



Corporate
Social
Responsibility
Review 2011

企業社會責任概覽

WHEELOCK
PROPERTIES

Company's Message

集團訊息

We believe that we are more than just a developer here at Wheelock Properties. At the core of our business, we do not only create high value living and working spaces for our customers, but we are also adamant and passionate of our responsibility and support to the people and the environment, both are integral parts of our community.

With our first Corporate Social Responsibility (CSR) brochure, we would like to share with you our vision and strategy in contributing towards a sustainable and thriving community, through Creating Opportunities, Steering Sustainability, and Fostering Care.

We understand that CSR is a continuous process and there is a long way ahead of us. We are committed to consistently journey on and to see CSR continue to grow in our company culture. Working in collaboration with our stakeholders, business partners and clients, we strive to build a better tomorrow for our community.

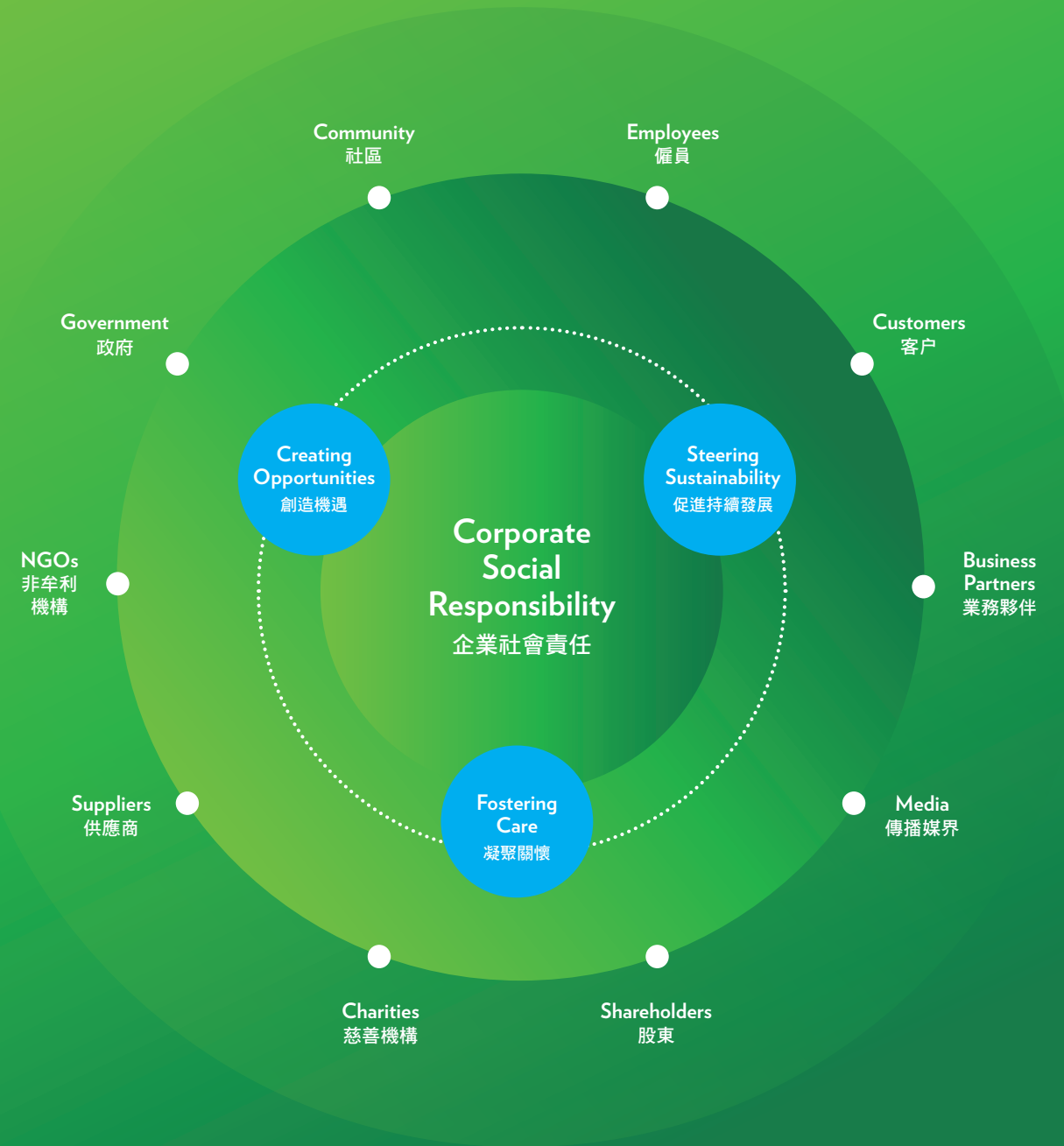
會德豐地產的核心業務是發展優質物業項目，為住客及用戶締造美好的生活及工作環境，於發展核心業務的同時，我們亦關注社會人材及環境之持續發展。

