





ESG Seminar on

"Decarbonization, Climate Adaptation, and Resilience for Buildings & Pathway for Property Management Practitioners to become ESG Professional in Real Estate"













Victor Kwong 17.5.2025

Personal Background

Retired from Towngas as General Manager – Corporate Sustainability

Chairman of Environmental Committee, Institute of ESG & Benchmark

Vice Chairman of Sustainability Professionals Association

Director of Conservancy Association

Part-time Senior Consultant of HKGBC

Founding President of The Hong Kong Federation of Occupational Safety and Health Associations

Advisory Panel Member of Practising Governance

Past Personal Experience in Energy Section



Design and Construction of Tai Po Plant in 1986



Oil exploration in Thailand



Solar Panels in HK





HVO Refinery at China





Coal Mining in IM

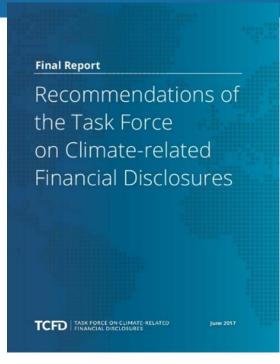




HK ESG Development

ESG Development in HK

- 1st ESG Guide in 2012 for HK listed companies (~2600)
- Incorporate elements of TCFD in July 2020.
- Establishment of International Sustainability Standards Board (ISSB) in Nov 2021
- IFRS Foundation (under ISSB) to establish a global baseline of investor-focused sustainability reporting standards to improve the consistency, comparability and reliability of sustainability-related financial disclosures.
- IFRS Standards: Climate Standards and general sustainability disclosure requirements in June, 2023.
- IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and,
- IFRS S2 Climate-related Disclosures.







ESG Development in HK -2

- To enhance climate-related disclosure & support HKSAR sustainability vision, HKEX issued a new ESG Climate Code on 19.4.24.
- HKEX introduced these new requirements on 1.1.2025 that aligned with IFRS requirements
- 1st Exchange to adopt these requirements in the world.



	New Climate Requirements effective date			
	Disclosure on Scope 1 and 2 GHG emissions Mandatory disclosure: Financial years commencing on or after 1 January 2025	Disclosures other than Scope 1 and 2 GHG emissions		
LargeCap Issuers ^(Note)		 "Comply or explain": Financial years commencing on or after 1 January 2025 Mandatory disclosure: Financial years commencing on or after 1 January 2026 		
Main Board Issuers (other than LargeCap Issuers)		 "Comply or explain": Financial years commencing on or after 1 January 2025 		
GEM Issuers		Voluntary disclosure: Financial years commencing on or after 1 January 2025		

Road Map for Sustainability Disclosure in HK

- Hang Seng Composite LargeCap Index constituents ("Large Cap Issuers") are further required to disclose against the New Climate Requirements on a mandatory basis starting from 1 January 2026.
- Mandating sustainability reporting for listed Publicly Accountable Entities (PAEs), with an expected effective date of 1 January 2028 under a proportionate approach.

PAEs:

- Shares traded on stock markets or planning to go public (like through an IPO).
- Must follow strict rules to keep investors informed.
- Financial Institutions:
- Main job is to manage money for many clients (e.g., banks, insurers).
- Important to the economy, no matter their size or who owns them.

Timeline on the Implementation of Sustainability Disclosure Standards in full alignment with the ISSB Standards in Hong Kong

HK Standards apply to large PAEs. including large listed issuers and non-listed financial institutions carrying a significant weight

Large Cap Issuers^v to disclose against New Climate Requirements on a mandatory basis

Effective date of ISSB Standards

HKEX's publication of consultation conclusions to introduce New Climate Requirements (developed based on IFRS S2)

Public consultation on HK 16 Sen Standards^{III} by HKICPA for

Expected issuance of final HK Standards by HKICPA

HKEX to launch market consultation on mandating sustainability reporting in accordance with HK Standards

Expected release of a proposed In 2025 local regulatory framework for sustainability assurance for public consultation by AFRC

Main Board issuers to disclose against New Climate Requirements on a "comply or explain" basis

1 Aug Expected effective date of HK

Target publication of final local End-2025 assurance and ethics standard

HKEX consultation on enhancement of climate-related disclosures (New Climate Requirements)

ISSB's publication of IFRS S1 and IFRS S2^{II} (ISSB Standards) HKICPA HKFRS S1 & S2 Exposure Draft HKFRS S1 Issued 16 September 2024

Exposure Draft Hong Kong Financial Reporting Standard S1

General Requirements for
Disclosure of Sustainabilityrelated Financial Information

Exposure Draft HKFRS S2 Issued 16 September 2024

Exposure Draft Hong Kong Financial Reporting Standard S2

Climate-related Disclosures





HKICPA – HKFRS Sustainability Disclosure Standards

- Hong Kong Institute of Certified Public Accountants (HKICPA) published in 12/24:
- HKFRS S1 General Requirements for Disclosure of Sustainabilityrelated Financial Information and
- HKFRS S2 Climate-related Disclosures.
- These standards are fully aligned with IFRS Standards and will take effect on 1 August 2025.
- Key differences to highlight between the HKEX New Climate Requirements and HKFRS/IFRS S1 and S2:
- 1. Reporting boundary:
 - HKEX: entities have the discretion to choose which entities or operations to include in their ESG report.
 - HKFRS/IFRS S1: all entities included in the consolidated financial statements must be part of the ESG report.
- 2. Separate disclosure of Scopes 1 and 2 greenhouse gas (GHG) emissions is recommended, but not required for the consolidated group and other investees under HKEX's Appendix C2.

