

Certification Report

Hoiana Shores Golf Course
Vietnam

Certification Stage

OnCourse® Developments
Milestone Document

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Project Description

Objective and Scope

This Certification Report is the fourth and final milestone report on the pathway to receiving GEO Certified® Development status. It has been prepared by Micah Woods, accredited independent verifier for the Hoiana Shores Golf Course.

The Certification Report provides independent verification of the overall process, and delivers a definitive evaluation informed by comprehensive review of the documentation and supporting evidence. The role of the verifier is to provide independent confirmation that the sustainability Vision, Goals, and Targets as set out in the V1 and V2 Blueprints have been delivered on completion of the project or if amended the reasonable statements on the changes are accepted.

Location

The site is located just to the south of the UNESCO World Heritage ancient town of Hoi An in the Quang Nam province on the other side of the Thu Bon River and close to the nearby Cu Lao Cham Biosphere Reserve¹. It is around 30km from Da Nang International airport.

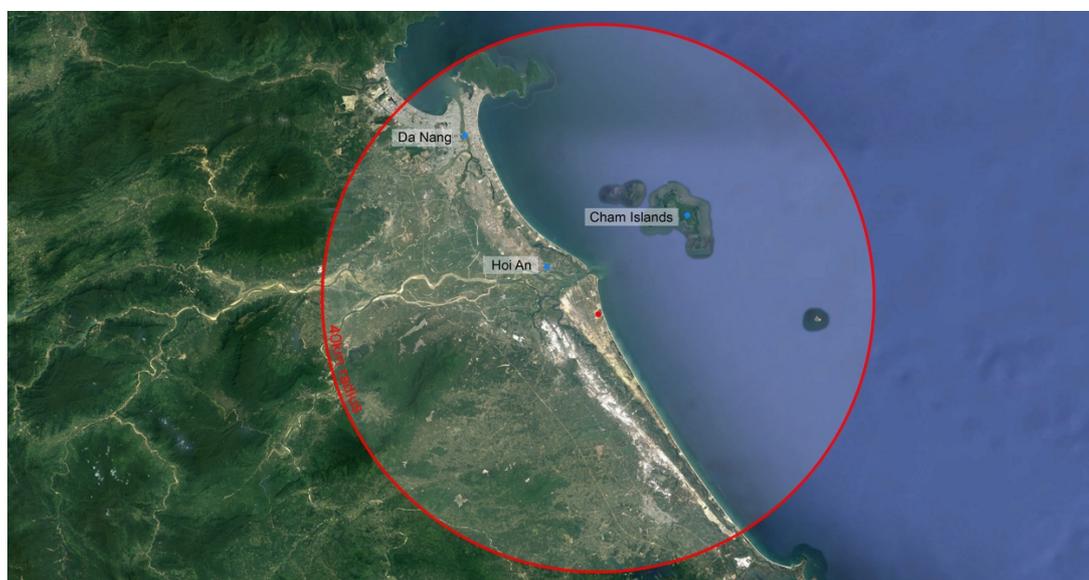


Figure 1: Context Map (Source: Google Earth)

¹ <http://www.unesco.org/new/en/natural-sciences/environment/ecological-sciences/biosphere-reserves/asia-and-the-pacific/vietnam/cu-lao-cham-hoi-an>

1. Socio Economic

- a) There are around 120,000 inhabitants of the city of Hoi An, the site is situated approximately 10km from Hoi An centre on the south side of the Thu Bon river.
- b) The main economic activities in Hoi An are in relation to tourism with over 1 million visitors in 2007. The main attraction is the town's historic centre and its heritage has been well preserved, with traditional architecture still prominent and craft skills such as tailoring widely available².
- c) Hoi An has not grown in the same way as the rapid change and growth seen in the neighbouring town of Danang.
- d) There are 4 existing golf clubs in the area around Danang, Huế and Hoi An.
- e) Historically the town is famous as a coastal trading port and at one time was thought of as the key trading port in south-east Asia particularly by the Japanese³.



Figure 2: Hoi An Port 1806. John Barrow. - London : printed for T. Cadell and W. Davies in the Strand, 1806., (Source: <http://www.inas.gov.vn/629-nguoi-nhat-o-hoi-an-the-ky-xvi-xvii.html>)

2 IMPACT publication: Cultural Tourism and Heritage Management in the world Heritage Site of the Ancient Town of Hoi An, Viet Nam

3 Do Bang. *The relationship and mode of trade between Hoi An and the country. Hoi An ancient town*. Social Sciences Publishing House, Hanoi, 1991, pp. 233 - 245.