藉此首度出版的企業社會責任小冊子，與大眾分享我們透過三個核心範疇 - 創造機遇、促進持續發展及凝聚關懷 - 積極履行企業社會責任，和締造繁榮社區的願景。

會德豐地產將繼續貫徹可持續發展的原則，深化我們的企業社會責任，與持份者、業務夥伴及客戶同心協力，一起創建更美好的明天。

Our CSR Structure

企業社會責任架構



Creating Opportunities

創造機遇

We care about our community.

We feel strongly in fulfilling our obligation to contribute to a prosperous and harmonic society by nurturing young talents with aspirations and helping the needy.

關顧社會

肩負著企業社會責任，我們將致力培育年輕新生代，熱心幫助有需要社群，締造一個繁華、和睦的社會。

Education – Project WeCan

教育項目 – 「學校起動」計劃 (Project WeCan)

The Wharf/Wheelock Group launched Project WeCan in May 2011, a pioneer 360° school improvement programme that aims at uplifting secondary school students' total performance. Over 6 years, Wharf's 10 business units and fellow businesses will each support one participating school, deploying a funding of HK\$150 million, and benefiting 10,000 students with fewer opportunities yet great potential. Wheelock Properties has been in close collaboration with our partner school Ng Yuk Secondary School on a holistic bundle of activities that enhance students' exposure and opportunities.

九龍倉/會德豐集團在2011年5月推出一項名為「學校起動」計劃的全方位學校改進先導計劃，旨在透過不同層面的活動，幫助十間欠缺資源但進取及具正增值的學校，全面提升學校及學生的整體表現。計劃為期六年，由集團旗下十個業務單位分別與一間中學合作，預計有約一萬名學生受惠，涉及資助金額達港幣一億五千萬元。會德豐地產與伙伴校園五育中學現已緊密聯繫，展開不同類型及適合不同級別同學的活動，以擴闊學生課堂以外的視野，多方面發掘學生的潛能。

VOLUNTARY WORK
義工活動

SMALL CLASS TEACHING
小班教學

SPECIAL EXPERIENCES
特別體驗

MENTOR PROGRAMME
學長計劃

OUTDOOR ADVENTURE ACTIVITIES
外展探索

AND OTHERS...
以及其他

CAREER TALKS
就業講座

SCHOLARSHIPS
獎學金



Visiting the green rooftop garden at Ng Yuk Secondary School
探訪五育中學，參觀綠化天台花園



Career Navigation Event - Students visiting an architecture company
就業導航計劃—參觀建築師公司，了解營運過程



Students visiting the Cable TV studio and getting a taste of a TV anchor's daily work
帶領學生參觀有線電視錄影廠，體驗電視主播的日常工作



Our Managing Director speaking at Ng Yuk Secondary School's Opening Ceremony
會德豐地產常務董事於五育中學開幕禮致辭

Arts, Sports & Other Community Care

藝術、運動及其他關愛社會行動

Christmas card design competition co-organized with Hong Chi Association, to provide a channel for people with intellectual disabilities to express their artistic potentials and to share festive blessings with the society.

與匡智會聯合舉辦聖誕卡設計比賽，共融社會，予智障人士一個渠道發揮藝術天份，分享佳節的祝福。



We participated in the MTR Race Walk to enhance public awareness on health benefits of walking and help raise funds to support disease prevention and health education.

參加港鐵競步賽，促進公眾認識競步帶來的健康裨益；為宣傳預防疾病及推廣健康教育籌款。

Our staff participated in the Hike for Hospice organized by Society for the Promotion of Hospice Care, to support the organization's meaningful effort in advocating hospice palliative care.

參與善寧會舉辦的「登山善行」，全力支持該機構倡導善終服務。



Wheelock Properties Volunteer Team was formed in Jul 2011 to serve our community. On the picture are team members delivering staff-donated mooncakes to the People's Food Bank of the St. James Settlement.

