



Green Office

How to save electricity and water consumption in a green office of the property management sector

Presented by: Henderson Land Group



Environmental Results

Electricity Saving

**Electricity consumption in current year compare with year 2000
- Significant Result Recorded in Large Estates**

Year Estate	Year 2000	Current Year	Saving	Percentage
Metro City I	\$4,124,769.00	\$2,797,746.00	\$1,327,023.00	32.17%
Metro City II	\$8,228,494	\$5,710,131.60	\$2,518,362.40	30.60%
The Metropolis	\$2,855,623.00	\$2,192,437.00	\$663,186.00	23.22%

Environmental Results

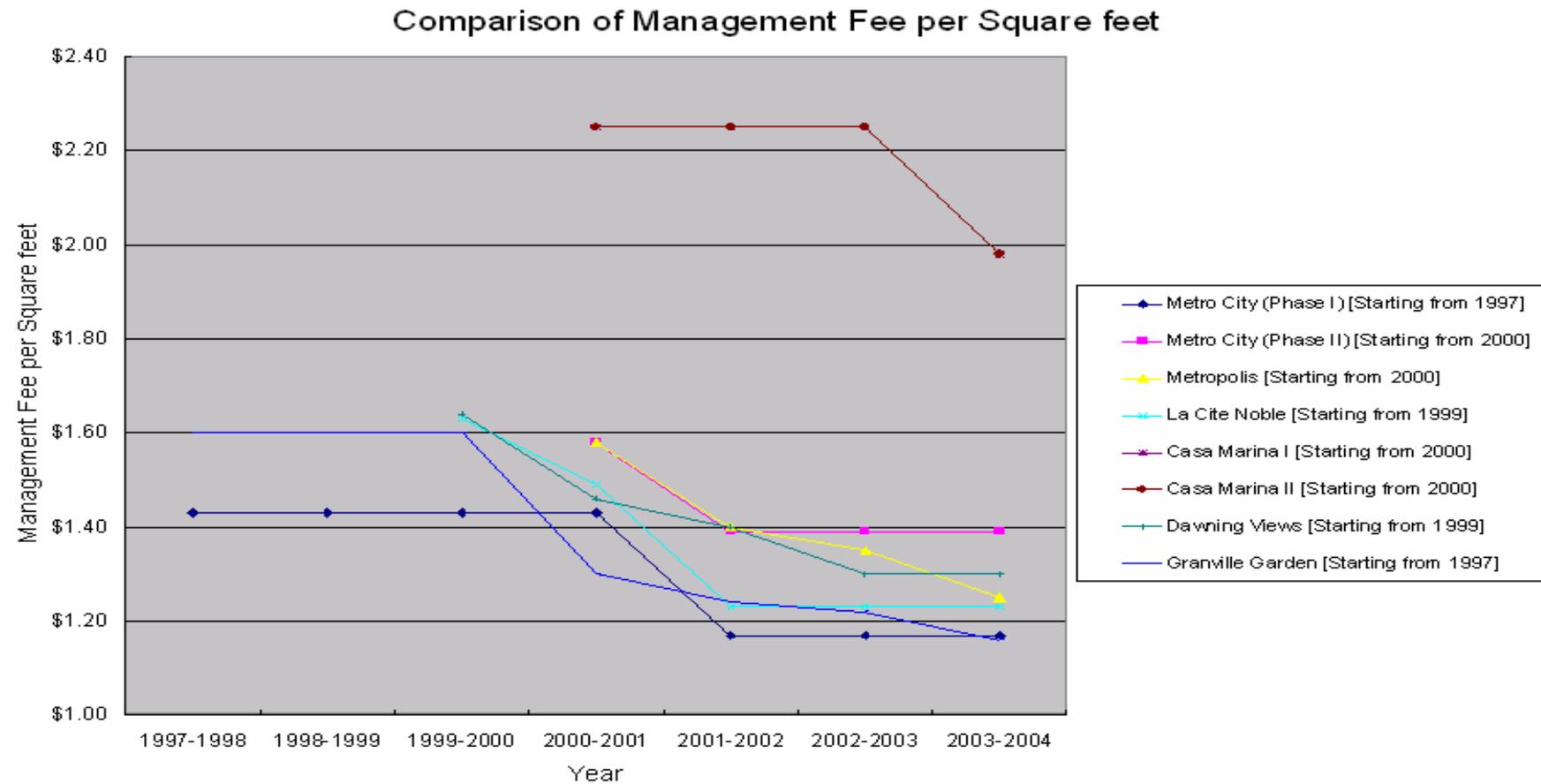
Water Saving

Water consumption in current year compare with year 2000
 - Significant Result Recorded in Large Estates

Year Estate	Year 2000	Current Year	Saving	Percentage
Metro City I	\$75,953.00	\$31,525.00	\$44,428.00	58.49%
Metro City II	\$182,308.00	\$114,797.00	\$67,511.00	37.03%
The Metropolis	\$42,468.00	\$29,868.00	\$12,600.00	29.67%

Environmental Results

Management Fee Reduction



Environmental Results



Recognition & Awards

Hong Kong Eco-Business Award

- **Green Property Management Award (Private Housing) – Grand Awards on 4 consecutive years**
- **2001 Green Property Management Award (Private Housing) – Grand Award for MCII**
- **2001 Green Property Management Award (Private Housing) – Certificate of Merit for MCI**
- **2001 Green Property Management Award (Private Housing) – Certificate of Merit for MP**
- **2001 Green Office – Gold Award for HQ**