Current ESG Landscape

ESG Compliance in Real Estate

- Real estate companies face growing regulatory pressure to meet stringent ESG disclosure and reporting requirements
- Stakeholders and customers are demanding improved ESG performance and transparency

Driving Toward Net Zero

- Companies are setting ambitious net-zero commitments
- Focus on improving energy efficiency in leased office portfolios
- Leased assets contribute to Scope 3 emissions (need to be reported to Large Cap in HK ~100)
- Many large corporations committed SBTi 1.5C (~11000 globally & ~100 from HK)
- HKGBC's Zero-Carbon-Ready Building Certificate Scheme to promote Net-zero carbon buildings

Current ESG Landscape

Renewable Energy Expectations

- Some Large tenants request renewable energy for leased spaces
- Landlords respond by:
 - Purchasing renewable energy off-site via the grid
 - Installing solar panels on building rooftops

European Market Trends

- European tenants often more aggressive net-zero targets than landlords
- Risks for landlords:
 - Inability to support tenant green strategies
 - Earlier-than-expected asset obsolescence
 - Reduced attractiveness to potential occupiers

APAC Market Trends

- CBRE Research notes growing ESG interests among office tenants in the Asia Pacific (APAC) region
- Demand for sustainable real estate is expected to increase further



Green Premiums for HK



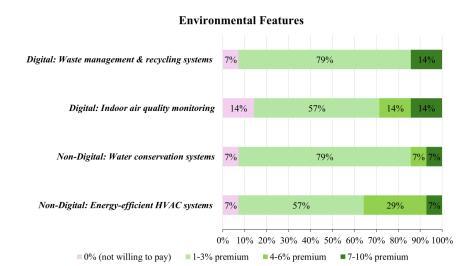
Premium for Social Features Social Features Digital: Acoustic comfort technology 14% 57% 21% 7% Digital: Digital accessibility features systems 21% 50% 14% 14% Non-Digital: Community connection spaces 21% 43% 21% 14% Non-Digital: Mental health support spaces 14% 50% 36% 36%

■ 0% (not willing to pay) ■ 1-3% premium ■ 4-6% premium ■ 7-10% premium

Results show that ESG-certification commands a rent premium of about 13-15%

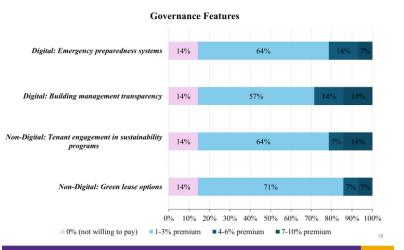
Premium for Environmental Features





Premium for Governance Features





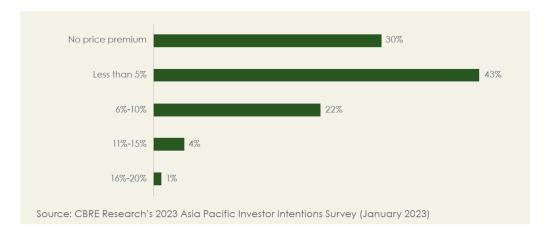
Rental Premiums for Green-Certified Buildings

CBRE Research Findings:

- Thenzhen:
 - Green-certified buildings can command **up to 22% rental premium** over non-certified ones (Especially in markets with low green building adoption)
- United States:
 LEED-certified buildings earn an average 3.7%
 premium
 (Compared to similar non-LEED buildings
 based on age, size, location, and renovation)
- Europe:
 Green-certified buildings enjoy an average

 5.5% rental premium

Asia Pacific Investors are willing to pay higher price premiums for more energy-efficient buildings



Feature	Pay a premium (if present)	Seek a discount (if absent)	Reject building (if absent)	Total impact
Features that reduce energy consumption	35%	31%	18%	84%
Green building certification	45%	21%	13%	79%
On-site renewable energy generation	58%	15%	4%	77%
Smart technology that adjusts building operations to reduce environmental impact	53%	18%	5%	76%
Superior resilience to effects of climate change (e.g. flooding)	37%	22%	16%	75%
Features that reduce building water consumption	41%	20%	7%	68%
Uses a green or renewable electricity tariff	38%	16%	9%	63%
Electric vehicle charging points	38%	17%	7%	62%
On-site facilities to reduce and recycle waste	36%	20%	6%	62%
Use of sustainably sourced building materials	44%	13%	4%	61%
Green lease clauses to enforce action	33%	17%	8%	58%
On-site biodiversity or protection of local wildlife	32%	13%	3%	48%
Building is refurbished, renovated, or converted rather than brand new	30%	12%	5%	47%

Source: CBRE Research's 2023 Global Survey on Strengthening Value through ESG (February 2023); internal estimates

Green Certification Reduces Vacancy Risk

Stronger Tenant Demand

- Corporations seek green-certified spaces to align with sustainability goals
- Creates a larger tenant pool for green buildings
- Benefits for landlords:
 - Improved tenant mix quality
 - Lower vacancy durations and backfilling costs

Longer Lease Terms in Specialized Sectors

- Some tenants in **logistics** sectors may require retrofits
- Willing to sign longer leases to recoup benefits from landlord investments
- Outcomes:
 - Reduced tenant turnover
 - Lower fit-out waste and associated costs

Quantifying in real estate

Research using one of the longest established green ratings, BREEAM, capital markets research team showed that green-rated buildings do indeed offer both rental and sales value uplift compared with non-rated buildings. That premium can reach 12.3% with a significant step-up in prime Central London office rents for the very highest green rated buildings.



RENTAL AND SALES PREMIA BY BUILDING RATING

BREEAM RATING

% increase in sales/rent prices



Source: Knight Frank Research

Benefits

For Building Owners or Developers:

- Protect human capital, business operations and supply chains from physical effects of climate change.
- Stay ahead of regulatory requirements to meet net zero emissions and climate regulations.
- Enhance brand and reputation with climate conscious customers and other stakeholders.
- Opportunity to respond to consumers' higher market value of environmentally-minded brands with higher pricing and yields.
- Improved ESG performance such as alignment with international or local ESG guidelines, such as IFRS, HKEX, etc.
- Demonstrate ethical choices and provide social value by supporting natural capital and the prevention of environmental destruction, optimising ESG and corporate reputation.

