

Environmental Management of

PROPERTY DIVISION

“The success of implementing environmental initiatives depends largely on the attitude of our joint-venture developers. As all environmental enhancement measures will inevitably incur additional capital cost, one major consideration is the financial standing of the project. With the current climate of the property market, any cost-adding items will likely be viewed negatively. Nevertheless, there are developers with environmental awareness who are supportive of our proposed environmental initiatives.

“We are confident that in the near distant future, all our joint-venture developers will get in line with our commitment and that property developments which we create with our joint-venture developers with enhanced environmental provisions will become the trademark for all our future projects.”

Michael Cho
Project Manager (Technical Support)

Divisional Environmental Policy

The Property Division plays a pivotal role in the planning, design and management of property developments along the MTR. To uphold our commitment to improving the living environment of our communities, the following environmental principles have been adopted:

- ▣ Observe and comply with all relevant environmental laws and statutory code of practice in Hong Kong
- ▣ Seek to influence government policy towards exploiting possible environmental benefits in property developments
- ▣ Influence the joint venture developers towards implementing best practice based on international or other known environmental standards
- ▣ Conduct environmental impact assessments for new property developments
- ▣ Seek to minimize the use of resources, waste production and emission of pollutants
- ▣ Educate staff on environmental awareness

Major Achievements in 2000

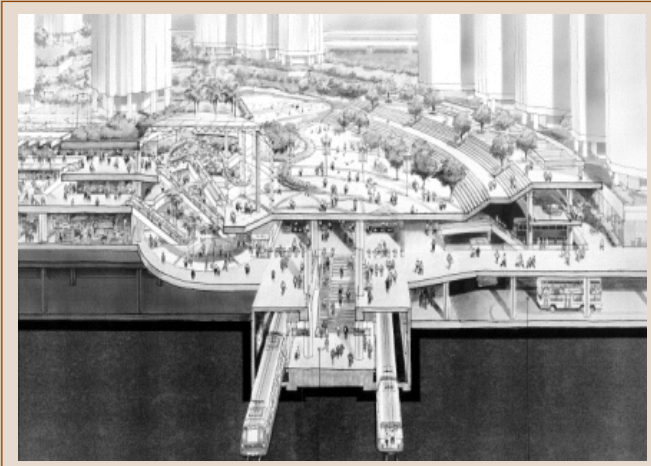
As current legislation usually only calls for minimum requirements on environmental issues, the implementation of our adopted environmental principles entails “going the extra mile” over and above current statutory requirements through the incorporation of certain “environmental initiatives”.

In fact, we have been successful in persuading some of our joint-venture developers to incorporate various environmental initiatives in a number of our property development projects. These are summarized below under two categories.

For Planning, Design and Construction of New Property Development

- Conduct third party assessments using Hong Kong Building Environmental Assessment Method (HKBEAM) for new buildings
- Design new office buildings with Overall Thermal Transfer Value (OTTV) below 30W/sq.m., well below the statutory requirement
- Adopt, wherever applicable, sea water cooling which is the most energy efficient air-conditioning system
- Specify energy efficient system and equipment for new buildings, such as variable air volume air-conditioning system, electronic ballasts for office light fittings
- Provide computerized building management systems for all property developments to better control and monitor the use of energy
- Adopt refrigerants with zero ozone depleting potential for all new chiller plants
- Use metal or fiber glass hoarding in lieu of timber ones
- Encourage contractors to use metal formwork in lieu of timber formwork for construction
- A new comprehensive and environmental friendly city, the Dream City, was proposed at Area 86 at Tseung Kwan O. Special environmental features include:
 - Extensive landscaping
 - Buildings designed to maximise cross ventilation and daylight filtration
 - Use of electric and other non-polluting vehicles
 - Segregation of pedestrians from road traffic
 - Use of sea water cooled air-conditioning system
- Innovative building design features were proposed to the Buildings Department to include the provision of:
 - A balcony to each residential flat
 - Natural lighting and ventilation for typical floor lobby with increased lobby width
 - Adequate pipe duct space to facilitate maintenance and servicing
 - External planter areas for upper floors
 - Sky gardens at refuge floors
 - Service lifts and refuge rooms at each typical floor with waste sorting and recycling facilities
 - External facing utility rooms for each residential flat

▼ Environmentally friendly development - Dream City at Area 86 ▼



88- storey office tower in Hong Kong station. Development - design being assessed by the Hong Kong Building environmental Assessment Method



Some of the proposals have already been accepted by Government and enforced under a Practice Note called Green and Innovative Buildings jointly issued by Buildings Department, Lands Department and Planning Department.

For Management of Existing Property Development

- ▶ Implement acoustic improvement works to existing plant rooms to achieve 100% compliance with statutory noise criteria
- ▶ Regular checks on existing estates to monitor noise, air quality, kitchen exhausts, water supplies quality and refuse disposal facilities
- ▶ Adopt green procurement policy for purchasing of materials and sourcing of suppliers
- ▶ Environmental manual was produced with in-house guidelines for use by front-line estate staff
- ▶ Benchmark the use of energy and resources with the market practice
- ▶ Implement environmental related publicity campaigns, such as waste recycling scheme, old books and old clothes collection scheme
- ▶ Replace inefficient systems and equipment
- ▶ Replace old chiller plants using refrigerants with zero ozone depleting potential

▼ Metal formwork adopted in construction site



▲ Metal hoarding adopted in construction site

Key Objectives and Targets in 2001

- ▶ Continue to spell out clearly to our joint-venture developers our commitment to enhance the living environment for the residents at our property development projects.
- ▶ Persist in our dialogue with relevant Government departments to influence them to introduce new rules and regulations to encourage developers to implement environmental enhancement measures. (The Green and Innovative Building Practice Note recently issued by Government is a good example.)
- ▶ Continue to project an “environmentally committed” image to the public through the sales programme of our property developments. ◊