

## ***Property Development (Property Division)***

<b>Objectives</b>	<b>Targets</b>
<b><i>Resource Use</i></b>	
<i>Property Design</i>	<p>Optimise Overall Thermal Transfer Value (OTTV) for Kowloon Station Development Packages 5, 6 &amp; 7.</p> <p>Adopt Electronic Ballasts in the new office building of Kowloon Station Development Package 5,6 &amp; 7.</p> <p>Adopt Variable Air Volume (VAV) Air Conditioning in the new office building of Kowloon Station Development Package 5,6 &amp; 7.</p> <p>Adopt Seawater Cooling in Kowloon Station Development Package 5,6 &amp; 7.</p> <p>Adopt Energy Saving Light Fittings in the design of the new shopping centre in Kowloon Station Development and the park-and-ride carpark in Choi Hung Station Development.</p> <p>Adopt Variable Speed Pumping System in the design of the new shopping centre in Kowloon Station Development for potable water supply system, and in the new office building in Kowloon Station Development Package 5,6 &amp;7 for the air-conditioning system.</p>
<i>Property Construction</i>	<p>Maintain record of zero use of diesel hammer percussion piling for the construction of new property developments.</p> <p>As appropriate, encourage the adoption of metal hoarding for new development sites.</p> <p>As appropriate, encourage the adoption of metal formwork instead of timber formwork for building construction in new development sites.</p> <p>Encourage the use of tropical hardwood from managed sources only.</p>
<b><i>Waste Minimization</i></b>	
<i>Property Design</i>	<p>Use refrigerants with no ozone depleting potential in all new chillers.</p> <p>Adopt designs that minimise contribution to global warming effect.</p> <p>Adopt designs that minimise air, water and noise pollution.</p>
<i>Property Construction</i>	<p>Encourage contractors to:</p> <ul style="list-style-type: none"><li>• reinforce construction site management measures for noise control, dust minimisation, water and waste management, and health related issues.</li><li>• segregate construction waste to promote the recycling of materials.</li><li>• use no ozone depleting materials.</li><li>• use no hazardous materials.</li><li>• use dry wall construction.</li><li>• use off site pre-fabricated modular construction.</li></ul>
<b><i>Environmental Education &amp; Training</i></b>	
<i>Internal Education &amp; Training</i>	<p>Establish formal records of staff environmental training.</p> <p>Encourage staff to attend training programmes on environmental matters and concerns.</p>

Objectives	Targets
<i>External Education &amp; Training</i>	<p>Keep staff appraised of the latest environmental laws and best practice.</p> <p>Keep staff abreast of latest technology which are environmental friendly.</p> <p>Establish formal records of environmental training.</p> <p>Encourage contractors to conduct training programmes for their staff and workers to educate them on environmental matters and concerns.</p> <p>In line with the Dream City Concept developed by the Corporation, develop programme design packages for tendering.</p> <p>In line with the Green and Innovative Buildings Practice Notes, encourage developers to incorporate design into new developments.</p> <p>As appropriate, conduct further study trips to acquire information on the latest building design and construction technology.</p>
<b>Others</b>	
<i>Regulatory Compliance</i>	<p>As applicable, observe the Hong Kong Planning Standards and Guidelines.</p> <p>As applicable, observe the requirements of the BD' s, EMSD' s and EPD' s practice notes, guidance notes and codes of practice.</p> <p>Maintain 100% compliance with air pollution, noise and water pollution control ordinances for new property developments.</p> <p>Design the Kowloon Station Development Packages 5, 6 &amp; 7 to achieve at least Level 2 Indoor Air Quality Objectives.</p>
<i>Environmental Impact Assessment</i>	<p>As applicable, undertake EIAs for new development Projects and fully comply with the requirements of issued Environmental Permits.</p>
<i>Audits and Reporting</i>	<p>Complete the HKBEAM assessments on 3 new property developments (ie HK Station Mega Tower, Olympic Station Package 3 Residential Development, Kowloon Station Package 3 Residential Development) and, as applicable, commence/undertake assessments for new property developments.</p>
<i>Environmental Management System (EMS)</i>	<p>Comply/implement the requirements of the Corporate EMS as applicable to the Property Division.</p>
<i>Building Management System</i>	<p>Provide building management systems to all new property developments, both commercial and residential, to monitor and control energy use.</p>

## Property Management(Property Division)

Objectives	Target
<b>Resources Use</b>	<p>Replacement of Tungsten filament light bulbs by compact fluorescent tubes for energy saving and reduction in heat generation in all newly handed over LAR properties which includes Tung Chung Site 3, Tung Chung Site 4, Kowloon Station package 2.</p> <p>Reduction of unnecessary lighting for energy saving in all newly handed over LAR properties.</p> <p>The operation programme of the chiller plants in Telford Plaza I &amp; II is further studied, aiming to achieve 3% energy saving.</p> <p>Internally benchmark energy and water consumption of MTRC managed properties and develop quantitative targets and action plan for 2003.</p> <p>Work with Legal and Procurement on the implementation of the ' Green Procurement' policy.</p> <p>Carry out environmental assessment and justification before procurement of materials/equipment and implementation of works.</p>
<b>Waste Minimisation</b>	<p>Full implementation of noise pollution control policy and management system.</p> <p>Use zero ozone depletion potential refrigerant for chiller plant repairing works.</p> <p>Re-use the disposed construction materials (eg. Hoarding board, shopfront glass panel, glass door etc.) for renovation work and spare part for future maintenance use.</p> <p>Continue the replacement of fresh water supply G.I. downfeed pipes and soil and waste C.I. drainage pipe with more durable material e.g. copper pipes and UPVC pipes, at Luk Yeung Sun Chuen.</p> <p>Internally benchmark waste generation of MTRC managed properties and develop quantitative targets and action plan for 2003.</p>
<b>Education &amp; Dissemination</b>	<p>Waste recovery (plastic bottles, aluminium cans and paper) in residential estates.</p> <p>Continue feasibility study on " Voltage Reduction System" on lighting for energy saving in International Finance Centre Carpark and Maritime Square Carpark. A trial installation was installed in the Tierra Verde Carpark.</p> <p>Continue feasibility study on variable speed drive for the chillers in Maritime Square for energy saving.</p> <p>Continue to encourage contractors to set up procedures to manage environmental complaints from both internal and external parties.</p> <p>Continuously promote environmental best practice by estate managers.</p>
<b>Comply with Hong Kong's Legislative Requirements and International Best Practice</b>	<p>100% compliance with air pollution, noise, water pollution control ordinances for operation, maintenance and renovation works.</p> <p>Monitoring of tenant fit-out works and operation for compliance with statutory requirements.</p> <p>Conduct positive measure to prevent existence of legionnaires disease at MTRC managed properties.</p> <p>Monitor indoor air quality in offices to maintain at least Level 2 Indoor Air Quality Objectives</p>