

# **HAECO GROUP**

# **Sustainable Building Design Policy**

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## HAECO Group Sustainable Building Design Policy

### Aims

The HAECO Group (The Group) will adopt an appropriate sustainable design standard for new and existing buildings developed, owned, or used by the company unless this is technically not feasible, 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).

Given the diversity of the Group's business portfolio, implementation of the policy is handled on an entity-to-entity basis and is overseen by the Group Leadership Team and respective segment leaders. This is a core responsibility of each company's management team to adopt the policy.

Associated, jointly controlled and joint venture entities are encouraged to follow this policy.

### Policy

- It is the policy of HAECO to ensure that:
  - 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. Entities are encouraged to strive to obtain the highest grade under such assessment systems when practicable.
  - Regardless of CFA, major renovation or refurbishment of existing building should consider environmental designs and applicable sustainable building requirements under a recognised standard. Entities are encouraged to strive to obtain the highest grade under such assessment systems when practicable.
  - All existing buildings with minor renovations or refurbishments are also encouraged to consider environmental designs and applicable sustainable building requirements under a recognised standard.
  - 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.
  - Entities are encouraged to seek advice from the Group Sustainable Development Department.

The Group will review this Group Sustainable Building Design Policy periodically.

## **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), and Green Building Label (China).