

THE PEARL RATING PROCESS

The Public Realm Rating System is designed to facilitate an effective way to assess the sustainability of a specific development. The general steps required to be undertaken by developers and their consultants in the process are summarised as follows:

Public Realm Rating System Preparation

Step 1: The UPC Development Review process begins when a public realm project is identified for development/ redevelopment. The landowner and/or his/her representative attends an Enquiry Meeting where UPC staff explain plans and policies that will determine the site's development potential and outline the upcoming Development Review and Estidama Integrated Development Processes.

Step 2: Appoint a PQP to facilitate the rating process and co-ordinate the submission. The PQP will assist the Client in establishing the target Estidama rating for the project and advise (with input from the Project Team) the credits to be targeted.

Step 3: Conduct workshops in compliance with the Integrated Development Process (IDP) with facilitation by the PQP.

Step 4: Provide detailed information as part of the UPC Urban Development Project Design Review submission, confirming that Estidama requirements will be incorporated into the development in preparation for applying for the Estidama Design Rating.

Public Realm Design Rating

Step 5: The Design PQP will review and update credit submissions on a regular basis throughout the design process.

Step 6: Issue the final design credit submissions to UPC Estidama at the end of the tender documentation stage.

Step 7: The submission will be reviewed by a Pearl Assessor, who may request clarifications or additional information from the Design PQP as necessary.

Step 8: The Pearl Assessor will award a Pearl Design Rating based on the credits achieved by the development.

Public Realm Construction Rating

Step 9: The Construction PQP will review and update credit submissions on a regular basis throughout the construction process. The Pearl Assessor will undertake construction audits.

Step 10: Issue the final construction credit submissions to UPC Estidama after construction is complete and prior to project handover.

Step 11: The submission will be reviewed by a Pearl Assessor, who may request clarifications or additional information from the Construction PQP.

Step 12: The Pearl Assessor will award a Pearl Construction Rating based on the credits achieved by the development.

Pearl Operational Rating

Two years following construction completion, submissions can be made for the Pearl Operational Rating. The process for achieving a Pearl Operational Rating is set out in the separate Pearl Operational Rating guide (currently under development).

Figure 4: Public Realm Rating System Process

