THE MALDIVES NATIONAL UNIVERSITY

Energy-Efficient Buildings Policy

Approved Date: 18th October 2026

Approved by: MNU Sustainability Committee

Introduction

The MNU Sustainability Policy, approved by the Academic Senate on 28 September 2025, requires green building standards for all new construction and renovations and commits the University to carbon neutrality by 2030. This policy gives effect to that requirement for energy. Its purposes are to:

- ensure that every new building and every renovation meets defined energy efficiency standards;
- reduce the energy consumption, operating cost and carbon emissions of University buildings over their whole life;
- make provision for renewable energy, in particular solar, in all building projects; and
- provide a consistent basis for design briefs, tender documents and construction contracts.

Definition of Terms

Building project: Any new construction, extension, major renovation or fit-out of a building owned, leased or operated by the University.

Major renovation: A renovation that affects more than 25 per cent of the floor area or the building envelope, or that replaces the air conditioning or lighting system of a building or floor.

Energy efficiency standards: The standards set out in Section 6 and Annex 1 of this policy, including the Maldives Energy Efficiency Guideline for Buildings (2023) and any building code, regulation or standard issued under the Energy Act (Law No. 18/2021).

Passive design: Design that reduces the need for mechanical cooling and artificial lighting through orientation, shading, natural ventilation, daylighting and insulation.

Life-cycle cost: The total cost of an asset over its life, including purchase, installation, energy, maintenance and disposal.

Sustainability Committee: The MNU Sustainability Committee established under the Sustainability Policy.

Statement of Policy

MNU is committed to ensuring that all new buildings and all renovations follow energy efficiency standards. No building project shall proceed to tender or construction unless its design demonstrates compliance with the standards in this policy.

Scope

This policy applies to:

1. all building projects on all MNU campuses, faculties, schools, centres and student accommodation (Dhanaal);
2. building projects delivered by the University, by contractors under design-and-build or other contracts, and by Government agencies on the University's behalf;
3. buildings leased by the University, to the extent that the University controls the fit-out; and
4. the replacement of energy-using equipment in existing buildings, including air conditioning units, lighting, water heating and pumps.

Policy Implementation

The Vice Chancellor shall oversee the implementation of this policy. The head of the Projects section shall lead implementation for new buildings and major renovations, and the head of Facilities Management shall lead implementation for minor renovations and equipment replacement.

The energy efficiency standards shall be written into every design brief, tender document and construction contract. Compliance shall be checked at concept design, detailed design, tender evaluation and handover, using the checklist in Annex 1.

Key Principles Underpinning the Policy

1. **Compliance with national standards** - All building projects shall comply with the Maldives Energy Efficiency Guideline for Buildings (2023) and with any applicable building code or regulation in force. Where an international green building certification such as LEED or EDGE is sought, the national guideline remains the minimum requirement.
2. **Passive design first** - Designs shall reduce cooling and lighting demand through orientation, shading, natural ventilation, daylighting, reflective or insulated roofs and efficient glazing before mechanical systems are sized.
3. **Efficient equipment** - Air conditioning shall be inverter type or better and of the highest energy rating reasonably available in the Maldives. All lighting shall be LED. Occupancy or daylight controls shall be used in classrooms, offices, corridors and washrooms where practical.
4. **Renewable energy** - Every new building shall be designed with a solar-ready roof, and rooftop solar photovoltaic panels shall be included unless shown to be technically or financially unfeasible. The reasons for any exclusion shall be recorded.
5. **Metering** - Every new building, and every building undergoing major renovation, shall have separate electricity metering so that its energy use can be monitored and reported.
6. **Life-cycle costing** - Design options and equipment shall be compared on life-cycle cost, consistent with the Sustainability Policy, and not on purchase price alone.
7. **Commissioning and handover** - Energy-using systems shall be tested at handover, and operating manuals and training shall be provided to Facilities Management.
8. **Transparency** - This policy and a summary of how each building project complies with it shall be published on the University website.

Roles and Responsibilities

Projects section

The Projects section shall:

1. include the energy efficiency standards in all design briefs, tender documents and contracts;
2. complete the compliance checklist in Annex 1 at each project stage;
3. report the compliance status of each project to the Sustainability Committee twice a year; and
4. keep records of the energy features of each completed building.

Facilities Management

Facilities Management shall:

1. apply this policy to minor renovations and equipment replacement;
2. operate and maintain building systems so that their designed efficiency is sustained; and
3. provide energy consumption data for each building for monitoring and reporting.

Procurement

Procurement shall include energy efficiency and life-cycle cost criteria in the evaluation of building works and energy-using equipment.

Sustainability Committee

The Sustainability Committee shall monitor compliance with this policy, consider any request for exemption and report to the Academic Senate each year.

Contractors and consultants

Contractors and consultants shall comply with the energy efficiency standards in their contracts and provide the evidence of compliance required at each stage.

Exemptions

An exemption from a requirement of this policy may be granted by the Vice Chancellor on the recommendation of the Sustainability Committee where compliance is not technically feasible or the life-cycle cost is unreasonable. Each exemption and its reasons shall be recorded.

Related Documents

- MNU Sustainability Policy (Academic Senate, 28 September 2025)
- MNU Sustainability Action Plan
- MNU Strategic Plan 2026-2030

- MNU Sustainable Procurement Policy
- MNU sustainable development design standards for new campus projects (Projects section)
- Maldives Energy Efficiency Guideline for Buildings (2023)
- Energy Act (Law No. 18/2021)

Policy Review

This policy shall be reviewed at least once every three years, or earlier where national standards change or the Sustainability Committee so recommends.

Annex 1: Energy Efficiency Compliance Checklist for Building Projects

Item	Requirement	Stage checked	Complies (Yes / No / Exempt)
Orientation and shading	Building oriented and shaded to limit solar heat gain	Concept design	
Natural ventilation and daylight	Openings and layout allow natural ventilation and daylight in occupied spaces	Concept design	
Roof and envelope	Reflective or insulated roof; efficient glazing	Detailed design	
Air conditioning	Inverter type, highest available energy rating, correctly sized	Detailed design / tender	

Item	Requirement	Stage checked	Complies (Yes / No / Exempt)
Lighting	LED throughout; occupancy or daylight controls where practical	Detailed design / tender	
Solar	Solar-ready roof; rooftop solar PV included or exclusion justified	Detailed design	
Metering	Separate electricity meter for the building	Detailed design / handover	
National guideline	Compliance with the Maldives Energy Efficiency Guideline for Buildings confirmed by the designer	Detailed design	
Commissioning	Systems tested; manuals and training handed to Facilities Management	Handover	