

BIZ Office Leasing

Fulfilling a green management concept in office life

Sun Hung Kai Properties (SHKP) believes in protecting the environment and leading tenants experience a "green office life" concept. From architectural design to management, BIZ Office Leasing have introduced numerous green elements to create a new generation of Grade A office buildings.



ICC creates Hong Kong's first vertical garden that combines both aesthetics and environmentally friendly techniques to offer lush greenery to tenants.

In terms of location, integrated facilities, management and building materials, all the commercial buildings managed by SHKP are Grade A in standards. Janet Ho, Assistant Manager of Business Development with SHKP's division BIZ Office Leasing said, "we continue to innovate by injecting green elements into its office buildings, including reducing surrounding density, enabling maximum natural light to come through, and double glazed glass that saves energy." In addition to the environmentally friendly hardware, SHKP also work together with tenants through its property management company to craft a new chapter in environmental protection.

Innovative landscaping for a three dimensional garden

Since land is scarce in Hong Kong, SHKP introduced an innovative landscaping technique to create expansive green spaces at its office buildings so tenants can enjoy green living. For example, the International Commercial Centre (ICC) located at Kowloon Station will feature a vertical garden that combines both art and nature. The vertical garden will have plants embedded in an upright wall which will increase the amount of greenery without taking up as much space as a conventional garden. The vertical garden will also allow for plants and flowers of different colours and shapes to be arranged in aesthetic patterns, creating a unique sculptural garden in Hong Kong. The garden also helps to purify the air, reduce the ambient temperature and create fresher and cooler air.

Millennium City 6 in Kwun Tong has also incorporated a sky garden commonly found in residential buildings into the design of the commercial building to provide more green spaces for resting. In this green environment, tenants can take time off from their busy schedules, soak up the sun, enjoy the magnificent harbour view and de-stress.

Advanced technology reinforces environmental concept

In addition to providing green spaces, Ho

said BIZ Office Leasing also adopts a number of environmental initiatives to fulfill its "green office life" goal. The ICC, for example, incorporates over 100 environmentally friendly features and was awarded the prestigious provisional platinum rating by the HK-BEAM Society. These features include a new Energy Optimizer air conditioning system which can reduce energy consumption by 15% compared with the average office building. The ICC will also have Hong Kong's first intelligent lift system that incorporates security control and traffic management that can significantly reduce the number of lift stops and starts and trips made. This lift system is projected to use 12% less power than most systems and reduce passengers' waiting time for better business efficiency.

Environmentally friendly tips for the office

- Use the email to read documents and communicate with others to reduce printing and paper
- Encourage staff to recycle by using both sides of the paper
- Switch off unnecessary lighting when working late
- Switch off all AV equipment and lighting when leaving the conference room
- Maximise the use of non-paper and reusable cutlery and crockery in the pantry

A paperless office is both environmentally friendly and efficient

SHKP follows the "paperless office" trend and introduced internal environmental protection measures to instill the environmental protection culture in office buildings. An email management system has been installed in its computer network, enabling emails, commonly used forms, company

Sponsored Feature



Tenants of Millennium City can have their plants taken care of in the building's greenhouse.



This 6-metre high windmill in Millennium City is Hong Kong's first wind power generator located in an urban commercial building.

notices, employee handbooks, medical records, daily news, training news, and online assistance to be easily read, downloaded and completed. This system is both environmentally friendly and efficient.

BIZ Office Leasing's Portfolio:

Hong Kong

- One & Two ifc, Central
- Sun Hung Kai Centre, Wanchai
- Central Plaza, Wanchai
- Harbour Centre, Wanchai
- World Trade Centre, Causeway Bay
- Millennium City 1, 2, 3, 5 & 6, Kwun Tong
- Grand Century Place, Mongkok
- Grand Central Plaza, Shatin
- New Town Tower, Shatin
- Metroplaza, Kwai Fong
- Millennium Trade Centre, Kwai Hing
- Grand City Plaza, Tsuen Wan
- Landmark North, Sheung Shui
- ICC, Kowloon Station (upcoming Phase 2 & 3)
- Kwai Chung Town Lot 215, Kwai Chung (upcoming)

Mainland China

- Shanghai Central Plaza, Shanghai
- Beijing apm, Beijing
- Shanghai ifc, Shanghai (upcoming)
- Huai Hai Zhong Road Complex, Shanghai (upcoming)

BIZ OFFICE LEASING
Right place for the right business

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