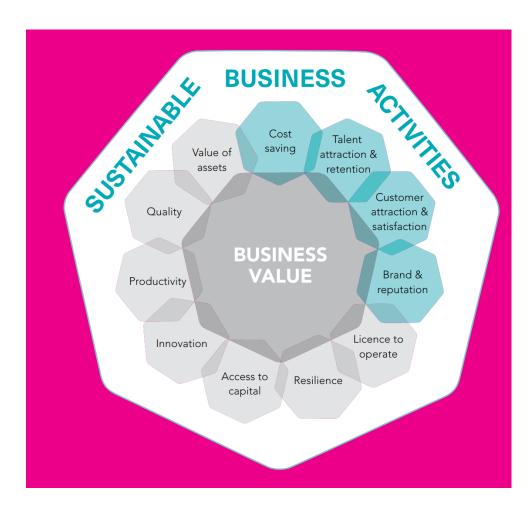
For Occupiers:

- Reduced risk of damage to personal property, businesses or necessary supporting infrastructure.
- Heightened wellbeing, comfort and reassurance at community level, particularly during weather events.

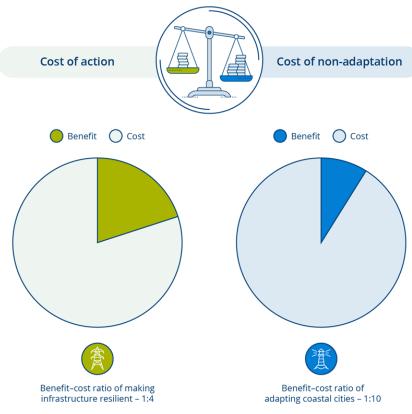
Sustainability-Linked Loans in Real Estate

- Offer lower interest rates for meeting sustainability performance targets
- Particularly attractive in a 'higher for longer' interest rate environment
- REITs and landlords with greater control over properties can more easily:
 - Access sustainable financing
 - Achieve environmental targets
- Green leases promote collaboration:
 - Both landlords and tenants commit to sustainability-linked targets
- Include measurable KPIs in lease agreements Example: ~60% of Swire Properties' current bonds and facilities from green financing with projected annual savings up to 12 million by 2030.

Value of Sustainability and Cost of Inaction



UKGBC Capturing the value of sustainability 2018



Benefit-cost ratio of Climate Resilience & Adaption in Coastal Cities is 1:10

Cost of non-adaptation.

(Adapted from: OID, 2020:38)

Risks of Brown Discount & Stranded Assets

Buildings with **low energy efficiency** and **no retrofit plans** may face:

- Reduced offering rents
- Lower valuations
- What Are Stranded Assets?
 Assets that lose value or fail to perform due to:
- Environmental challenges
- Changing resource landscapes
- Technological innovation
- Regulatory shifts and liabilities
- Real Estate Vulnerable to rising costs, higher insurance premium, stricter regulations, and growing consumer demand for eco-friendly buildings
- ¶ Understanding these risks is crucial for futureproofing investments and business strategies.

Climate Change Financial Impacts

- Insurance industry faced consecutive years with global insured losses exceeding \$100 billion due to climate change.
- Forcing a re-evaluation of risk models and pricing strategies.
- Admit to having historically underestimated financial impacts of climate change on insurance. Resulted in significant gaps between expected and actual losses, requiring adjustments in risk assessment and premium pricing.
- Secondary perils like wildfires and severe thunderstorms are now occurring more frequently and with greater intensity, leading to higher costs and necessitating insurance adjustments.
- Many properties may become uninsurable because of higher insurance losses.
- Secretary Tse recently mentioned that HK is a coastal city and is worst affected by climate change, e.g, super typhoons, flooding, etc.



2024 Natural Disaster Losses and Trends

- Total Losses: Natural disasters caused \$320 billion in economic losses in 2024, a 33% increase from the previous year, driven by climate change and property development in high-risk areas.
- Insurance Coverage: \$140 billion of losses were insured, making 2024 the costliest year for insurers since 2017.
- Insurers retreated from high-risk markets due to high payouts.
 - Property and casualty insurance rates increased, offsetting claims and making 2024 financially manageable for the sector.
 - Asia-Pacific Events: Typhoon Yagi hit China and Vietnam, causing \$14 billion in losses (\$1.6 billion insured) and the highest disaster death toll of the year (~850 people).

Key Drivers of Increasing Losses:

- Increased value of real estate and infrastructure in high-risk areas.
- Climate change intensifying extreme weather events like windstorms and floods.

from Financial Times

Climate Change: Risk Multiplier

- Can increase existing risks or create new risks for natural and human systems.
- Can increase the frequency, intensity, or duration of hazardous events, or how it can create cascading effects that make managing risks more complex and challenging.
- Can disrupt economies like agriculture, fisheries, and tourism. Increased frequency of natural disasters can lead to costly damages and longterm economic hardship for affected communities.
- Can significantly complicate and increase the range of risks faced by societies, economies, and ecosystems.



Torrential Rain after Haikui 9.23





- 1- in 500 years flooding that >1.9 billion for insurance claims and indirect loss far more. At least two people were killed and more than 140 injured.
- Recorded rainfall of 158.1mm, and 600 mm within 24 hours, the highest since records began in 1884.
- Lack of preparedness for climate crisis.
- MTRC announced that 26 stations will be installed with flood sensors and some automatic flood barriers on 5.24.
- Increase in premiums for some damaged properties by two to three times.







Prevention may cost a few thousand dollars, but losses can exceed millions.



Climate Research by CUHK, HKU & HKUST, 2023

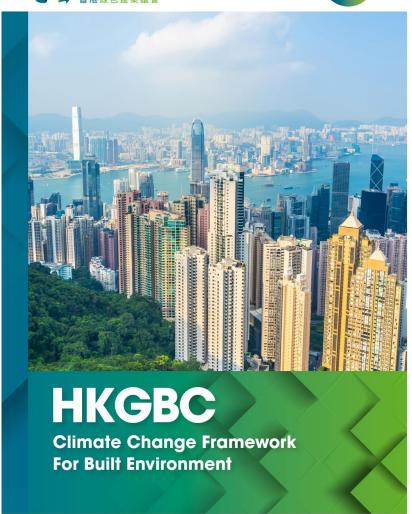
- Predicts hot nights to increase by 50% in 2040s and extreme rainfall to increase by over 40%.
- 10-year average number of hot nights, (temperature >28 C), will increase by 50%, from 32 days to about 48 days.
- The 10-year average of the longest consecutive number of hot nights is also expected to increase from eight to approximately 10, with the maximum number of consecutive hot nights reaching as long as 15 days.
- May experience its highest hourly rainfall of 230mm in the 2040s, over 40% higher than the record set during a recent black rainstorm.
- With more intense and frequent extreme rainfall, the chances of landslides and severe flooding will also significantly increase.