Figure 3: Traditional fishing boats seen adjacent to site. (Source: Author)

2. Environment

- a) The coastline and large river of Thu Bon are large defining landscape features of the area.
- b) The areas south of this main river and in the estuary, have been predominately used as agricultural lands for 'wet-rice agriculture' and inland fishing ponds can be seen in the area.
- c) Pockets of new housing development can also be seen in the vicinity of the site which is expected to continue to increase as part of wider masterplans.
- d) The landscape along the coast is relatively flat and open in character with long distance views possible.
- e) There is evidence of significant coastal erosion processes happening around the river mouth area. The Cham Islands protect this part of the coastline from more significant erosion⁴.
- f) The soil along the coastline is less fertile than the lands adjacent to the rivers. Vegetation is sparser and the coastal land is not as intensively cultivated as the riverside and estuary land.

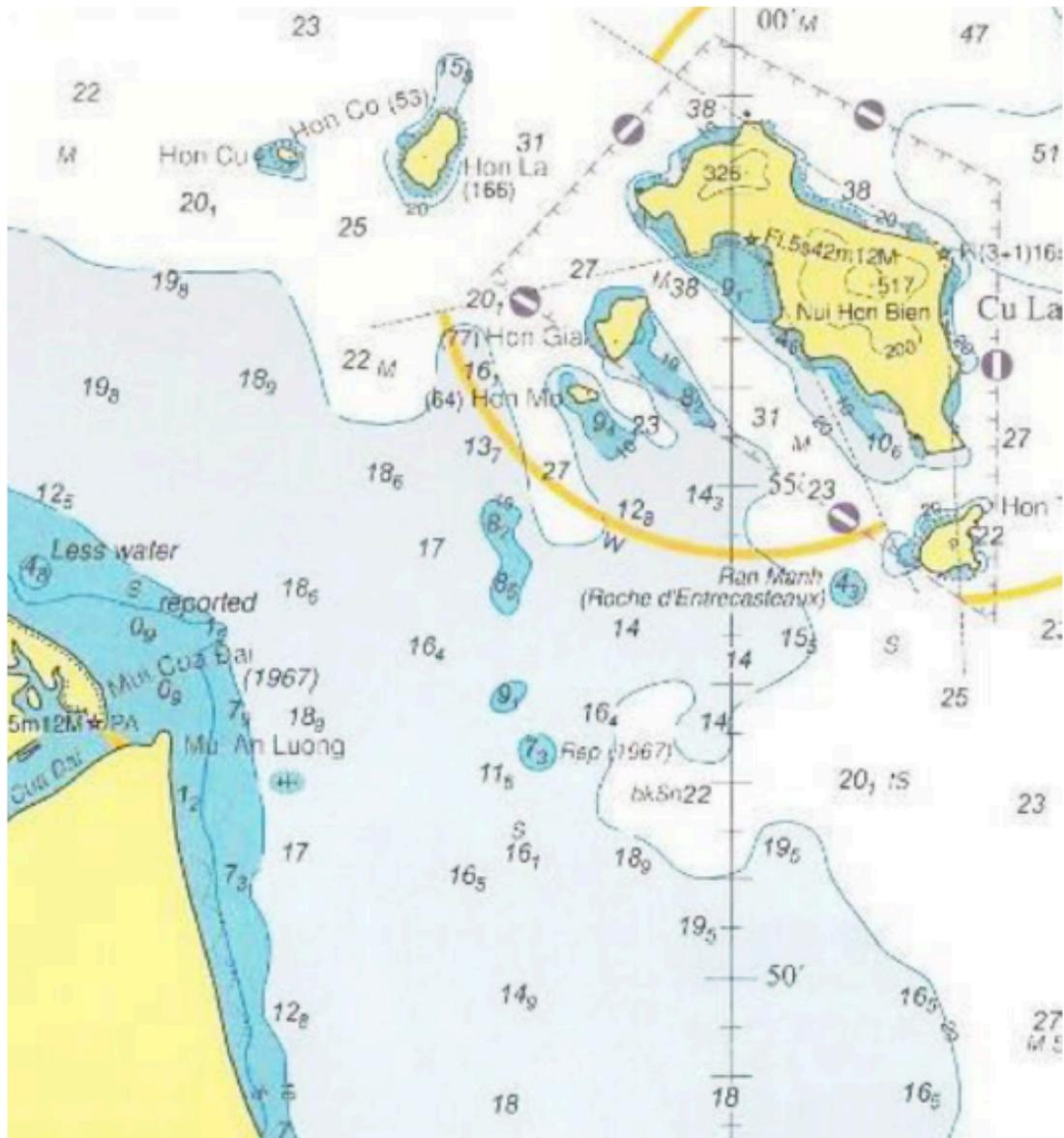


Figure 4: Nautical Chart 3884 showing the Island's protection of the Thu Bon river mouth. (Source: HASD Coastal Report)

Project Overview

The project is conceived as part of the wider approved development plan for Hoi An South Development which includes hotels, retail and housing accommodation. The wider development is to be implemented over several phases currently scheduled to be completed by 2035.

The golf links are conceived as a 'championship' standard golf links capable of challenging all levels of player. The aspiration of the team is to deliver a 'Top 100' golf course designed to be able to host significant tournaments. The course will consist of 3 'character zones' from dunes, to beach side to estuary holes. The style will be open and expansive playing corridors with flexible teeing grounds intended to integrate closely with the native landscape character. The course will be open all year round, walkable and green complexes designed to be fun and accessible for all players, with course setup length ranging from 5000 – 6700 metres.



Figure 10: Golf Plan (Source: HASD/Linksshape)

Alongside the main 18-holes, practice amenities are a key component of the proposals. Extensive practice grounds for all aspects of the game are proposed to a standard suited to the top professionals in the game. State of the art hitting bays for teaching, private practice in all weather is provided for. Fun 18-hole practice putting areas and chipping greens are provided

and a flexible driving range area with the option to be played as a short 9-hole course when the range is closed down. New and local players, young and old will be encouraged to play and try the game at these facilities, without needing to go onto the full 18-holes.

The project's golf proposals include:

- 18-hole golf course
- 1 extra / playoff hole
- 18-hole putting green
- Pitching / chipping green
- Full length driving range / 9-hole short course
- State of the art hitting bays with teaching facilities