- **2002 Green Office – Certificate of Merit for HQ**
- **2003 Green Property Management Award (Private Housing) – Grand Award for MCI**
- **2003 Best Environmental Reporting – The Beverly Hills**
- **2003 Green Property Management Award (Private Housing) – Certificate of Merit for Casa Marina I**
- **2003 Green Office – Certificates of Merit for HQ**

Environmental Results



Recognition & Awards

2004 Best Landscape Award for Private Property Development

- Overall Winner in the Residential Property – King’s Park Hill
- Low-density Residential Property (Green Effect) – Silver Award for The Beverly Hills
- Low-density Residential Property – Gold Award for King’s Park Hill
- Low-density Residential Property (Landscape Design) – Silver Award for King’s Park Hill
- Low-density Residential Property (Horticultural Maintenance) – Silver Award for Casa Marina
- High-density Residential Property (Horticultural Maintenance) – Merit Award for Granville Garden
- High-density Residential Property (Green Effect) – Silver Award for Regence Royale
- High-density Residential Property (Green Effect) – Silver Award for Dawning Views
- High-density Residential Property (Special Feature) – Merit Award for MC I
- High-density Residential Property (Landscape Design) – Merit Award for MC II



- **Top Management Commitment and Support**
- **Comprehensive Environmental Management**
- **Effective Communication and Training**
- **Well-planned Environmental Programme**

