

## A holistic approach to achieve excellent air quality



In striving to uphold sustainable development goals, Swire Properties (Swire) is committed to maintaining good IAQ in its premises, especially in shopping malls. This year, the company has once again been awarded “Excellent Class” under the EPD’s IAQ Certification Scheme.

Swire points out that keeping good IAQ can only succeed with close collaboration between management and tenants. Hence, the company has taken a proactive approach to encourage its tenants as well as partners to partake in various environmental protection programs, while it explores a variety of innovative technologies to achieve better results.

For instance, Swire supports mall tenants to participate in the Hong Kong Green Shop Alliance, an initiative co-organized by the Hong Kong Green Building Council Limited and EPD. It has

also prepared a fit-out and renovation guide, urging tenants to apply environmentally friendly renovation materials. For its F&B tenants, it assists in offering detailed technological guidelines in designing more sustainable kitchens, with advanced air ventilation systems.

In addition, Swire has in place a monitoring system on the maintenance of air-conditioning and handling systems, to ensure they are equipped with both high-efficiency and activated carbon filters. The company strongly believes in the importance of regular cleaning together with replacement of filters and cooling coils to meet its high standards.

▲ Dr. Raymond Yau, General Manager of Technical Services & Sustainable Development, Swire Properties Limited

## Setting a fine example with good design and judicious management



The Beverly Hills, one of the finest apartments in Hong Kong, has achieved ten consecutive years of “Excellent Class” IAQ in the scheme. Under the management of Well Born Real Estate Management Limited (Well Born), the building enjoys the combined benefits of effective good air ventilation design, strict monitoring on indoor air pollutants, and an effective air-conditioning system.

Well Born has implemented a series of measures to maintain good IAQ, especially in the clubhouse, by adding filters at air outlets, conducting regular checks and maintenance on the air-conditioning system, cleaning filters once a month, together with disinfecting the fan coil units at least once a year. Importantly, The Beverly Hills enjoys an extra advantage of locating at the favorable Sam Mun Tsai, a tranquil area that admits natural breezes into its clubhouse.

▲ Mr. Frankie Chan, Deputy General Manager, Well Born Real Estate Management Limited

Furthermore, Well Born also requires contactors to employ VOC-free materials in renovations, so as to help reduce air pollution.

Keeping a proper relative humidity level is crucial in preventing bacteria growth. Hence, for dehumidification, the clubhouse air-conditioning system remains operational for an extra 30 minutes daily, after opening hours. In particular, air purifiers are utilized to reduce the concentration of carbon dioxide in the clubhouse.

“The company reckons it is imperative to sustain good IAQ, as fresh air makes a positive impact on the lives of our residents and employees,” says Mr. Frankie Chan, Deputy General Manager of Well Born. “It is an integral part of our commitment to our corporate social responsibility to raise general awareness on this issue.”