會德豐地產義工團於2011年7月組成，致力服務社群。照片中的義工團員正向聖雅各福群會的眾膳坊派發由同事捐贈的月餅。

In recognition of its good corporate citizenship, the Group's property management arm Harriman Property Management Limited has been awarded the "5 Years Plus Caring Company" logo by The Hong Kong Council of Social Service.

集團的物業管理公司夏利文物業管理，超過五年獲香港社會服務聯會頒發「商界展關懷」標誌。



Steering Sustainability

促進持續發展

We care about the environment.

We are committed to reduce our overall impact on the earth by operating our business in a way that is both environmentally and economically sustainable.

環境保護

以保護環境的概念營運各項業務，減少對大自然的傷害，以達致環境及經濟的持續發展。

With our parent company Wheelock and Company Limited being a Council Member of the Business Environment Council, we share the same belief that besides business, the environment is also our important stake. We have set up a Green Committee led by the Managing Director, through which representatives from each department meet regularly to exchange insights regarding how environmental considerations can be incorporated into our business.

母公司會德豐有限公司是商界環保協會的特邀會員，與我們共享相同理念—業務營商以外，環境保護也是我們的重要責任。我們設立了由常務董事率領的環保導向委員會 (Green Committee)，由各個部門代表組成，竭力促進及實踐各項環保措施於企業日常業務。





Energy 能源

Energy saving technologies and measures have been gradually rolling out in our recent and on hand projects, such as:

- Energy efficient lighting devices
- Lifts and escalators with power re-generation functions
- Fully computerized and centralized automatic energy control
- Photovoltaic panels to generate electricity from renewable solar energy
- Upgrades of existing A/C system to achieve 20% annual consumption reduction
- Carbon audits are regularly conducted in all our managed properties to identify & act on carbon reduction opportunities
- Across the portfolio of buildings we own, the annual carbon emission has dropped by 6.5% from 2009 to 2011

節約能源的技術及措施陸續在近期及發展中項目的不同範疇實行，例如：

- 採用合乎能源效益的燈光系統
- 升降機及扶手電梯設置能量再生功能
- 全面電腦化及中央化之自動節能操控系統
- 太陽能光伏板吸取可再用太陽能源生產電力
- 提升現時空調系統，令物業全年耗電量減少兩成
- 旗下物業定期舉行碳審計，探索減碳機會，以作出針對性改進
- 會德豐擁有的物業組合中，在2009年至2011年間年均釋碳量減少6.5%



Waste 廢物

- Use of recycled building materials such as recycled floor tiles and bricks
- Waste Management Plans for construction sites such as recycling waste water and demolished concretes
- Easily accessible recycling facilities such as tri-colour recycle bins, batteries recycling boxes, etc.
- The majority of our properties achieved either “Class of Excellence” or “Class of Good” for the Wastewise Label under Hong Kong Awards for Environmental Excellence

- 採用循環再用建築物料，例如循環再造的地板磚瓦
- 於建築工地實行廢料管理計劃，例如循環再用污水及被廢置的混凝土
- 設置廢物分類的三色回收箱，回收鋁罐、電池及紙箱等
- 會德豐地產大部分物業在香港環保卓越計劃中獲取「良好級別」或「卓越級別」的減廢標誌



Water 水

- A/C condensing water and cooling tower water recycled for flushing (e.g. One Island South)
- Active participation in Quality Water Recognition Scheme for Buildings run by the Government's Water Supplies Department

- 使用空調系統的冷卻水，循環再用作洗手間的沖洗系統（如：One Island South商廈）
- 積極參與由政府水務署舉辦的大廈優質食水認可計劃



Building Rating Tools 建築物評級工具

All upcoming projects will aim at achieving BEAM (Building Environmental Assessment Method) or LEED (Leadership in Energy and Environmental Design) standard

即將展開的項目均以獲取BEAM或國際環保認證之LEED為目標



Air 空氣

- Electric vehicle charging facilities are adopted to promote green living
- The majority of our managed properties were awarded either the “good” or “excellent” certificate in the voluntary Indoor Air Quality Certificate Scheme by the Environmental Protection Department (EPD)
- Wheelock House & Crawford House received the “Class of Excellence” for IAQw\$e Label under Hong Kong Awards for Environmental Excellence

- 設置電動車充電設施，推廣綠色生活
- 大部分集團管理的物業均獲環境保護署頒發室內空氣質素檢定證書的「良好」或「卓越」級別
- 會德豐大廈及卡佛大廈在香港環保卓越計劃中獲取「卓越」級別清新室內空氣標誌



Paper 紙張

- All network printers in our office are defaulted to duplex mode
- Paper recycling facilities are easily accessible around the office
- All new business cards, letterhead and envelopes will be printed on FSC certified or recycled paper
- An e-system has been adopted since Oct 2011 to replace conventional printed internal approval procedures (with expectation of 10% less paper consumption and 30% increase in efficiency).

