

# Session 3.12: Emerging Practices in Sustainable Built Environment

## Presentation 4: Drive Towards Sustainable Development and Management:

### *Case Study on International Commerce Centre*

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Organisers:



International Co-owners:



Sustainable Buildings  
and Climate Initiative  
Promoting Policies and Practices for Sustainability





# Introduction



- 1) ICC at a Glance
- 2) Green Body Check
- 3) Findings and Recommendations



Organisers:



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Construction



# ICC at a Glance (International Commerce Centre)

- Completed in 2010
- 108-storey
- 484m Commercial Tower
- Commercial Banks
- Element Shopping mall
- Hotel
- Observatory Sky100
- Neighbouring to Residential

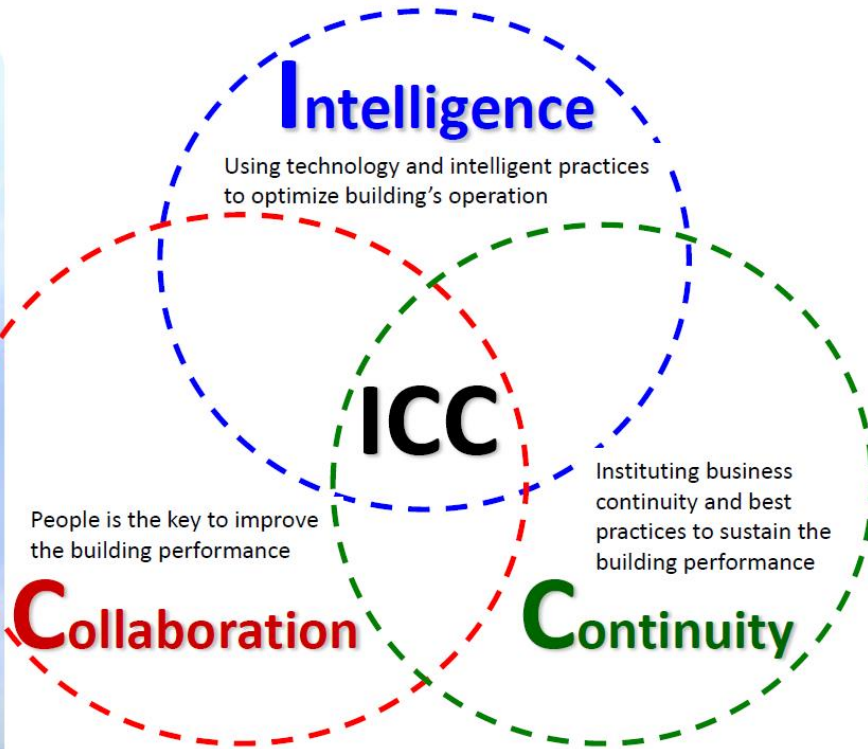




# ICC at a Glance (International Commerce Centre)



**Intelligence**  
**Continuity**  
**Collaboration**



Organisers:



International Co-owners:





# International Commerce Centre (Design Stage)



Organisers:



International Co-owners:





# International Commerce Centre (Operational Stage)



ISO 18001



ISO 50001



香港環境卓越大獎  
Hong Kong Awards for Environmental Excellence



Indoor Air Quality (IAQ)  
Certification Scheme  
(Excellent Class)

