

EHS Highlights

Developing and Managing Properties with an EHS Perspective

Swire's roots in Hong Kong go back to the establishment of the Taikoo Sugar Refinery in Quarry Bay in the 1880's. This was followed by the construction of the Taikoo Dockyard on adjacent land in the early 1900's. These land holdings together formed the basis of **Swire Properties'** initial development activities in the early 1970's. Some EHS related events in our history show a record of improved performance. These include:

1975

Started redevelopment of the former Taikoo Dockyard into **Taikoo Shing**, a major private housing estate. This was the first residential development in Hong Kong to integrate landscaping into the design, which subsequently won the prestigious British Association of Landscape Industries Principal Award, Overseas Category, in 1998.



1977

Commenced development of the first building in the **Island East Commercial Complex**, which includes, Cityplaza One, Three and Four and TaiKoo Place. Island East has played a key role in revitalising the eastern district of Hong Kong Island. Linked within convenient walking distance of each other are two green spaces, Via Fiori and Piazza Verde, which are referred to as the 'lungs' of Island East.



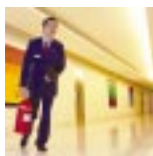
1990

Recognised as one of Asia's finest mixed-use developments, **Pacific Place** consists of a major shopping mall including restaurants, offices, serviced apartments and three international hotels. A 130 year-old Banyan tree, well-loved by the community, was retained in its original site and the development planned around it, making the tree the focal point between two of the hotels.



1993

Appointed a Fire and Safety Manager to be responsible for occupational health and safety matters for our offices and properties.



1994

One Pacific Place is recognised for its energy efficiency by the Energy Efficient Building Award Scheme administered by the Energy Efficiency Advisory Committee of the Hong Kong Government.



1995

The Swire Properties Environmental Committee was established.



1996

Initiation of the Hong Kong Building Environmental Assessment Method (HK-BEAM) for new office buildings with other property developers and the Real Estate Developers Association.



1998

- Conducted a company-wide environmental performance audit that included energy audits at various commercial complexes and facilities.
- The first local property developer to employ a full time, designated Environmental Affairs Manager.
- **Lincoln House** in Island East became the first office building in Hong Kong to receive a HK-BEAM 'Excellent' rating.
- Completed **Festival Walk**, which is linked to the Kowloon Tong railway interchange station, a (mass transit) transport nodal centre that serves over half a million commuters daily.
- Initiated the phasing out of chlorofluorocarbons (CFCs), which deplete the protective ozone layer of the atmosphere, in air-conditioning systems within buildings. By 2000, CFCs were completely phased out of all Swire Properties' buildings.



1999

- Three Swire Properties commercial buildings, including **One Pacific Place**, **Oxford House** and **Devon House**, obtained HK-BEAM 'Excellent' ratings.
- Became the first of a few private developers to adopt the 'Pay-for-Safety' scheme into contracts.



2000

- **Dorset House** became the fifth Swire Properties' commercial building at Island East to obtain a HK-BEAM 'Excellent' rating.
- Published the Swire Properties Environmental Policy.
- Published the first set of Tenant's Environmental Guidelines for shopping malls and offices.
- Participated in the Demand Side Energy Management Programme initiated by Government with the objective of reducing demand for power and associated burning of fuel and atmospheric emissions of pollutants.



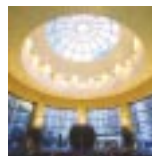
2001

- Incorporated environmental requirements in our Design Guidelines for all new developments.
- Opening of the INTEGER Pavilion (supported by Swire Properties) which demonstrated environmental and sustainable design and construction (see Case Study No.6).
- **Two Pacific Place**, **Cityplaza Three** and **Cityplaza Four** obtained HK-BEAM 'Excellent' ratings.
- Main contractors on Swire Properties' developments required to prepare Environmental Management Plans, Waste Management Plans and undertake environmental monitoring and auditing.



2002

- **Cityplaza One** obtained a HK-BEAM 'Excellent' rating.
- As part of a Swire Pacific initiative, established an EHS database for storing and processing information. Swire Properties coordinates and administers this Group database.
- Received the Green Innovative Practice Gold Award under the HK Eco-Business Award Scheme for an energy conservation project. This staff-implemented project also received international recognition with first prize in the Hays Montrose President's Prize presented by the Chartered Institution of Building Service Engineers (CIBSE).
- Adopted the Swire Pacific Corporate Code of Conduct which sets out Swire's operating principles including its approach to corporate social responsibility and EHS management.



2003

- Swire Properties' Taikoo Shing (Management) Ltd. (for Taikoo Shing estate) and our contracted property management companies (for **Lei King Wan**, **The Floridian** and **StarCrest** estates) received Certificates of Merit in the Green Property Management Award (Private Housing) category under the Hong Kong Eco-Business Award Scheme.
- **The Orchards**, a residential redevelopment project became the first urban area residential development to receive a HK-BEAM 'Excellent' rating.
- **Cambridge House**, the tenth Swire Properties building obtaining a HK-BEAM 'Excellent' rating, received the highest ever score under the HK-BEAM scheme for commercial projects.
- Issued a formal SARS Action Plan to deal with SARS in any future occurrence.
- Published our EHS performance in the first Swire Pacific Group EHS Progress Report.
- Published the Swire Properties Health & Safety Policy.
- Implemented a Safety Management System (SMS) that addresses the requirements stipulated by the Factories and Industrial Undertakings Ordinance.
- Following a HK\$13 million conversion of its air-conditioning system from air-cooled to water-cooled, **Festival Walk** is now the largest commercial complex in Hong Kong that is supported by this kind of energy efficient water-cooled air-conditioning system (see Case Study No. 5).
- **Three Pacific Place** received a number of health & safety awards presented by the Occupational Safety and Health Council.