- Clubhouse
- Halfway house/welcome lounge
- Restrooms
- Maintenance Facility

Reporting Methodology

The Certification Report has been prepared in accordance with the agreed GEO methodology as detailed below. Documentary evidence sources included proposals drawings and as built drawings from the golf course architect and building architect, and other contract documents including specifications, programme timelines, bills of quantities with variation orders, and payment completion certificates. These were supplemented and supported by on-site observations backed up by photographic records, and discussion with project team members including statements during meetings as recorded formally in the relevant minutes.

Timeline

- August 2017 - GEO Project Appraisal completed.
- September 2017 - GEO and verifier site visit
- December 2017 - The project formally enrolled into the OnCourse® Developments programme.
- February 2018 - Verifier site visit
- July 2018 - V1 Blueprint approved
- November 2018 - GEO and verifier site visit
- August 2019 - Verifier site visit
- September 2019 - V2 Blueprint approved
- September 2020 - Certification report issued

Overview

The project was formally enrolled in the OnCourse® Developments program in December 2017. The methodology for certification was agreed between GEO and the Verifier in a formal Scope of Services document signed in January 2018. The tasks undertaken were in accordance with the ethical and professional standards set out by GEO in the current edition of the accredited Verifiers' Handbook (2017). The essence of the process is to provide independent and objective auditing to ensure that the vision, goals, and targets for the project have been satisfactorily delivered in accordance with the criteria detailed in the Sustainable Golf Development Voluntary Sustainability Standard (VSS)⁵, and that the relevant supporting documents have been provided.

Stages and Tasks

The key tasks undertaken at each of the development stages were as follows:

Design: Blueprint V1

- Initial site inspection September 2017:
 - Visit accompanied by GEO and project team representatives:
 - Sam Thomas: Director of Golf Development at GEO Foundation
 - Micah Woods, Independent Verifier
 - Doug Tracy White, Project Site Representative
 - Ben Styles, Vice President of Golf & Residential Development
 - A site visit to Hoi An South Development was made by GEO and the independent verifier and hosted by HASD. The visit included a short meeting in the site offices to cover progress to date and main issues for the project before a site tour in ATV to all corners and key areas of the project site including the shoreline, clubhouse area and the installed turfgrass nursery.
- Comments and feedback provided to GEO on revised draft Blueprint V1, additional supporting information requested.
- Second site inspection February 2018 by Micah Woods.
- Final draft Sustainability Blueprint V1 and relevant supporting information reviewed⁶. Recommendation provided to GEO.
- July 2018: V1 Blueprint confirmed.

