

## **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 developed, owned or used by the company unless this is technically not feasible<sup>1</sup>, 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 or Joint venture building projects companies are encouraged to follow this policy.

### **ADMINISTRATION PROCEDURE**

- All new buildings with construction floor area (CFA) of more than 5,000 m<sup>2</sup> 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 5,000 m<sup>2</sup> 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 5,000 m<sup>2</sup> 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 5,000 m<sup>2</sup> to obtain the same minimum grade.
- All existing buildings without major renovations or refurbishments are also encouraged to obtain similar standard as above where practicable.
- Major retrofitting on commercial premises to be occupied by the Companies should also be certified under a recognised standard equivalent to BEAM Plus Interiors or LEED Commercial Interiors, where practicable.

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<sup>1</sup> “Technically not feasible” projects are encouraged to obtain the highest feasible 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). Divisions/Operating Companies must check with Sustainable Development Office where “technical not feasible” option can be applied.

- Preference should be given to choosing rental premises whose base shell and core 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.
- Swire Pacific will review this sustainable building design policy from time to time as appropriate and, in any event, once every three years.

**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), WELL (US), BREEAM (Building Research Establishment Environmental Assessment Method, UK), Green Mark (Singapore) and Green Building Label (China).