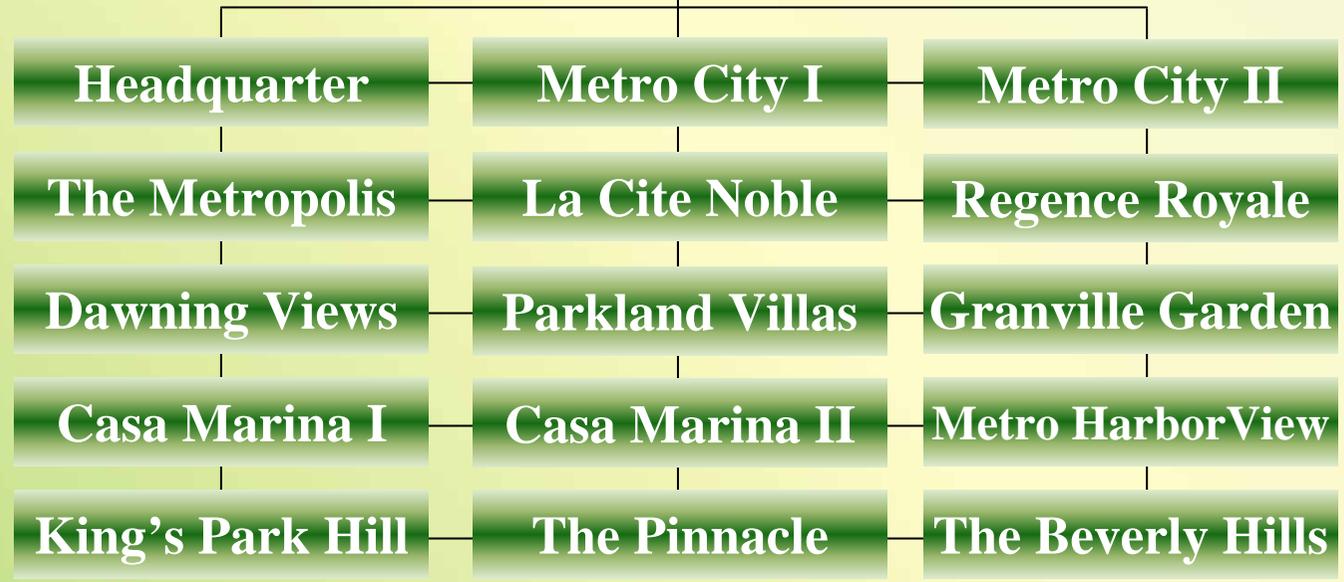


Top management Commitment & Support



EMR

SER



Top management Commitment & Support

Our Commitment

Under our environmental policy, Well Born is committed to:

- ❖ Environment Protection
- ❖ Pollution Prevention
- ❖ Compliance to Legal and Other Requirements
- ❖ Continuous Improvements of Environmental Management System and Environmental Performance

Top management Commitment & Support



Our Target



Achieved

By 2004:

- Reduce water consumption by 10% ↓
- Reduce electricity consumption by 10% ↓
- Reduce A4 paper consumption by 10% ↓
- Increase of wastes recycling by 10% ↑
- Reduce domestic wastes by 10% ↓

Top management Commitment & Support

Our Strategies

Theme Year

Year of Millennium
Environmental Protection

Green Committee

Responsible for developing, implementing and reviewing environmental management system





Environmental Management

- ISO 14001 Environmental Management System
- Awards
- Performance Evaluation
- Training and Education
- Budget
- Partner Synergy

Effective Communication & Training

Communication

- Continue to highlight the importance of conserving energy through e-mails and SMS
- Publicize energy conservation efforts and awards in regular newsletters
- Encourage employees to share energy saving suggestions via e-folder or e-mails
- Post screen saver on computer that provide environmental protection information



Effective Communication & Training

Training

- Conduct meetings and workshops to raise employees' awareness and develop a strategy for energy conservation
- Provide trainings to raise employees' awareness and to identify energy saving best practices
- Prepare energy kits include a checklist of energy saving tips, post-it notes to remind employees to turn off lights and so on



Environmental Programme & Performance

Green Office

- Energy Saving in Green Office
- Green Reminder
 - Energy saving
- Glass or transparency design
 - More natural light
- Environmental poster, e-library, e-news, e-folder, e-mail, e-posters, e-receipt, Green Xpress, screen saver, etc.



Environmental Programme & Performance

Green Estates

Energy Saving in Residential Estates



Install exhaust fans to replace air-conditioners in lift machine rooms



Use electronic ballasts

Environmental Programme & Performance

Green Estates

Solar hot water system



Close a portion of lifts at midnight



Install infrared sensors switch to control lighting in plantrooms



Turn off a portion of air-conditioners during non-peak hours

Environmental Programme & Performance

Green Estates

Ampere for each energy saving lamp (9W/220V) = 0.018A



- ✓ Energy saving
- ✓ Increase of brightness
- ✓ Reduction of corridor temperature
- ✓ Reduction of the use of consumable products, such as the transformer.

To replace the quartz lamps on the energy saving lamps progressively, the annual saving may reach **HK\$350,000.**

Environmental Programme & Performance

Green Estates

Water Saving in Residential Estates





Green Office

Thank You!