5 http://www.golfenvironment.org/assets/0004/3219/Sustainable_Golf_Development_VSS_2016WEB_v1.pdf
6 See Appendix A

Construction: Blueprint V2

- November 2018: Site visit carried out by the project verifier. During the visits the verifier was able to:
 - Site walkover to assess and record construction progress against the project's sustainability targets and review the initial draft Blueprint V2.
 - Understand changes in projects and their implications.
 - Objectively inform the project team of their progress against their targets and the requirement for any amendments.
- Comments and feedback provided to GEO on draft Blueprint V2 with additional supporting information requested.
- Final draft Sustainability Blueprint V2 and additional supporting information reviewed⁷. Recommendation provided to GEO November 2018.

Completion: Certification Report

- Final site inspection August 2019
- Visits accompanied by project team representatives:
 - Micah Woods, Independent verifier
 - Rob Weiks, Superintendent
 - Lien Ho, Director of Clubhouse Operations
 - Daniel Brown, Construction Manager Linkshape
- Make final site walkover to verify completed works
- Comprehensive final review of all project information provided to date
- Certification Report and recommendation provided to GEO September 2020⁸

⁷ See Appendix A

⁸ Global COVID-19 pandemic caused significant delay and disruption to typical running of project's certification timeline.

2. Design Process

Summary

CLIENTS STATEMENT

The project's sustainability aspirations are set at the highest level and the team intend to redefine the standard for golf development in Vietnam. The site is currently largely devoid of vegetative cover and semi degraded due to the several changes of use including most recently fishery ponds. Transformation and restoration of this landscape are at the forefront of the project's objectives. The team aim is to transition the landscape from a degraded sand barren site into a mosaic of interconnected native habitats that are rich in biodiversity and resilient to the forces of weather and climate, which the site and region are subject to.

The golf links will be visually wide and open with expansive panoramic views across much of the site. The native habitats will weave through the site and connect the three landscape characters zones of the golf course to their wider surrounds. This natural re-colonisation of the site will be done within a fluid landscape framework that will flow with the restored site contours and golf grounds.

The design and construction process will be adaptive to change and the team is determined to allow the natural forces at play have their influence over the shape, form and style of the landscape and golf grounds that emerge. This adaptive and responsive approach is intended to generate a native, naturally sculpted and genuine landscape for golf and recreation well suited to the site and its climatic conditions, while also reflective of the natural landscape's scale and character.

Sustainability Vision

A key vision of the project is to rehabilitate a landscape previously degraded by numerous other previous land uses. By establishing a rich and biodiverse habitat across the site, the increase in species diversity can be expected to be significant and will provide long term environmental benefits and a positive natura legacy for the development.

The project will create a distinctive and outstanding Vietnamese golfing experience, that reaches all facets of the project from the flora and fauna found on the golf course to the service and experience of the visitors throughout the property.

Key Areas

Coastal Erosion

The transformation of this post agricultural landscape is at the forefront of the positive environmental contributions being made. The coastal zone is of particular focus given the observed action of coastal erosion on this particular stretch of the coast. The project team have closely studied the coastal processes and have identified an opportunity to restore and rehabilitate the dune landscape along the golf links. The principle approach is proposed to be one of re-profiling the existing artificial edge to dissipate the erosion forces and eventually encouraging native scrub planting to re-colonize the dune system.

Earthworks

The restoration of the site needs a comprehensive and visionary approach to return the site to a more natural look and feel, which can cultivate the conditions for diverse and native habitat growth. The site has passed through several land uses including fishery land, this has left it in a relatively flat and disturbed state, with few discernible landscape features. The team anticipate being able to balance the cut and fill within the site, reducing the need to import excessive amounts of materials from off site.

Smart Maintenance

From the outset, the project team have been conscious of the long-term sustainability of the golf links. Central to this is the quality of the golf course and the sustainability of its long-term care and management. Discussions at the earliest stage have focused on the turfgrass selection, the maintenance machinery, facility and staff. The turf selection is Zeon Zoysia for the fairways, tees and surrounds and a TiffEagle Bermuda for the greens and surrounds. These turf grasses are best suited to the climate of Hoi An and require comparatively low levels of inputs, both chemical and water, for them to thrive.