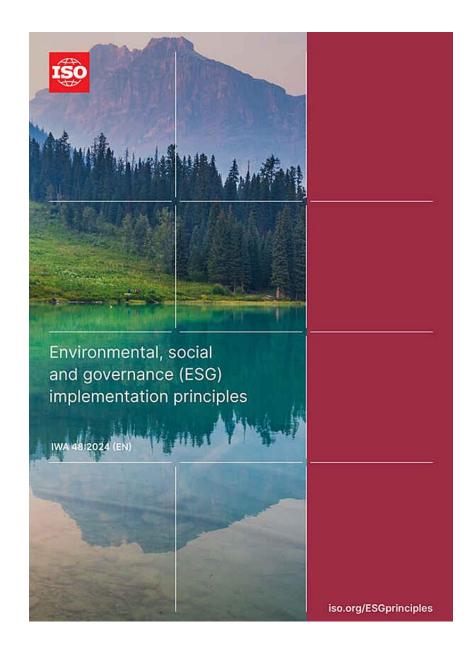
Climate Change Framework for Built Environment

- Issued by HKGBC in May 2023 and updated in March 2024. 3rd version to be released by end 2025.
- Outlines:
 - Introduction
 - Embodied Carbon
 - Operational Carbon
 - Climate Risk Assessment & Disclosure
 - Adaptation & Resilience
 - Carbon Offset for Built Environment
 - TNFD & Biodiversity (Under Preparation)
 - Well received with global attention from other green building stakeholders









ISO IWA 48:2024
Framework for implementing environmental, social and governance (ESG) principles

What is ISO IWA 48

- A global, collaborative effort with inputs from over 1500 stakeholders that offers an inclusive approach to ESG.
- A high-level structure and set of principles designed to guide organizations in implementing and embedding ESG practices within their organizational culture.
- Supports the management of ESG performance and facilitates measurement and reporting under existing frameworks, enabling consistency, comparability, and reliability of ESG reporting and practices globally.
- Serve as a universal language for ESG practices, establishing an international reference model that ensures global interoperability and reliability in ESG reporting and practices.
- Helps individual organizations improve their ESG performance but also accelerates the global adoption of sustainable business practices, contributing to a more resilient and responsible business ecosystem worldwide.



Environment



climate change mitigation and adaptation,



sustainable resource use and energy efficiencies,



circular economy,



prevention of pollution and waste management,



protection of the environment,

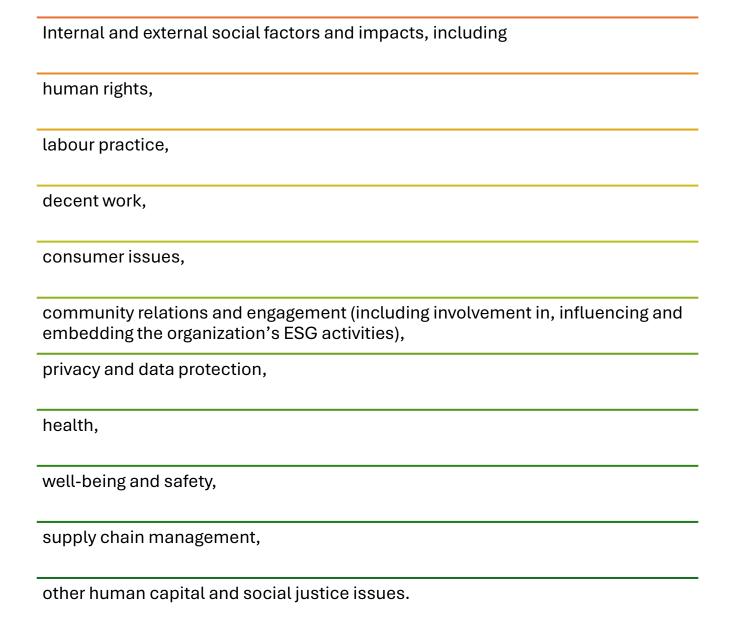


biodiversity and restoration of natural habitats.





Social





Governance

Governance (G) of the organization, including the governing of the environmental (E) and social (S) categories: corporate board composition and structure, strategic sustainability oversight and compliance, executive compensation, anti-corruption, responsible political involvement, fair competition, promoting social responsibility in the value chain, respect for property rights and interrelationship with communities and society.

Social building features can potentially impact real estate valuations and transactions

Feature	Pay a premium (if present)	Seek a discount (if absent)	Reject building (if absent)	Total impact
Proximity to public transport	43%	20%	19%	82%
Features that improve physical and mental health of building users	49%	12%	6%	67%
Facilities that support cycling and walking	40%	19%	7%	66%
Health and wellbeing certifications	47%	14%	2%	63%
Inclusive building design	37%	15%	6%	58%
Proximity to area that organization can assist socially or economically	31%	9%	4%	44%

Source: CBRE Research's 2023 Global Survey on Strengthening Value Through ESG (February 2023); internal estimates

Social Aspects

- Long-Term Value & Risk Management
 - Engage residents, government, NGOs, investors early
 - Align interests and prevent conflicts
 - Ensure projects address genuine social needs
- Location-based materiality assessment to understand stakeholders' social needs and expectations of the community.

Some of the critical social issues to stakeholders













Social Value Approach in Real Estate



- 1. Location selection
- 2. Design and operation
- 3. Responsible tendering and procurement
- 4. Lease negotiation
- 5. Placemaking and fostering community

5 crucial decision making points to increase social value impact throughout the business lifecycle.