香港綠色機構認證  
Hong Kong  
Green Organisation Certification



減碳證書  
Carbon Reduction  
—Certificate—



清新室內  
空氣證書  
IAQWiSe  
—Certificate—  
「卓越級別」  
Excellence Level



減廢證書  
Wastewise  
—Certificate—  
「卓越級別」  
Excellence Level



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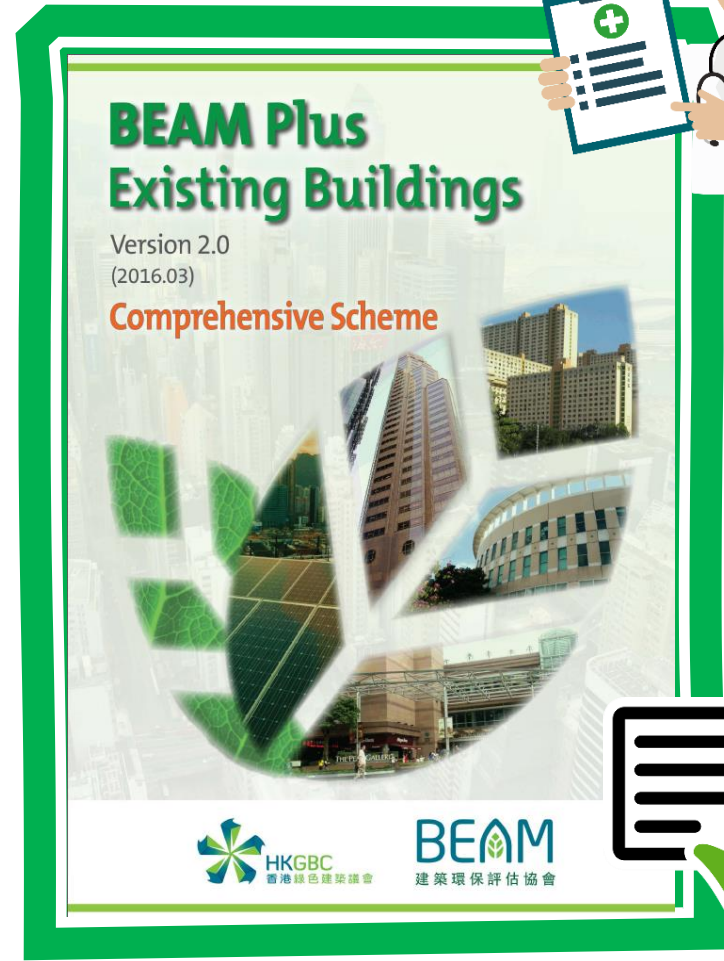
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# Green Body Check



- To maintain healthiness of human, regular body check is essential
- To maintain the healthiness of the building, **regular auditing & performance benchmarking** are essential
- **BEAM Plus for Existing Building V.2.0** was used as a “Tool” to carry out “**Green Body Check**”



Organisers:



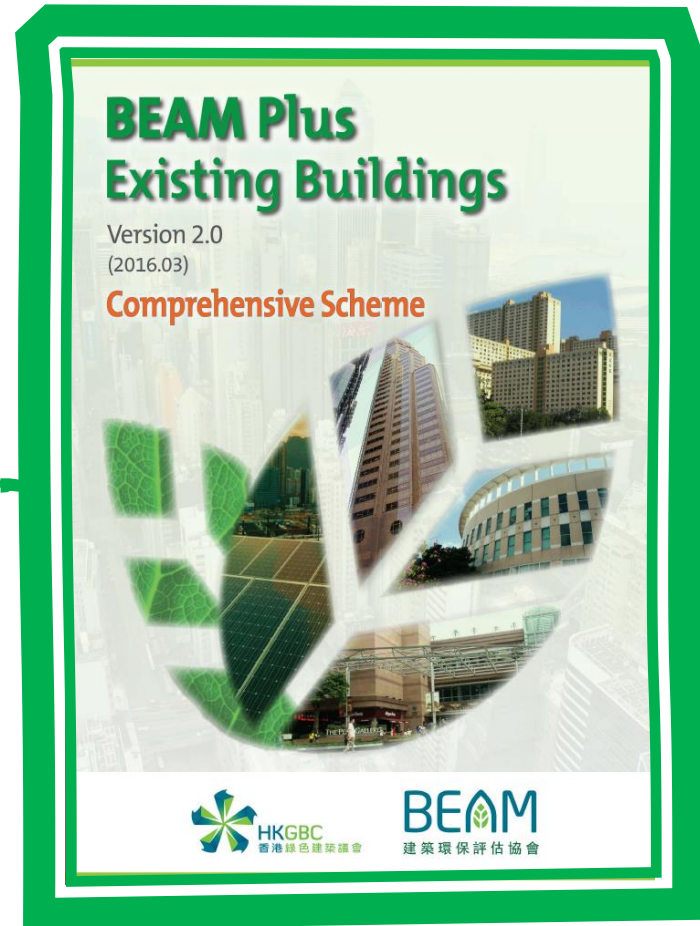
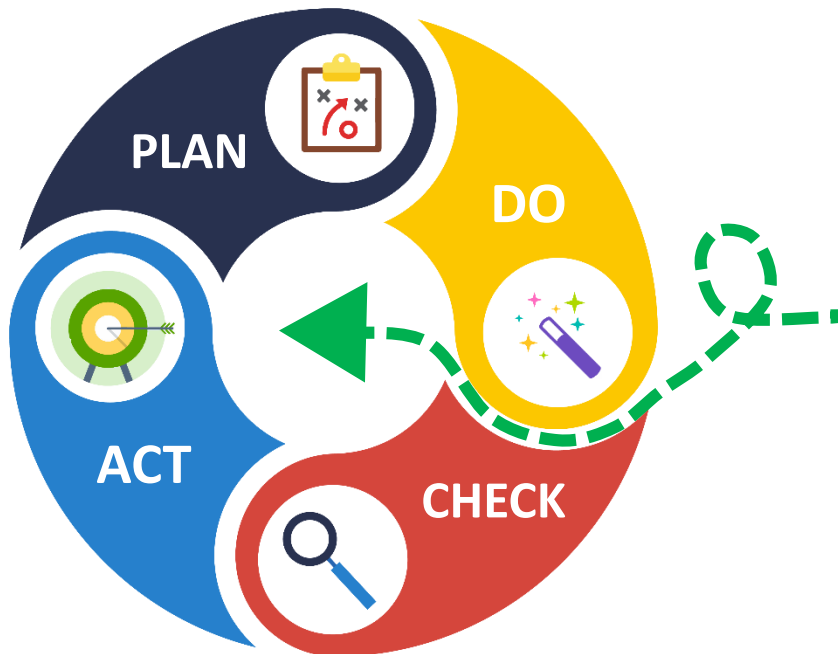
International Co-owners:





# Green Building Certification – BEAM Plus for Existing Building

Plan - Do - Check - Act



Organisers:



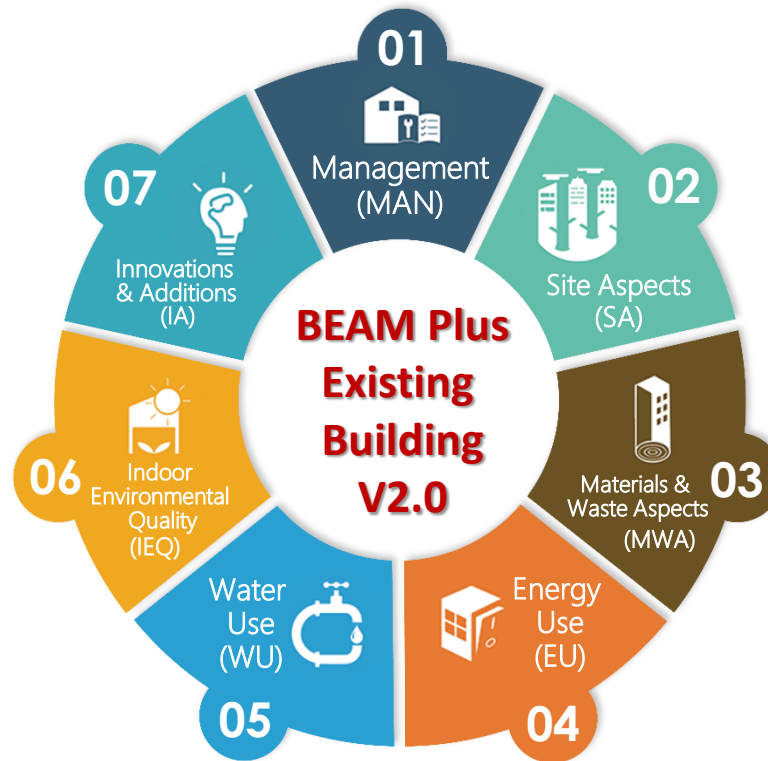
International Co-owners:







# Green Building Certification – BEAM Plus for Existing Building



Organisers:



International Co-owners:





# Green Building Certification – BEAM Plus for Existing Building



- Management (MAN)
- Assesses the policies, procedures and strategies implemented to ensure buildings operate in a sustainable manner



Organisers:



International Co-owners:





# Green Building Certification – BEAM Plus for Existing Building



- Site Aspect (SA)
- The location of the building shall determine the extent of its environmental aspects



Organisers:

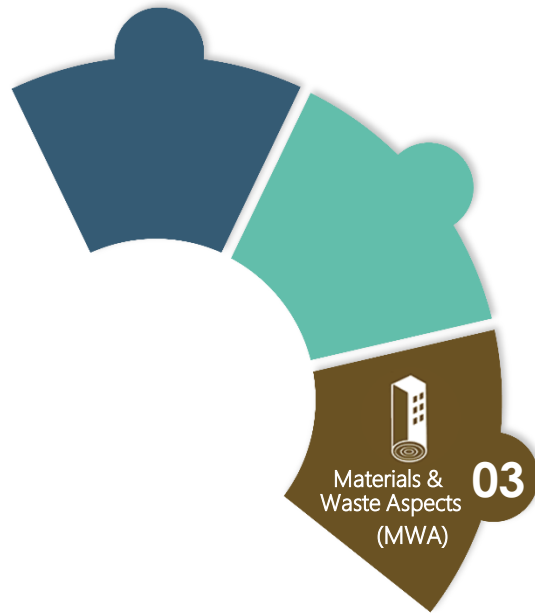


International Co-owners:





# Green Building Certification – BEAM Plus for Existing Building



- Material and Waste Aspect (MWA)
- Focus on materials in and out of the building



Organisers:



International Co-owners:





# Green Building Certification – BEAM Plus for Existing Building



- Energy Use (EU)
- Focus on the energy performance, management and analysis of the building





# Green Building Certification – BEAM Plus for Existing Building



- Water Use (WU)
- Assess the quality and features that improve utilization water usage and reduce effluent



Organisers:



International Co-owners:





# Green Building Certification – BEAM Plus for Existing Building

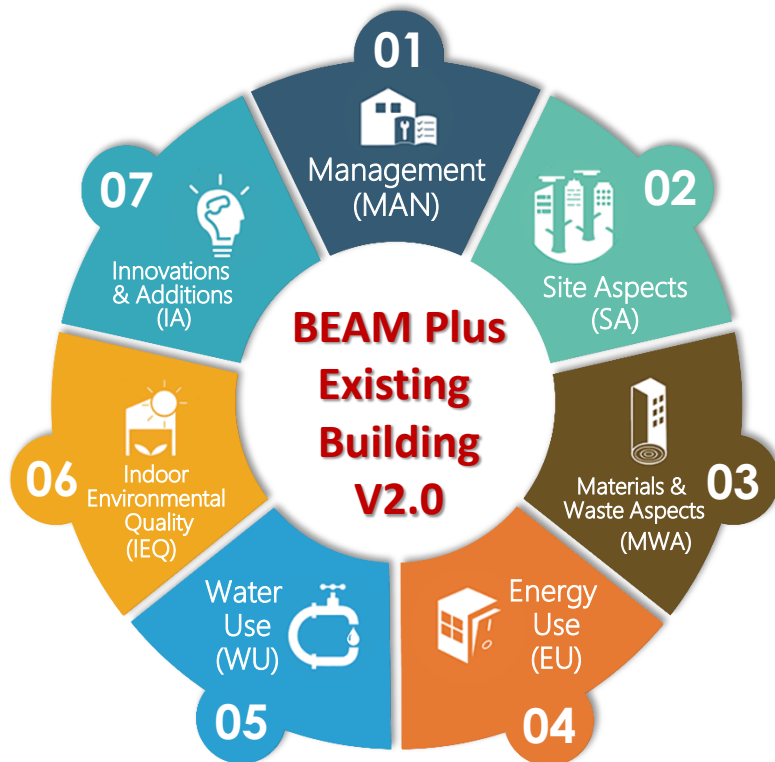


- Indoor Environmental Quality (IEQ)
- Health, comfort, or well-being of the occupants, as well as aspects of performance that improve quality and functionality





# Green Building Certification – BEAM Plus for Existing Building



- Innovation and Addition (IA)
- Extra motivations for introducing innovative design, greatly exceed prevailing requirement







# Green Body Check



- Site Inspection
- Workshops
- Gap Analysis
- Enhancement works
- Documentation
- Certifications



Organisers:



International Co-owners:





# Green Body Check Findings

**Management Plan  
and Action**

**Green Building  
Training**

**System Audit**  
(if you don't measure,  
you cannot improve)





# Further Recommendations

- **Type of building** is important when deciding the “**Tool**” for Green Body Check
- Lacking Stakeholder Engagement (e.g. tenants, neighbours)
- Behavioral Change





# Conclusion

- Don't Stop!
- Regular checking, continuous benchmarking
- Team Effort. Drives the team further, achieving more ambitious goals with continuity
- Stakeholder engagement
- Drives behavioral change
- Team Building Through Green Building



Organisers:



International Co-owners:



Thank You



Organisers:



International Co-owners:



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