

# **PROJECT CLEAN AIR CHARTER PHASE II**

## **Pilot Certification Scheme for Clean Air Charter**

### **Final Report**

**For**

**Hotel Nikko Hong Kong**



**Prepared by**



**April 2008**

## 1. INTRODUCTION

Hotel Nikko Hong Kong (HNHK) was built since 1988 with 463 guest rooms. The hotel is located at 72 Mody Road, Tsimshatsui East, Kowloon. The hotel was certified under ISO 14001 in 1999, which was the second organization achieving this recognition for hotel industry in Hong Kong.

This report outlines the findings of the Business Environment Council (BEC) from a walk through audit and interview with a representative from Hotel Nikko Hong Kong, Ms. Alison Lam, Mr. Frankie Wong, Mr. Jason Lo and Ms. Claudia Chu.

HNHK has elected to voluntarily participate in the certification scheme as part of a pilot program under phase II of the Project Clean Air organised by the Hong Kong General Chamber of Commerce, the Business Environment Council and the Business Coalition on the Environment.

From initial pre-audit telephone conversations with Ms. Alison Lam of HNHK, it was determined that the company fits into Group C where work done on each Clean Air Charter commitment has been conducted.

The audit visit was led by Mr. Benny Au, Mr. C.F. Leung and Mr. Chris Lee on 31<sup>st</sup> July 2007. The purpose of this audit was to report Hotel Nikko's implementation of the Clean Air Charter observed during the site walk and the subsequence material submitted for demonstration purpose.


## 2. OBSERVATIONS AND COMPLIANCE



Based on the site meeting, company programmes and practices on reducing air emission were reviewed. In general, a systematic structure on addressing the Clean Air Charter has been implemented with the followings:


- Company policy is established addressing air emission reduction.
- Environmental team is established with General Managers and Department Heads to address environmental issue meeting twice a month. Annual environmental targets are determined and reviewed closely by the team.
- Environmental objectives and targets are determined with action programmes decided by the environmental team.


Regarding the six commitments of the Clean Air Charter, the table below summarizing the HNHK achievements:

Commitment	Action done
Operate to a recognized world class standard, or the standards established by the Hong Kong / Guangdong governments on emissions of air pollutants, even if it is not a requirement to do so here. (Relevant to industrial operations, power plants and business with direct emissions)	In view of the main activities of hotel, no major direct emission will be generated. Most of the air emission will be indirect (energy consumption), hence this commitment has limited applicability for HNHK.
Use continuous emissions monitors (CEMs) at significant sources, e.g. large and medium plants. (Relevant to large / medium industrial operations and power plants)	This commitment is for industrial or power plants, hence not applicable for HNHK. Nevertheless, other direct emissions including emissions from boiler and kitchen exhausts. Regular checking (biweekly) is conducted to ensure normal operations of the equipment. The hotel has one vehicle, other shutter services are outsourced.

Commitment	Action done												
Publish information on energy and fuel use, as well as total emissions of air pollutants annually and timely, if emissions are significant.	<p>Electricity, gas and fuel oil consumption are closely monitored. In addition, the hotel management indicated that benchmarking with other 3 (un-named) 5-star hotels in Tsimshatsui has been conducted.</p> <p>Comparison data on 2005 and 2006 data are summarized:</p> <table><tr><th>Data Per Occ Rm</th><th>2005</th><th>2006</th></tr><tr><td>Electricity</td><td>67kWh</td><td>63kWh</td></tr><tr><td>Gas</td><td>2.64m<sup>3</sup></td><td>2.48 m<sup>3</sup></td></tr><tr><td>Fuel Oil</td><td>113.1MJ</td><td>103.0MJ</td></tr></table> <p>Resource consumption data were reduced. These figures were displayed to the public through external seminar.</p>	Data Per Occ Rm	2005	2006	Electricity	67kWh	63kWh	Gas	2.64m <sup>3</sup>	2.48 m <sup>3</sup>	Fuel Oil	113.1MJ	103.0MJ
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Undertake to adopt energy-efficient measures in their operations.	<div></div> <p>T5 / T8 and compact fluorescent energy efficient lightings are applied in public areas with timer control. Part of the magnetic ballasts have been replaced by electronic ballasts and those non-energy efficient lightings will all be replaced.</p>												

Commitment	Action done
	 <p>The preset guest room temperature is 25<sup>0</sup>c. In addition, variable speed drive motors are installed for air handling units to enhance the efficiency</p>
	 <p>There are 2 escalators in the entrance lobby and would be switched off during non-peak hours in the afternoon</p>
	<ul style="list-style-type: none"> <li>• Study on application of electromagnetic influences device to improve the combustion efficiency of hot water boilers. Supplier was asked to modify the installation for trial purpose.</li> </ul>
	<ul style="list-style-type: none"> <li>• Conserve energy through the use of electrical heat recovery machines in the heating / cooling</li> </ul>

Commitment	Action done
	system. Report and proposal were received and under evaluation.
	<ul style="list-style-type: none"> <li>• Small refrigerating units were progressively replaced by units using environmental friendly refrigerant. However, the engineers are still searching for R11 replacement for the current chiller system</li> </ul>
	<ul style="list-style-type: none"> <li>• Apart from the energy efficient measures, the hotel has target on reducing paper consumption by 5% in 2007 target which already achieved on June. The environmental team recommended extending the target to 10% for 1 more year</li> </ul>
Identify and encourage business-relevant measures to be taken on days when air pollution is high.	<p>The followings would be considered by the top management:</p> <ul style="list-style-type: none"> <li>• Defer monthly test-run of generator</li> <li>• Defer delivery of dried and canned food</li> <li>• Minimize intake of fresh air</li> </ul>
Share air quality expertise in business with others.	<div data-bbox="790 770 1377 1243">  </div> <p data-bbox="1377 770 2042 1243">Incentive programme called “Green Innovator Award” is organized for working staffs</p>

Commitment	Action done
	<div data-bbox="792 293 1361 727">  </div> <p data-bbox="1384 287 2047 351">Notice board indicating the environmental information is available.</p> <ul style="list-style-type: none"> <li data-bbox="792 730 2047 842">• Suppliers are encouraged to participate in their green initiative. Questionnaire is established and sent to supplier to collect understand their environmental practices. Environmental performance of the suppliers would be evaluated.</li> <li data-bbox="792 845 2047 957">• Experience sharing by technical seminars and site visits have been organized. As informed, student visit to the hotel was conducted on 15 Nov 2007. In addition, technical talk on sharing the hotel's environmental experience in Macau was carried out on 29 May 2007.</li> <li data-bbox="792 960 2047 1045">• General public can access the hotel EMS information and green practices through the hotel website. There are staff newsletters reporting the green practices and activities of the hotel.</li> </ul>

### 3. CONCLUSION

As a consequence of Hotel Nikko Hong Kong's current drives and commitment towards reduction on air emission and energy effectiveness, high standards of hotel management and practices have already been integrated into the operation of the Hotel Nikko Hong Kong. These are sufficient to comply with the Clean Air Charter requirement which means that the overall hotel environmental performance is moving towards a sustainable direction and is well above the average hotel buildings in Hong Kong. Congratulation!