Construction Phase

In-use Phase

Examples of Social Impact Drivers

- Investment into carbon efficiency, refurbishment and fitout.
- Include public space and greenery in space use planning.
- Ensure access to sustainable transport to location.

- Employment of disadvantaged groups or locals
- Apprenticeship for disadvantaged groups or locals
- Ethical procurement of local suppliers
- Social value requirements in construction contracts (e.g. labour rights, employment welfare)

- Employment of disadvantaged groups or locals
- Apprenticeship for disadvantaged groups or locals
- Ethical procurement of local suppliers
- Staff volunteer at local community
- Donations to local community
- Rent-free/discounted space to SMEs or NGOs
- Partnership with local schools and NGOs
- Wellness-related offerings to tenants and public

Social Values of Real Estate Projects

Community Cohesion & Identity

- Strengthen existing neighbourhood fabric rather than impose new ones
- Enable resident-led activities and boost sense of belonging

Health & Well-Being

- Integrate green-blue infrastructure and walk/cycle networks
- Improve air quality, mitigate urban heat island
- Encourage active lifestyles and raise quality of life

Local Economic Opportunities

- Prioritise local procurement and circular materials
- Partner with social enterprises to create jobs and upskill
- Showcase circular-economy models (e.g., People's Pavilion)

Social Values of Real Estate Projects



- Measuring Social Progress
 - Social return of investment
 - Use Social Progress Index & UN SDGs
 - Track Basic Needs, Well-being, Opportunity
 - Focus on real outcomes beyond GDP or rental yield
- Multi-Stakeholder Participation
- Engage residents, government, NGOs, investors, etc, early align interests and prevent conflicts
- Ensure projects address genuine social needs



Social – Employee Wellness

Mental



Did not/ unsure whether to seek external help in face of emotional struggle



Did not receive/less than half of the time receive supports from supervisor in pursuing physical and mental wellbeing.



1-in-3 (38%) do not currently practice any types of mental wellbeing habits..









Health

Social Aspect – Enhance Emergency Preparedness

Customer-side Installations to Improve Power System Resilience



Regular maintenance and inspection for the following installations:

- Backup Generator Systems
- Automatic Transfer Switches
- L.V. Switchboards & Section Switches

Customer-side Installations to Improve Power System Resilience









Strengthen the following measures:

- 1. Install floodgates and sump pumps and conduct regular maintenance and inspection
- Install connection devices to emergency power systems to expedite supply restoration
- 3. Prepare the emergency contact information of Registered Electrical Worker
- 4. Share "Power Outage Handling Tips" to residents

Information Classification: PROPRIETARY | Page 2

Information Classification: PROPRIETARY | Page 1

Registered Electrical Worker Emergency Contact List



Power Outage Handling Tips







Applying Generative Al in OSH

Importance of GenAI to Safety Leaders

- Leaders can leverage GenAl to create deeper human connections in organizations, addressing modern leadership challenge where time is consumed by administrative tasks.
- Connected leadership drives measurable business results:
 - higher engagement,
 - lower turnover,
 - fewer safety incidents, and
 - increased productivity.
- Studies indicate that leaders spend a majority of their time on administrative and technical tasks, leaving limited time for direct human interaction (O'Connor & King, 2020).
- Research shows that highly engaged business units experience 21% higher profitability and 17% higher productivity than those with disengaged workforces (Gallup, 2022).
- Al tools can handle administrative burden, meeting documentation, and data analysis, freeing leaders to be fully present with their teams. Studies indicate that leaders who use Al report significant time savings during their workday (Microsoft, 2023).

Connected Leadership Outcome	Research Finding
Profitability	21% higher in highly engaged business units (Gallup, 2022)
Productivity	17% higher in engaged teams (Gallup, 2022)
Safety	Significantly fewer incidents in highly engaged units (Gallup, 2022)
Retention	Engaged employees much more likely to remain with organizations (Gallup, 2022)

Accident Investigation







- GenAl can help to identify root causes
- As a safety professional, please help to identify root causes of the accidents and give recommendations:
 - Unsafe acts
 - Unsafe conditions
 - Lack of Proper Fall Protection
 - Inadequate Emergency Stop Protocol
 - Defective or Unchecked Equipment
 - Inadequate Supervision and Risk Assessment
- Preventive Measures
 - Engineering Controls
 - Administrative Controls
 - Training and Awareness
 - Personal Protective Equipment (PPE)
 - Improved Supervision & Monitoring



Safety Poster on Gondola

Please prepare a cartoon style safety poster featuring a construction worker giving a thumbs up next to a large sign. The sign reads "SAFE" vertically. The worker is wearing a yellow hard hat, blue overalls, and has a tool belt. The background is a window cleaning gondola suspended with 4 cables in a construction site. The bottom with words in Red "Remember to Fasten Your Safety Harness and Follow Safety Rules"





REMEMBER TO FASTEN YOUR SAFETY HAND AND FOLLOW SAFETY RULES













On-line Safety Quiz on Gondola

 Create an HTML quiz with 5 multiplechoice questions about basic knowledge on safe use of the gondola. Use custom-styled checkboxes for the answer options and include a submit button that calculates and displays the user's score. Ensure the design is clean and user-friendly.



Gondola Safety Quiz 1. What is the most important safety equipment when using a gondola? Full-body harness ☐ Gloves Safety vest Ear protection 2. What should you check before operating a gondola? Cables and suspension points ☐ The weather only ☐ Your personal belongings ☐ The site manager's approval only 3. When should emergency stop buttons be used? In case of malfunction or danger ☐ Only when the supervisor says so ☐ At the end of the work shift When entering the gondola 4. What is a key factor in ensuring gondola stability? Proper weight distribution □ Number of workers present ☐ Gondola color Weather forecast 5. How often should a gondola be inspected? Before every use □ Once a year Only after an accident Only when the operator requests Submit

Your score: 5 out of 5

Safety Video on Gondola



Hazard Identification



好,你提到工人正在**拆卸竹棚架**,這是一個特別高危的工序,根據香港最新的《竹棚架工作安全守則》 (2024年修訂版)和相關文件,拆棚時必須遵守以下**安全措施**:

△ 拆卸竹棚架的安全注意事項:

- 1. 合資格人員監督
 - **必須由「合資格的人」現場直接監督**,例如有正式竹棚訓練及經驗的師傅,確保工序安全進行。
- 2. 曾受訓練的工人
 - 負責拆棚的工人必須完成相關安全訓練(如中級或高級懸空式棚架安全訓練)並持有有效證明。
- 3. 逐層、逐部分有序拆卸
 - **由頂至底、逐層逐部分有序拆除**,不可一次過大範圍解體,以免重心失衡導致棚架倒塌。
- 4. 確保臨時支撐穩定
 - 每拆除一部分結構前,必須預先設置**臨時支撐或加強固定**,防止其他部位因失去支撐而倒塌。
- 5. 佩戴及正確使用個人防護裝備
 - 所有工人必須佩戴:
 - 安全帶(必須正確繫穩)
 - 安全帽
 - 防滑安全鞋
 - 拆卸時一定要系好安全帶在穩固結構上。

6. 設置安全的上落通道

● 拆棚期間,必須確保仍有安全梯子或臨時平台作為工人上落,不可臨時攀爬棚架。

7. 防止物件墮落

- 拆卸竹枝、配件時,要有人手控制傳遞,或使用繩索緩慢吊下,絕對禁止直接拋擲物料。
- 8. 惡劣天氣下必須停止拆棚
- 如遇到三號風球、紅色/黑色暴雨警告,必須即時停止拆棚工作,並確保棚架結構臨時穩定。
- 9. 高空作業分區管理
 - 地面應劃定**安全禁區**·防止行人或其他工人進入拆棚範圍下方·以免被墮物擊中。
- 10. 清晰的溝通和指揮系統
 - 拆棚小組必須有負責人(如「棚師傅」)統一指揮·所有工人必須清楚聽從指示·避免各自為政亂 拆。

→ 小貼士(特別提醒):

- 必須持續進行現場巡查,確保任何一個小部份的移除都不會影響整體平衡。



Workshop on the Practical Use of Generative AI in Occupational Safety and Health (OSH) for Safety Practitioners

Aims to equip students with the practical skills of GenAI tools and apply them to a real-world environment, ensuring a safer, smarter, and more sustainable future.

Target Student

- The target students are Safety Managers, Registered Safety Officers, Safety Supervisors, Site Project Coordinators and other professionals who need to handle safety duties.

Commencement Date

- 3 June 2025 (Every Tuesday)

Duration

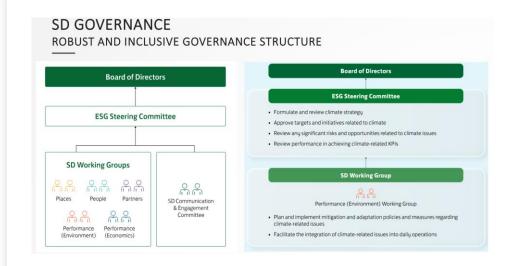
- 15 hours (5 x 3-hour sessions)

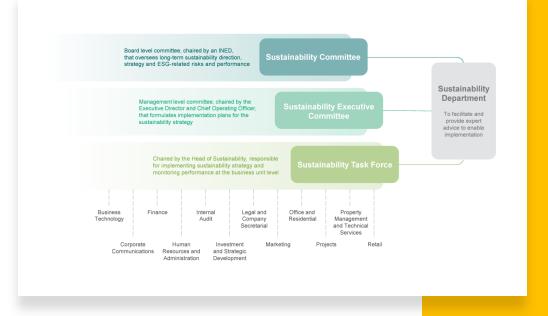


ESG for Property Management

Governance

- Transparency
- Ethical Practices:
- Compliance
- Risk Management
- Board Diversity and Independence
- Bribery and corruption





Climate-related Governance

- Board and Senior Executive Oversight
 - Climate-related issues be regular agenda items in Board and senior management meetings.
 - Directors and executives be actively informed and engaged in climate risk and resilience strategy development.
- Oversight responsibilities include:
 - Reviewing climate strategy and risk management policies
 - Approving climate resilience plans, capital expenditures, and GHG targets
 - Monitoring implementation progress and outcomes
- Senior Management Accountability
- Accountable for:
 - Developing and implementing climate strategies and action plans
 - Translating climate goals into operational execution across the company

Leadership, Integration, and Performance Alignment

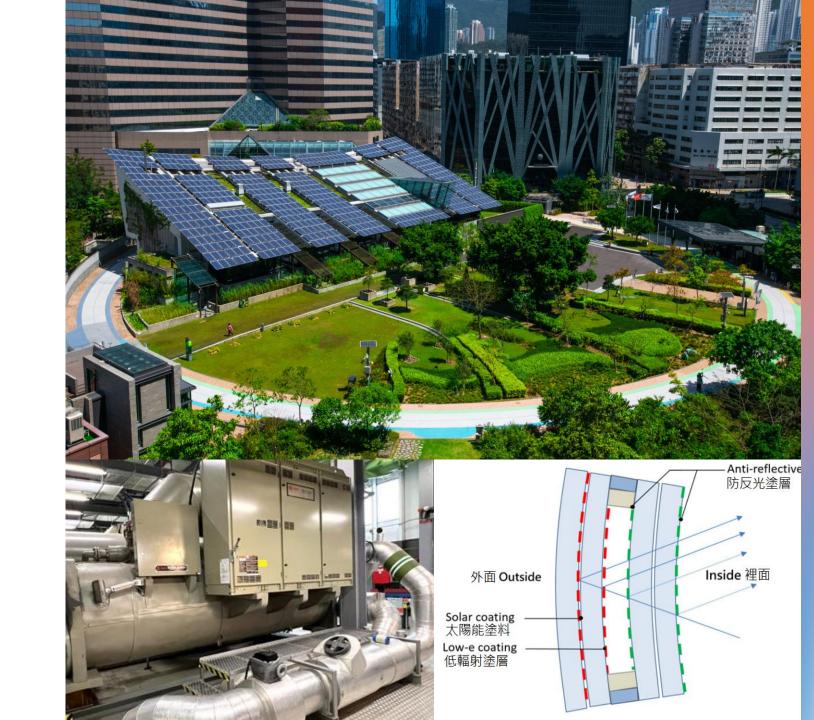
- Designated Climate Leadership
 - A responsible leader or committee appointed to lead climate-related matters.
- The leader should:
 - Report directly to the Board or CEO
 - Be supported by an experienced team or cross-functional committee
- Performance and Incentives
 - Link senior executive performance evaluation and compensation to climate targets and outcomes.
- Policy Integration and Emissions Targets
 - Develop clear vision and policy statements for climate risk and resilience.
 - Ensure the climate strategy is integrated across departments for alignment.
 - Define GHG reduction commitments and outline measurable plans and targets for achievement.

