

SB-1: LOW ENERGY BUILDINGS NETWORK

Please fill out this form and return it to info@esci-ksp.org.

Basic Information

Project title:

S.M.A.R.T. ICC

Managing Organization:

Kai Shing Management Services Limited

Project Description:

The International Commerce Centre (ICC) is the tallest building in Hong Kong, China, and currently the 10th tallest in the world (490-m tall). It is a 118-story commercial building with around 3 million sq. ft. of space developed by the Sun Hung Kai Properties Limited (SHKP), the third largest real estate company in the world by market capitalization. ICC is managed by Kai Shing Management Services Ltd. (Kai Shing), one of the two property managing arms of SHKP. Kai Shing manages around 200 million sq. ft. of space in Hong Kong, Mainland China, and Singapore.

ICC is the towering icon of a modern transit-oriented development on top of the Kowloon Station complex where the Mass Transit Railway (MTR) and the Airport Express (rail/city check-in) stop and where the Express Rail Link, the High Speed Rail connecting China and Hong Kong, is just across the street. With these congenial advantages, every day, ten thousand occupants of ICC travel to and from the building, adding to the increasing vibrancy of the West Kowloon district.

The building is sustained by two mega scale and highly energy efficient mechanical systems. The first is our chilled water plants regulating the ventilation and temperatures inside the building. The second is our double-deck, smart lift system. They are big in size but not an extravagant spender of natural resources. Since the building's full completion in 2010, by tweaking, administration means, and by seeking technological advice from academics, over 15 million kWh of electricity consumption has been reduced (up to date), four thousand tonnes of waste collected and recycled; that is, roughly about 10,000 tonnes of CO2 emission cut.

Kai Shing-ICC, the facility management team of ICC, believes in the sustainable development ideal and runs our management operation accordingly. Outside our own operation, we also help promote the sustainability concept in Hong Kong and China by sharing our professional

knowhow of running a mega size building with others inside and outside of the real estate sector, including students.

Among the green awards we received, the latest of which was achieving the highest platinum rating (the first building to do so) of the Hong Kong BEAM Plus Existing Building version 2.0. Kai Shing-ICC has now registered the building with the Building Research Establishment Environmental Assessment Method (BREEAM) International in-use and is expected to be the first building in Hong Kong getting certified by this British green building standard overseas.

Commercially, ICC has full occupancy or near full occupancy throughout its 10 years in existence. In short, we are one large exemplary showcase that the adoption of sustainable development practices in a facility management entity would not come into conflicts with the commercial interests of the stakeholders (the owners, suppliers, service providers, staff, tenants etc.).

APEC Economy:

- Australia
 - Brunei
 - Canada
 - Chile
 - China
 - Chinese Taipei
 - Hong Kong
 - Indonesia
 - Japan
 - Korea
 - Malaysia
 - Mexico
 - New Zealand
 - Non-APEC Economy
 - Papua New Guinea
 - Peru
 - Philippines
 - Russia
 - Singapore
 - Thailand
 - United States
 - Viet Nam
-

Estimated Savings

Savings Narrative

Past Energy Performance (2012-2018)

From the base year (2012), over 26% of energy saving was achieved by the end of 2018.

Period	Total kWh
2012 (Baseline year)	56,327,665
2018	41,457,851
2018 VS 2012	-14,869,814
	-26.40%

Net Operating Cost Savings per year: Achieved \$7.9M in 2018 (VS 2012)

Kilowatt-hours Savings per year: Achieved 14.9MkWh in 2018 (VS 2012)

Carbon Emissions Offset: Achieved 10,400 Tonne CO2 in 2018 (VS 2012)

Energy Saving Target (2016-2021)

As stated in the SHKP Annual Sustainability Report, the energy saving target is 15% by 2021 using 2015 as baseline. 9.74% saving was achieved up to the year of 2018.

Period	Total kWh
2015	45,933,135
2018	41,457,851
2018 VS 2015	-4,475,284
	-9.74%

Additional Project Details

Image:

Photo of ICC is attached

Upload:

Appendix 1: ICC-ESCI Award Report

Appendix 2: ICC-ESCI Award Supplementary Report

Project Website:

<https://www.shkp-icc.com>

Contact Information

Contact Name: [Lewis Lam/ Bonny Wong](#)

Contact Email: lewislam@kaishing.com.hk / bonnywong@kaishing.com.hk