

## ***Property Development (Property Division)***

<b>Target</b>	<b>% Complete</b>	<b>Verification</b>
<b><i>RESOURCE USE</i></b>		
<b><i>Property Design</i></b>		
Optimise Overall Thermal Transfer Value (OTTV) - The target will be dependant upon the sites pursued for development, however, it is envisaged that the Kowloon Station Development Package 5, 6 & 7 may be a site which will be designed to achieve optimum OTTV.	100	✓
Adopt Electronic Ballasts - The target will be dependant upon the sites pursued for development, however, it is envisaged that the design/installation of electronic ballasts may be completed in 2 new office buildings.	100	✓
Adopt Variable Air Volume (VAV) Air Conditioning - The target will be dependant upon the sites pursued for development, however, it is envisaged that the design/installation of the VAV system of air conditioning may be completed in 2 new office buildings.	100	✓
Adopt Seawater Cooling - The target will be dependant upon the sites pursued for development, however, it is envisaged that the design/installation of over 40,000 refrigeration tonnes of seawater cooled chiller plant may be completed for new property developments.	100	✓
Reduce Water Consumption - As appropriate, specify systems and equipment for reducing water consumption in new developments.	0 <sup>1</sup>	
Adopt / design to maximise the utility of renewable resources and materials from sustainable sources.	50 <sup>2</sup>	
Adopt / design to encourage recycling of materials during construction and operation phases.	100	✓
<b><i>Property Construction</i></b>		
Maintain record of zero use of diesel hammer percussion piling for the construction of new property developments.	100	
As appropriate, encourage the adoption of metal hoarding for new development sites.	100	
As appropriate, encourage the adoption of metal formwork instead of timber formwork for building construction in new development sites.	100	
Encourage the use of tropical hardwood from managed sources only.	50 <sup>3</sup>	
<b><i>WASTE MINIMIZATION</i></b>		
<b><i>Property Design</i></b>		
Use refrigerants with no ozone depleting potential in all new chillers.	100	
Adopt designs that minimise contribution to global warming effect.	100 <sup>4</sup>	
Adopt designs that minimise air, water and noise pollution.	100 <sup>5</sup>	
<b><i>Property Construction</i></b>		
Encourage contractors to reinforce construction site management measures for noise control, dust minimisation, water and waste management, and health related issues.	100	
Encourage contractors to segregate construction waste to promote the recycling of materials.	100	
Encourage contractors to use no ozone depleting materials.	100	
Encourage contractors to use no hazardous materials.	100	
Encourage contractors to reduce the amount of wet trade construction.	100	
<b><i>ENVIRONMENTAL EDUCATION &amp; TRAINING</i></b>		
<b><i>Internal Education &amp; Training</i></b>		
Establish formal records of staff environmental training.	100	
Encourage staff to attend training programmes on environmental matters and concerns.	100	

<b>Target</b>	<b>% Complete</b>	<b>Verification</b>
Keep staff appraised of the latest environmental laws and best practice.	100	
<b>External Education &amp; Training</b>		
Establish formal records of environmental training.	100	
Encourage contractors to conduct training programmes for their staff and workers to educate them on environmental matters and concerns.	100	
Encourage contractors to set up procedures to manage environmental complaints both from internal and external parties.	100	
In line with the Dream City Concept developed by the Corporation, develop programme design packages for tendering.	100	
In line with the innovative building design proposed by the Company and submitted to Buildings Department, progress agreed initiatives.	100	
<b>Green Ambassador Programme</b>		
In line with the Green Ambassador Programme for students and teachers, as appropriate, conduct further study trips to acquire information on the latest building design and construction technology.	100	
<b>OTHERS</b>		
<b>Regulatory Compliance</b>		
As applicable, observe the Hong Kong Planning Standards and Guidelines.	100	
As applicable, observe the requirements of the BD' s, EMSD' s and EPD' s practice notes, guidance notes and codes of practice.	100	
Maintain 100% compliance with air pollution, noise and water pollution control ordinances for new property developments.	100	
Design the Kowloon Station Development Packages 5, 6 & 7 to achieve at least Level 2 Indoor Air Quality Objectives.	100	
<b>Environmental Impact Assessment</b>		
As applicable, undertake EIAs for new development Projects and fully comply with the requirements of issued Environmental Permits.	100	
<b>Audits and Reporting</b>		
Complete the HKBEAM assessments on 3 new property developments (ie HK Station Mega Tower, Olympic Station Package 3 Residential Development, Kowloon Station Package 3 Residential Development) and, as applicable, commence/undertake assessments for new property developments.	50 <sup>6</sup>	✓
<b>Environmental Management System (EMS)</b>		
Comply/implement the requirements of the Corporate EMS as applicable to the Property Division.	100	
<b>Building Management System</b>		
Provide building management systems to all new property developments, both commercial and residential, to monitor and control energy use.	100	

<sup>1</sup> There was concern that end users would be unsatisfied with low flow devices (such as showers and toilets) and that there may be hygiene issues associated with rainwater collection and grey water recycling systems. <sup>2</sup> The use of renewable resources was encouraged rather than maximised. <sup>3</sup> It is unclear what encouragement has been provided. <sup>4</sup> As far as practical. <sup>5</sup> As far as practical. <sup>6</sup> HKBEAM assessment completed for 1 new property development, in progress for two others.

