Swire Pacific Sustainable Building Design Policy

All companies in which Swire Pacific has a controlling interest should adopt an appropriate sustainable design standard for new and existing buildings owned or used by the company unless this is technically not feasible, is determined to be economically unviable compared with the overall project cost, or if the building is under a short term lease (eg: less than two years).

Associated and Jointly Controlled companies are encouraged to follow this policy.

ADMINISTRATION PROCEDURE

- All new buildings with construction floor area (CFA) of more than 10,000 m^2 should obtain a minimum of the second highest relevant grade or above under an internationally or locally recognised building environmental assessment standard equivalent to the Leadership in Energy and Environmental Design (LEED) or Building Environmental Assessment Method (BEAM Plus). Best efforts should be made for buildings with CFA of less than 10,000 m2 to obtain the same minimum grade. Companies are encouraged to strive to obtain the highest grade under such assessment systems when practicable.
- All existing buildings with CFA of more than 10,000 m^2 should obtain a minimum of the second highest relevant grade under a recognized standard equivalent to BEAM Plus or LEED whenever there are major renovations or refurbishments. Best efforts should be made for buildings with CFA of less than 10,000 m^2 to obtain the same minimum grade.
- Major retrofitting on commercial premises should also be certified under a recognised standard equivalent to BEAM Plus Interiors or LEED for Retail: Commercial Interiors, where practicable.
- Preference should be given to choosing rental premises that have been assessed under a recognised standard equivalent to BEAM Plus or LEED where practicable.
- Reassessment should be carried out regularly in accordance with the requirements of the adopted standard.
- Companies are encouraged to seek technical assistance from the Sustainable Development Office and the Energy Committee.

EXPLANATORY NOTES

Sustainable buildings are designed to use resources more efficiently than conventional buildings. The benefits of implementing a sustainable design strategy range from improving air and water quality to reducing solid waste. This benefits owners, occupiers, and society generally. Although the cost of the initial design and construction may be slightly higher for sustainable buildings, it is anticipated that these higher initial costs should be offset over time by the savings accrued due to greater operational efficiency. Moreover, other benefits may be achieved such as productivity gains due to healthier working environments.

References

Some commonly used and respected building rating standards include BEAM Plus (HK), LEED (US), BREEAM (Building Research Establishment Environmental Assessment Method, UK), Green Mark (Singapore) and Green Building Label (China).