Verifier Observations

Nature

The design included restoration of native dune vegetation and native landscape across the site, restoring these habitats from degraded former fish farms. This included native and locally sourced vegetation for non-irrigated out of play areas, and minimized signs and unnecessary golf course accessories across the property. Bunkers were designed with informal edges to integrate with the natural landscape.

The key targets created were:

- Rehabilitate 6 hectares of natural coastal dune landscape

- Restore 23 hectares of degraded former fish farming lands back to native coastal scrub vegetation
- Close visual integration of the golf course with the natural landscape character
- Planting over 1,500 new native and locally sourced trees on site
- State-of-the-Art maintenance facility with international best practice pollution control measures
- Use of 100% native and locally sourced vegetation for all out of play areas

Resources

The sand on site was used for construction with no need for imported sand material. The free-draining sandy soil allowed for minimal need for plastic drainage pipe. Irrigation was limited to playing corridors, with hard edges on the irrigation system to minimise overspray into the dunes. Weather station and multiple rain gauges across the site can be used to optimize the irrigation water supply. Grass species selection of Tifeagle ultradwarf bermudagrass on greens and Zeon manilagrass through the green allows for optimum playability in this climate with minimum inputs.

The key targets created were:

- 100% use of on-site sands for construction
- All rootzone sand used for green construction also obtained on-site
- Irrigated area limited to 38 hectares
- Irrigation system with latest available technology and variable frequency pumps to maximise energy efficiency
- Grass selection of Tifeagle and Zeon to optimize playability while minimizing pesticide and fertilizer applications
- On site nursery for grasses and landscape plants to reduce reliance on off site contractors
- Green complex designs promote ease of access for maintenance staff and vehicles with multiple walk on/off areas

Community

The project planned to create jobs in construction, greenkeeping, caddying, and operations. The course was designed to be accessible with open and expansive playing corridors and approachable green complexes adapted to the ground game. The long-term plans for the project include more than golf: oceanside living, walking trails, and access to the beach. Of particular note is the educational facility and training college set up to train staff for careers in golf and hospitality services.

The key targets created were:

- Be the demonstrator for sustainable construction and wider knowledge sharing for golf development in Vietnam and with groups such as VGA, Vietnam Media and Government representatives.
- Increase the local jobs market
- Promote an accessible form of the game
- Golf course superintendent present during construction works programme
- Establish a training college for local employee education and professional development

3. Construction Process

Summary

The overall construction programme is as below:

- Contract Commencement Date : 02nd October, 2017
- Construction works completion Date : 13th August, 2019
- Total Work Days : 486 work days
- Maintenance period completion 12 months : 27th March, 2020

The construction work at Hoiana Shores has been executed by Linkshape. A number of site visits were carried out by the project verifier throughout construction phase. These dates are listed below:

- February 1st – February 3rd 2018
- November 16th – November 17th 2018
- August 8th – August 9th 2019

During these visits the verifier was able to:

- Assess and record progress against the project's sustainability targets.
- Understand changes in projects and their implications.

Objectively inform the project team of their progress against their targets and the requirement for any amendments.

Verifier Observations

Nature

The construction of this golf course managed to deliver the original intention to transform the degraded former fish farming lands into 6 hectares of rehabilitated coastal dunes and 44 hectares of native landscape habitat. More than 1,500 new trees were able to be planting, including 504 large *Casuarina*. Water bodies were created in the natural low points of the site as irrigation reservoirs and their edges were landscaped with local wetland plants. Local flora and fauna were monitored and in particular the establishment of the landscape habitat has coincided with increased populations of birds.

The key targets created were:

- Minimise the visual impact of the clubhouse on key receptors in the landscape

- Cart path materials to visually integrate with the site sand and native landscape colours
- Minimal signage and accessories on the course
- A comprehensive ecological habitat management plan to monitor out of play areas and control excessive spread of invasive species
- 100% use of locally-sourced and native vegetation in the non-irrigated out of play areas

Resources

There was a natural systems approach to dune re-establishment implemented in construction as well as careful attention to prevent coastal erosion – this so far has been successful with storm season of 2020 approaching. All sands used for the golf course were generated on site. Minimal drainage (and minimal underground plastic pipe) was installed on this naturally free-draining site – agronomic decisions in construction meant the gravel drainage layers were able to be removed completely from the greens construction.

