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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Introduction

1) ICC at a Glance
2) Green Body Check
3) Findings and Recommendations
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
Using technology and intelligent practices to optimize building’s operation

Continuity
Instituting business continuity and best practices to sustain the building performance

Collaboration
People is the key to improve the building performance
International Commerce Centre (Design Stage)
International Commerce Centre (Operational Stage)

ISO 18001

ISO 50001

Indoor Air Quality (IAQ) Certification Scheme (Excellent Class)
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”
Green Building Certification – BEAM Plus for Existing Building

Plan - Do - Check - Act
Green Building Certification – BEAM Plus for Existing Building
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
Site Aspect (SA)

The location of the building shall determine the extent of its environmental aspects.
Green Building Certification – BEAM Plus for Existing Building

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