

*NEWS RELEASE*

To: Editors

Date: 17 February 2016  
For immediate release

**Lee Garden One Offices Achieves First Ever Provisional BEAM Plus  
(Existing Building) Platinum Commercial Building Certification**

Hysan Development has achieved another first in its quest for better green buildings in Hong Kong with the awarding of a provisional BEAM Plus (Existing Building) Platinum certification by the Hong Kong Green Building Council for Lee Garden One's office portion.

This is the first time the provisional Platinum certificate has been issued in the commercial building category for an existing building, putting Hysan again in the forefront when it comes to sustainable management of a commercial building.

"It's so challenging to make a 1990s commercial building fulfil these cutting edge green building requirements," says Hysan's General Manager of Property Services, Lawrence Lau. "BEAM Plus looks for achievements in a range of areas, from health, safety and environmental management to building and site operation and maintenance, all the way to waste management, water and energy use as well as indoor environmental quality. Our 19-year-old building had to be updated both in terms of asset enhancements and green management to excel in these areas."

On the asset enhancement front, a new energy-efficient centralised air-conditioning system replaced the original dating from around 2010 to 2012, which gave a substantial 39.2% saving in annual energy consumption in comparison with the baseline requirements of BEAM Plus. Water efficient devices including water efficient faucets and dual flush water closets have also been installed in new office toilets, achieving a 74% annual potable water saving and 25.4% annual sewage volume reduction when compared to the baseline requirements of BEAM Plus.

It was not just the hardware that needed to be replaced, either. Green purchasing practices are also in place for all Lee Garden One Offices. For example, many environmentally-friendly "green seal" cleaning agents are now used, which help to provide a healthier indoor environment for office tenants and reduce the cost of running the ventilation system. Other green products include recycled paper and low-emission paints. To promote green operations in the offices, a *Growing Sustainably* guide has been distributed to all office tenants to encourage green practices. Hysan is also highlighting the importance of recycling with additional recycling bins on some office floors,

while chemical waste like fluorescent tubes are collected and sent to the collection points for recycling.

“While this certification is provisional and there are further steps to complete, we are proud that our initial efforts have been recognised at the highest level,” says Mr. Lau. “It demonstrates our commitment to remain a green building pioneer and that we care not just about new buildings like Hysan Place or Lee Garden Three, but our existing ones as well. This project showed great teamwork amongst our Technical Services, Property Management and Environmental teams, and I know they will redouble their efforts to make Lee Garden One the most environmentally-friendly office block in Hong Kong.”



Lee Garden One’s office portion receives a provisional BEAM Plus (Existing Building) Platinum certification from the Hong Kong Green Building Council.



Hysan is committed to be a green building pioneer by caring about sustainability in both new and existing buildings. The above photo shows a green roof at Lee Garden One.

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### **About Hysan**

Hysan Development Company Limited is a leading property investment, management and development company in Hong Kong with an investment property portfolio of over 4 million square feet of high quality office, retail and residential space. Hysan Place is the latest milestone development in the company's long-standing history in Causeway Bay. With roots in the district since the 1920s, Hysan is one of the largest commercial landlords in Causeway Bay.

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