Climate Adaptation and Resilience

ESG for Property Management

Environment

- Energy efficiency
- Carbon emission
- Water management
- Waste management and reduction such as food waste
- Renewable energy
- Climate resilience and adaptation.



Impacts of Climate Change

Built assets are at risk from a variety of climaterelated hazards. These can be divided into two areas:

- Chronic hazards, which are slow to progress and cover long term changes to hazards such as changes to temperature, wind, precipitation, and soil erosion.
- Acute hazards. These are extreme in nature, occur quickly, and can include hazards such as heatwaves, storms, droughts, floods and subsidence.

Examples of climate-changerelated risks to the real estate sector and wider society. (Adapted from: Global Alliance for Buildings and Construction & OID, 2021)

Technical		Social		
Safety	Building services	Construction and real estate sector	Society	
 Damages to buildings Risks to health and human safety Premature ageing of components 	 Reduced comfort and wellbeing Loss of use of buildings Reduced accessibility Malfunction of building systems 	 Increase in building (capital) costs and reduced affordability Increases in operations and maintenance costs Legal and professional liability Increases in insurance premiums 	 Displacement or migration Instability Loss of external services and networks Loss of cultural property 	

ESG Professional in Real Estate



About Us

- Institute of ESG & Benchmark is a non-profit organization
- established in February 2020
- founded by Mr. Paul Pong and Mr. Wilson Kwok, which endeavors to elevate stakeholders' awareness and knowledge towards Environmental, Social and Governance in all industry sectors.
- We provide
 - ESG training,
 - organise events, and
 - act as an advisory role
 - to uphold ESG standard within Hong Kong.
- We believe that ESG is a seminal aspect of an organisation's culture, sustainability and innovation.
- Our goal is to lead and strengthen ESG development in Hong Kong and Asia.



Mr Paul Pong

- Managing Director of Pegasus Fund Managers Ltd
- · Founder & Chairman of Institute of Financial Technologists of Asia
- Member of Academic and Accreditation Advisory Committee, Securities &

 Futures Commission
- · Member of Advisory Committee, Hang Seng Indexes Co Ltd
- · Board Member of The Institute of Financial Planners of Hong Kong
- Member of Executive Committee & Co-Convener of Financial Section of HK Professionals & Senior Executives Association



Mr Wilson Kwok

- · Founder of Institute of Financial Technologists of Asia
- · Chairman of LKKC CPA Limited
- Chartered Chairman of CEPA Business Opportunities Development Alliance
- · Director of Hong Kong Pok Oi Hospital (2016-Now)
- Founding Executive Committee, Honorary Treasurer of The Hong Kong Institute of Financial Analysts and Professional Commentators Limited
- Founding Executive Committee, Honorary Treasurer of Institute of Financial Planners of Hong Kong (2001-2006)

Corporate Founding Members











Corporate / NGO Members







Certified ESG Professional

Apply Now



The CESGP® will be awarded by the Institute of ESG & Benchmark (IESGB). It is a non-profit organization which endeavors to elevate stakeholders' awareness and knowledge towards ESG in all industry sectors. The IESGB will provide ESG training, organise events, and act as an advisory role to uphold ESG standard within Hong Kong. Its goal is to lead and strengthen ESG development in Hong Kong and Asia.

This membership is open to those who have met the qualifications and experience standards set by IESGB. CESGP® holders are knowledgeable about ESG and able to provide practical ESG advice. Certified ESG Professionals are entitled to use the designations CESGP® (Certified ESG Professional) after their name.

How to be Certified ESG Professional?

1

2

3

Successfully completed the ESG Courses recognized by IESGB At least 1 year of ESG related experience

Apply for CESGP and approved by IESGB

Membership Levels	Course Completed	1 Year ESG related experience	Annual Membership Fee	Handling Fee	For individuals haven't completed both course and experience, you can apply for the affiliate individual member.	
Affiliate Individual Member			HKD800	\$0	Students who are interested in ESG are also welcome to be Student Members.	
Certified ESG Professionals	1	1	HKD 800	\$300	Apply Now	

Certified Courses

Advanced Certificate in Practical Development and Implementation of ESG Framework for Business Success

Available Designation of above course



Executive Certificate in ESG for Real Estate

行政人員證書《房地產業的環境保 護、社會責任和企業管治策略》

Available Designation of above course



Supporting Organizations













































Syllabus

- ESG in Real Estate Sector
 - ESG challenges and opportunities for real estate
 - Introduction to ESG framework
- b. Latest ESG Development
 - International Sustainability Standards Board (ISSB), Task Force on Climate-related Financial Disclosures (TCFD), Taskforce on Nature-related Financial Disclosures (TNFD), Global Reporting Initiative (GRI), Global Real Estate Sustainability Benchmark (GRESB) latest development
- c. ESG requirements in Real Estate
 - Hong Kong listing rules on governance and requirements under HKEX's Environmental, Social and Governance Reporting Code ("ESG Code")
- d. Climate Adaptation and Resilience for Buildings
 - · Risk assessment and scenario analysis
- e. Science Based Targets towards Carbon Neutrality
 - · Carbon emission calculation
 - · Strategies minimizing carbon emission in real estate
 - · Occupational health & safety, labour practices, corporate social responsibility
 - ESG Stakeholder Engagement & Communication
 - Different ESG Ratings Methodologies

https://hkuspace.hku.hk/f/programme/151564/Leaflet%20(final%20version).pdf







ESG Achievement Award 2022/2023

5th Edition of ESG Achievement Awards





https://www.iesgb.org/



掃瞄監管局「持續專業發展計劃」認可活動的二維碼 (只適用於物管人牌照持有人,即場記錄參與活動時數)