**Property Management (Property Division)**

<b>Target</b>	<b>% Complete</b>	<b>Verification</b>
<b>RESOURCE USE</b>		
<i>Energy</i>		
Achieve efficient energy management by implementing proper maintenance programmes and benchmarking the market norm.	50 <sup>1</sup>	
Continue to implement energy saving initiatives and upgrading programmes.	100	✓
<i>Benchmark</i>		
Benchmark MTRCL' s use of resources with the best market practice.	0 <sup>1</sup>	
Benchmark MTRCL' s use of non-renewable sources with the best market practice.	0 <sup>1</sup>	
Establish targets and implement measures to achieve the goals.	0 <sup>1</sup>	
<i>Green Procurement</i>		
<u>In combination with Legal and Procurement Division, establish a "Green Procurement" policy.</u>	100 <sup>2</sup>	
Encourage recycling of materials.	100	
Encourage the use of materials obtained from sustainable sources.	50	
<b>Galvanised Iron Pipes</b>		
Replace galvanised iron pipes with copper piping in 41 blocks in Telford Gardens.	100	
Regularly monitor fresh water supplies.	100	
<b>WASTE MINIMIZATION</b>		
<b>Noise</b>		
Adhere to the requirements of the in-house noise pollution control policy which was established in 2000.	100	
As applicable, continue to implement acoustic improvement works to water pump rooms at the Company' s managed estates and achieve 100% compliance with the statutory noise criteria.	100	
Noise Monitoring - Continue to implement noise monitoring at all MTRCL Estates where required to assess noise from pumps and lifts. Promptly address all problems identified/reported.	100	
<i>Air</i>		
Eliminate Ozone Depleting Substances - Ensure all new chillers and associated repairing works do not use ozone depleting substances.	100	
Exhausts - Maintain daily visual checking of restaurant exhausts/outlets. Ensure that problems/complaints are responded to, and as far as practicable resolved, within one week.	100	
<i>Waste Management</i>		
Effluent Discharges - Renew the effluent discharge licence for Telford Garden' s Market and achieve 100% compliance with the WPCO. Ensure proper maintenance of the effluent discharge system.	100	
Hazardous Materials - Maintain daily checking of storage facilities for hazardous materials at each MTRCL Estate. Ensure effective handling of hazardous materials by implementing proper operational procedures.	100	
Waste Disposal - Maintain regular checking of refuse disposal facilities at each MTRCL Estate. Ensure that problems/complaints are responded to, and as far as practicable resolved, within one week.	100	
<b>ENVIRONMENTAL EDUCATION &amp; TRAINING</b>		
Continue to conduct training programmes for staff and workers to educate them on environmental matters and concerns.	100	
Train an "Environmental Champion" within the Property Division to audit/assess contract submissions.	50 <sup>3</sup>	✓

<b>Target</b>	<b>% Complete</b>	<b>Verification</b>
Encourage contractors to set up procedures to manage environmental complaints from both internal and external parties.	100	
Continue to implement the guidelines in the Environmental Manual and up-date the Manual as necessary.	100	
Continue to implement waste recycling campaigns and related programmes at Heng Fa Chuen to promote and encourage recycling of materials.	100	
<b>OTHERS</b>		
<i>Waste Management</i>		
As applicable, observe the requirements of the BD' s, EMSD' s and EPD' s practice notes, guidance notes and codes of practice.	100	
Maintain 100% compliance with air pollution, noise and water pollution control ordinances for new property developments.	100	
Monitor indoor air quality in offices to maintain at least Level 2 Indoor Air Quality Objectives.	50 <sup>4</sup>	
Implement any EIA recommendations or conditions in an Environmental Permits that related to the management of MTRCL' s Property Developments.	100	
<b>Audit and Reporting</b>		
Review the applicability of establishing a Divisional Policy Principle for the undertaking of third-party environmental audits and the publishing of results.	100	
<b>Benchmarking</b>		
In line with the benchmarking study undertaken in 2000 to assess MTRCL' s use of energy and non-renewable products against best market practice, establish targets and implement measures to achieve the goals.	0 <sup>1</sup>	

<sup>1</sup> External benchmarking was not undertaken due to the lack of publicly available information on company performance. <sup>2</sup> Legal and Procurement Division established the Green Procurement policy. <sup>3</sup> An environmental champion was trained – no contracts were audited or assessed. <sup>4</sup> There were some minor deviations from Level 2 Objectives. These were rectified by cleaning of air conditioning systems.