- 辦公室內所有網絡打印機均已預設為雙面印刷模式
- 於辦公室內多個位置設廢紙回收設施
- 採用FSC環保印刷紙或再造紙打印所有新印刷之公司卡片、信紙及信封
- 「e-系統」已於2011年10月全面取代辦公室傳統以硬本進行的內部文件審批程序（預計可減少10%用紙量，增加30%工作效率）



Other Green Engagement 其他環保項目

- Via the “Take a Brake” programme by WWF, our staff have voluntarily pledged to reduce their driving days to work
- To continually promote a green office, we have joined the LOOP (Low Carbon Office Operation Programme) by WWF HK and were awarded the Silver label for 2010 -2011
- To support marine conservation, our company has signed the No Shark Fin Pledge organized by WWF HK
- A suggestion box is set up for staff to convey their opinions on the company's sustainability initiatives

- 參加了世界自然基金會的「放駕一天減碳行動」，員工承諾減少駕車往返辦公室日數，支持環保
- 推廣及支持環保綠色辦公室，會德豐地產亦參加了香港世界自然基金會舉辦的LOOP低碳辦公室計劃，並榮獲2010至2011年銀獎殊榮
- 支持海洋保育，會德豐地產參與香港世界自然基金會舉辦的「向魚翅說不」企業承諾
- 設置意見收集箱，鼓勵員工就公司的可持續發展表達意見



Fostering Care

凝聚關懷

We care about our staff.

We see our staff as an important asset and an indispensable force to our continued success. It is our on-going strive to be an employer of choice.

培訓發展

會德豐地產視員工為公司最重要的資產，是推動各業務發展的重要動力。正因我們視員工為人才至寶，會德豐一直竭力成為員工心目中的理想僱主。

A wide range of programmes as shown below are designed to further enhance employees' work skills and to take care of their well-being.

為加強員工的工作能力，並全面照顧他們的個人發展，會德豐地產特意制定了以下一系列不同範疇的活動。

Giving 義工計劃

Volunteer works via Wheelock Properties Volunteer Team to share the joy of helping others

會德豐地產義工團隊定期舉辦義工活動，讓一眾員工參與，體驗助人為快樂之本的精髓。

Living 悠閒生活

Fun and recreational activities for staff and their families to share enjoyable leisure times

為員工及其家人舉辦與眾同樂的消閒康樂活動，享受和諧悠閒的生活。

Personal Growth 個人發展

Characters building and personality development activities to help employees further excel as a person 舉辦多項性格取向發展的活動，讓員工更了解自我，達至全面的人文發展。

Training & Career Development

在職培訓及職業定向與發展

Internal & external courses & seminars to help staff stay ahead of the curve in their work expertise

按員工的專業範疇提供公司內外的課程和研討會，讓他們領導業界，傲視同群。

Environment 環保發展

Initiatives to promote a green culture amongst our employees both at work and as a lifestyle

大力提倡員工於辦公室內外實踐環保，共創綠色生活文化。



Wheelock Properties sponsored the meaningful "Walk for the Environment" by The Conservancy Association and staff enjoyed a delightful hike in the nature.

會德豐地產熱心贊助長春社的「環保行」活動，讓一眾員工在遠足時，既可享受大自然的明媚風光，又能對環保事業作出支持，促進身心健康。

Staff participated in the "Dialogue in the Dark" event to experience and gain understanding of the life of visually impaired people.

員工參加了「黑暗中對話 (Dialogue in the Dark)」實驗旅程，體驗及了解視障人士於黑暗中生活的心路歷程。



Staff in our quarterly offsite meeting to exchange views under an open and relaxing atmosphere.

每季均會辦行辦公室以外的會議，在開放、輕鬆的氣氛下，互相討論業務上的各種方向。

We regularly organize team-building activities for staff to foster our people's team spirit and enhance their communication skills.

定期舉行團體精神訓練，促進團隊關係，加強溝通技巧。



Staff enjoying a delicious meal in the company annual dinner, in recognition of all their hard work and dedication during the year.

舉行週年聚餐，酬謝員工於過往一年對公司作出的辛勤貢獻。

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