認可專業團體: Chartered Institute of Housing Asian Pacific Branch

活動名稱: ESG Seminar on "Decarbonization, Climate Adaptation,

and Resilience for Buildings & Pathway for Property Management Practitioners to become ESG Professional in

Real Estate"

活動日期: 17 May 2025 (Saturday) 10:00 - 12:00



註:

為方便牌照持有人規劃及管理個人的持續專業發展活動/課程紀錄,監管局推出「持續專業 發展計劃」質子紀錄系統,並採用誠信制度接納牌照持有人所提交和申報參與時數。







Executive Certificate in ESG for Real Estate 行政人員證書《房地產業的環境保護、社會責任和企業管治策略》







Centre for Green And Sustainable Finance

HKU — SPACE- ESG for Real Estate ith increasing pressure on real estate developers to enhance ESG

With increasing pressure on real estate developers to enhance ESG performance—driven by investors, government bodies, and other stakeholders—the demand for skilled ESG practitioners is rapidly growing.

Course Highlights

- Based on the HKGBC Climate Change Framework for the Built Environment
- 40 training hours delivered by experienced sustainability professionals
- **6** Course Fee Subsidy
- Up to 80% subsidized, capped at HK\$10,000
- Course instructors: very experienced ESG professionals



Objectives

- For real estate professionals or other relevant disciplines who want to understand the ESG challenges facing by their sector and how to implement effective ESG systems in their organization so as to improve their overall ESG performance.
- The course provides the latest insights and discuss critical ESG issues such as:
 - Effective ESG strategies in the real estate sector and why it matters
 - Energy performance in the built environment and progress to achieving carbon net zero
 - Emerging mega trends such as the circular economy, and climate resilience and enhance social impact.
- A strong need for competent ESG professionals to help organizations to establish the cost-effective and practical ESG strategy and framework.

 Obtaining this professional certification can be a valuable asset for individuals for further career advancement in today's increasing sustainability-conscious environment.

Learning Outcomes

- Understand latest international and HK ESG developments;
- Understand effective ESG strategies and framework for business organizations;
- Understand the execution on climate change risk assessment and scenarios analysis; and
- Understand corporate social responsibilities and sustainable procurement.



Target Participants & Teaching Approach

RECOMMENDED FOR

- Sustainability and ESG Professionals in real estate.
- Business unit leaders with ESG duties in real estate
- Other professionals with duties in promoting sustainable business practices in real estate.

Teaching Approach

Lectures, industry experts sharing, case studies.

Assessments:

Written assessment and group presentations.

Program Outline

- ESG Challenges and Opportunities for Real Estate Sector
- Introduction of ESG Framework, pain points when implementing, business cases & value creation in real estate sector
- Latest ESG development -ISSB, TCFD, Task Force on Nature-related Financial Disclosures (TNFD), GRI, etc.
- ESG Governance- HK Listing Rules on governance and requirements under TCFD.
- Different ESG Ratings Methodologies
- ESG Strategy
- Risk Management Introduction
- Risk Management & Scenario Analysis
- Climate adaptation and resilience for buildings

- ESG Metrics & Targets
- ESG Stakeholder Engagement & Communication
- Science-based Targets towards Carbon Neutrality
- Social Aspects occupational health & safety, labour practices, corporate social responsibility, etc.
- Sustainable Supply Chain Management and Green Procurement
- Carbon Life Cycle of Building & Construction
- How to minimize carbon emissions
- Advancing Net Zero by WorldGBC
- Green Building Certification
- Retrofit, Retro commissioning, etc.
- Case studies & group reporting

Future Development

Applications of GenAl in ESG



E頁 報章

(2025年5月13日) 鄭超靈:擁抱生成式AI 開啟ESG成長新動力

鄺超靈:擁抱生成式AI 開啟ESG成長新動力

標籤: 鄺超靈 全民造ESG 其他作家 文章日期: 2025年5月13日

報章內容 財經

【明報專訊】全球投資者、監管機構及公眾對企業環境(E)、社會(S)、管治(G)績效的要求日益嚴格。企業須披露透明數據、展示可信減碳路徑、強化社會責任與問責機制。生成式人工智能(GenAI)透過自動化、模式辨識與創意生成,正把ESG從合規成本轉化為競爭優勢,引領策略、營運與創新同步升級。

- Investors, regulators, and the public now demand transparent data, credible decarbonisation paths, and strong social accountability.
- Generative AI (Gen AI) shifts ESG from a compliance cost to a competitive edge by automating data work and unlocking insight-driven innovation.
- Why Gen AI?
 - Automates intensive data collection, validation, and disclosure.
 - Synthesises regulations, standards, and case studies into a living knowledge base.
 - Generates multi-language training, visuals, and immersive simulations in minutes.
 - Continuously learns from user feedback to fine-tune content and recommendations.

Future Development

- Al can be applied in sustainability across multiple domains by enhancing data-driven decision-making, improving operational efficiency, and enabling strategic foresight etc.
- Carbon Emissions Tracking including Scope 1,2 & 3
- Energy Optimization & Decarbonisation in Buildings
- Climate Risk Assessment, identify risks and opportunities, and climate scenario analysis, etc.
- Climate Resilience Planning
- Supply Chain Due Diligence
- Automated ESG Reporting
- Green Finance to assess ESG performance, detect greenwashing, etc.





Conclusion

Gen AI ESG Value Loop

- 1. Sense: continuous data ingestion (sensors, reports, external signals)
- 2. Analyse: predictive risk models & root-cause analytics
- 3. Decide: prioritised mitigation and investment options
- 4. Create: policies, training, and communications at scale
- 5. Learn: feedback integrated into the knowledge base for constant improvement

WHOSIFY



Q & A



Press hold image to save.

Victor CL Kwong

For Enquiry

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