Irrigation water is sourced from site drainage, local waterways and surface water with no need for borehole water use. On site nurseries for grass and landscape plants were used to reduce reliance on an off-site supply chain.

The key targets created were:

- Selection of turfgrass species (Zeon zoysia (manilagrass) and Tifeagle ultradwarf bermudagrass) that provide excellent playing conditions with minimal inputs
- Use of electric golf carts
- Course designed and built with easy access for maintenance staff and vehicles
- Explored opportunities for solar power in maintenance buildings and reviewed feasibility of alternative energy sources
- Irrigation system optimized to supply water only where required and to be fully adjustable in a way that allows the turf management team to minimize water use

Community

The training college was developed during construction time and was well supported by future superintendent Rob Weiks. The college project provided education for staff that prepares them for work at Hoiana Shores and more generally for work in the broader golf and hospitality industry. The project has already hosted industry events as a demonstrator of best practice construction and maintenance.

From a playability point of view, the course was built as intended - to promote an approachable form of the game with multiple teeing locations, open and expansive playing corridors, and green complexes that are adapted to the ground game.

The key targets created were:

- Local contractor and workforce preferred
- Establishment of a vocational training college accredited by the Quang Nam College of Art, Culture, & Tourism and Melbourne Polytechnic, with a 5 year commitment to train individuals who will be given preference in recruitment at Hoiana Shores
- Increase the local jobs market with construction, greenkeeping, caddy, and operational staff
- Golf course superintendent present during construction works programme
- Future development includes more than golf, including walking trails and access to the beach and lagoon

4. Management hand-over

Summary

Hoiana Shores' golf course management is being lead by Rob Weiks. Rob has been on-site throughout construction stages and now has a deep and intimate knowledge of the way in which the course was built, location of key below ground infrastructure and how the property performs over the different times of the year. At my final visit, 41 greenkeeping staff had already completed training at the vocational college and 6 more staff were currently enrolled. The results on the course showed the positive effects of this training.

Hoiana Shores plans to implement a comprehensive management system for the efficient operations of the golf facility – utilizing both the ePar system and the OnCourse® program as the course progresses to full operational status.

Verifier Observations

During my final visit some final construction items were still to be completed on the maintenance facility. The team at Hoiana Shores are committed to completing the maintenance facility as specified and already had plans in place for ways in which to continue to improve the set up, with upgrades to drainage provisions, energy savings and improvements to the external spaces immediately adjacent to the facility.

As noted, the establishment of the nearby training college was already starting to benefit the recruitment of course staff and it was hoped very much that this would continue. The overall running of club and course operations was done to an impressive standard with a clear focus on sustainable practices and the long-term playability of the golf course.

Already there are sightings of increased fauna sightings across the golf course property since construction operations wound down. Species noted in the rough and out of play areas have been the Scaly-breasted munia and many quails. Monitoring regimes are set to be implemented focussing initially on water quality and outlets, especially as construction activities continue at pace around the golf course property.

The business model is closely connected to the adjacent resort property and tee times allocated for those guests alongside some pay and play revenue. The course is currently operating at a reduced running capacity, potentially due in part to the COVID-19 pandemic situation ongoing in the region.

5. Key Achievements

Summary

The Hoiana Shores golf course represent real leadership and commitment in the field of sustainable golf for this part of the world. Now already established as a highly regarded facility in this part of Vietnam, there is a significant opportunity for Hoiana Shores to contribute to long-term industry learning, local business development, tourism revenue and government relations – all this while transforming degraded former fish farming lands into 36 hectares of turfgrass on playing corridors, 23 hectares of native coastal scrub vegetation, 6 hectares of restored coastal dune landscape, and create of 44 hectares of native landscape habitat that are starting to thrive.

Many of these benefits are delivered through the whole team's careful planning and perseverance to stick to their strong vision for the site throughout the design and construction process.

Original Sustainability Vision

A key vision of the project is to rehabilitate a landscape previously degraded by numerous other previous land uses. By establishing a rich and biodiverse habitat across the site, the increase in species diversity can be expected to be significant and will provide long term environmental benefits and a positive natura legacy for the development.

The project will create a distinctive and outstanding Vietnamese golfing experience, that reaches all facets of the project from the flora and fauna found on the golf course to the service and experience of the visitors throughout the property.

