emissions, material use, and indoor environmental quality.



## WHY LEED MATTERS IN BUILDINGS AND FIT-OUTS



Modern buildings and interior fit-outs often involve materials and systems that can harm human health and the environment. Hazardous substances, poor air circulation, and energy-inefficient systems are still common in many construction projects. LEED addresses these issues directly by setting clear criteria that guide projects toward sustainability, occupant well-being, and long-term cost savings.

In fit-out and finishing works, LEED certification encourages the use of low-VOC materials, energy-efficient lighting, and smart HVAC systems, all of which significantly improve indoor air quality and comfort. Sustainable fit-outs help reduce environmental impact, optimize resource use, and align with the growing expectations of tenants and building users for healthier, greener spaces.

## BENEFITS OF LEED CERTIFICATION FOR YOU (THE OWNER OR DEVELOPER):

- Meets the rising demand for green buildings.
- Increases property value and enhances marketability.
- Offers higher resale and rental value green-certified properties can command up to 30% and more.
- Positions your business as a sustainability leader.

## FOR BUILDING OCCUPANTS

Promotes healthier, safer, and more comfortable spaces.  
Enhances indoor air quality, lighting, and thermal comfort.  
Supports productivity and well-being in workplaces.

## FOR THE ENVIRONMENT

Reduces carbon emissions by up to 34%.  
Conserves energy and water.  
Minimizes waste and environmental degradation.  
Supports biodiversity and protects natural resources.

# HOW LEED CERTIFICATION WORKS

To become LEED-certified, a project must first register with USGBC and select a rating system based on project type.

## LEED RATING SYSTEMS



- Building Design and Construction (BD+C)
- Interior Design and Construction (ID+C)
- Operations and Maintenance (O+M)
- Residential
- Cities and Communities
- Recertification

## LEED POINT CATEGORIES

- Location and Transportation
- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation

## CERTIFICATION LEVELS



- Certified (40–49 points)
- Silver (50–59 points)
- Gold (60–79 points)
- Platinum (80+ points)

LEED v4.1 is the latest version, offering more flexibility and stronger performance requirements.



# THE BROADER IMPACT OF GREEN BUILDINGS

## ENVIRONMENTAL BENEFITS

- Reduces pollution and conserves natural resources
- Improves biodiversity and ecosystem health
- Encourages use of sustainable materials

## ECONOMIC BENEFITS

- Lowers operating and maintenance costs
- Increases asset value and ROI
- Enhances building lifecycle performance

## SOCIAL BENEFITS

- Improves indoor environmental quality
- Enhances health, comfort, and productivity
- Supports better quality of life



# SCAS'S EXPERIENCE WITH LEED-CERTIFIED PROJECTS



At SCAS, sustainability is not just a commitment, it's a core part of our delivery standards. With deep expertise in high-end fit-out and construction, we have successfully executed projects in LEED-certified buildings, embedding environmentally responsible practices across every phase of our work.

One of our most notable achievements is the L'Oréal Egypt Head Office in New Cairo, a landmark project for an international brand known for its rigorous global standards. Designed by Échelle and managed by CBRE, this office was fully fitted out by SCAS within a LEED-certified development. We ensured all materials, systems, and processes adhered strictly to LEED sustainability requirements.

The project's excellence was recognized not only by the client but also by the wider industry, earning the "Project of the Year 2024 – Commercial" award at the Big 5 Egypt Impact Awards.

In addition to our completed work, SCAS continues to drive sustainable construction forward. We are currently working on the Siemens office, another LEED-certified development. This project is being fitted out in full compliance with LEED requirements, demonstrating our ongoing commitment to green building standards and our ability to meet the technical and environmental demands of global clients.

SCAS is fully equipped to support clients looking to achieve or maintain LEED certification in their developments, and we remain a trusted partner in delivering fit-out solutions that meet international environmental benchmarks.

Green buildings are no longer optional, they are the new standard. Whether you're developing a corporate office, retail outlet, or residential tower, integrating LEED principles from the design stage through fit-out and final finishes ensures your space is healthier, more efficient, and future-ready.

By achieving LEED certification, you don't just create a building, you create an environment that supports people, the planet, and long-term profitability.



**Laith Shaban**  
Quality Assurance Engineer

# Recently Completed



**SOIL**  
S P A C E S







Coworking  
HUB



Recently Completed





✦✦✦ **Eid  
Mubarak**

**Best wishes & blessings from**

**SCAS**