Nature

Key Achievements

- Restore 23 hectares of degraded former fish farming lands back to native coastal scrub vegetation.
- Rehabilitate 6 hectares of natural coastal dune landscape.
- Create 44 hectares of native landscape habitats
- Planted over 1,500 new native or locally sourced tree plantings
- Close visual integration of the golf course with the natural landscape character and allowing the natural weathering of the dunes to be further shaped and be refined by the hand of nature.

- Naturalise the new water bodies with wetland plantings along the margins that were grown on site.

Resources

Key Achievements

- In the re-construction of the foreshore the project managed to reduce flood risk and promote a natural systems approach to dune management and re-establishment as well as successful and careful coastal erosion management.
- 100% of sands used in construction have been generated on-site. Zero imported sand material.
- Adopted a pure push up greens construction method to remove previously proposed gravel blankets underneath greens.
- Very minimal use of plastic pipe in the drainage design due to being able to utilise free draining soils with natural systems approaches - soakaways, swales and low areas away from playing surface.
- 100% electric golf carts and maintenance carts.
- Well suited lowest input turfgrass species selected.

Community

Key Achievements

- Established a vocational training college, accredited by Quang Nam College of Art, Culture & Tourism (a government arm of the Dept. of Culture, Sport and Tourism) and Melbourne Polytechnic, with a 5-year commitment to train individuals who will be given preference in recruitment at Hoiana Shores.
- Had in place the superintendent throughout and connected them to the college and recruitment drive for new staff on the golf construction and future staff.
- Provided opportunities for staff to have access times to experience the golf course either as new players learning the game or out on the full 18-hole part of the facility.

6. Continued Development Points

These points should be addressed in further developing the sustainability actions of the project:

- The drainage water from the golf course and the maintenance facility goes directly to the reservoir, and from there can overflow directly into the ocean. I recommend testing the reservoir water quality every three months for total petroleum hydrocarbons (TPH), for nitrogen and phosphorus, and for the pesticides that have been used on the golf course in the previous three months. This systematic testing can be used to confirm that nutrients and pesticides and TPH are not entering the reservoir. If testing finds that they are, steps can be taken to stop that contamination.
- Continue to consider and look at ways to integrate some form of open access through the golf course property and beach area.
- Plan to host and facilitate industry events such as field days, training and tours to share knowledge of Hoiana Shores' practices, learnings and initiatives.
- Maintaining the success of the college is key and continuing to upskill those workers that are entry level to allow career progression for those locals to gain skills and contribute to the quality of course presentation at the facility.
- Outside of the industry, utilise the high quality golf course and levels of achievement you have reached to showcase golf and your project's approach to local and/or national government as an exemplar facility demonstrating the quality and restoration of the land that golf can bring to a site if done well.
- Continue to ensure best practices are kept in terms of pollution prevention at the Maintenance Facility (refer to GEO advisory note previously circulated).
- Continue to develop sustainable best practices within the clubhouse area and ensure the facility can be beneficial to golfers and non-golfers alike. (refer to GEO advisory note previously circulated).
- Seek to put in place programs to encourage the development of new golfers, either on your staff or from local groups so you can begin to inspire a next generation of Vietnamese golfer and increase staff morale and loyalty at the facility.
- Establish some form of relationship with local schools or community groups to provide them with some controlled access to the property either for sport or for environmental outdoor education programs.
- As part of the commitment to beach clean-up and the dynamic environment along the dunes, continue to be resourceful with your reuse of beach materials and 'waste' that can be re-used in the ongoing upkeep and maintenance of the golf facility.

Over my visits to the Hoiana Shores Golf Course project, I've seen the site develop into a superb golf course, with restoration of and preservation of native coastal vegetation on the dunes, careful selection and care of grasses that can produce a high quality playing surface with minimal inputs, installation of an irrigation system that can be adjusted to apply the minimal amounts of water required, the provision of training to scores of local students, and the creation of hundreds of jobs.

7. Recommendation

Based on the scope and findings of the verification assessment, the site visits and the available information provided by the project team, The Recommendation of the Verifier further to the certification review process is that the project, Hoiana Shores Golf Course, should be formally awarded GEO Certified® Development status for excellence in sustainable golf development.



Jonathan Smith
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Micah Woods
Verifier for Hoiana Shores Golf Course



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