

WELL™ SUSTAINABILITY CASE STUDY

May 2019

Grosvenor Asia Pacific's Hong Kong Regional Headquarters and Shanghai Office

SUMMARY

Grosvenor Asia Pacific's Hong Kong and Shanghai office refurbishments have both been awarded the International WELL building Institute's™ (IWBI™) Gold Level Certification for the WELL Building Standard™ (WELL™). Both the Hong Kong and Shanghai offices were also awarded LEED Gold and Platinum, respectively.

ACHIEVEMENTS

These are among the first projects in Asia to achieve WELL Certification at Gold Level for New & Existing Interiors. The refurbishments were carried out without incurring significant additional expenses and employees' health, happiness and productivity were at the centre of the business agenda. The feedback from staff has been extremely positive. The two offices also achieved certification under Leadership in Energy and Environmental Design (LEED), by the U.S. Green Building Council (USGBC).

COST

Fitting Grosvenor's office out to meet both WELL and LEED standards through measures such as sensors to measure air quality, cost the company an extra 10-15% of total refurbishment cost. The integrated control systems for lighting and cooling has led to a 30% reduction in energy use.

SPECIFICATION

	Grosvenor Hong Kong (Asia HQ)	Grosvenor Shanghai
Property type	Grade A office	Grade A office
GFA (sq. ft.)	4,243	2,584
Address	Jardine House, Central, Hong Kong	HKRI Taikoo Hui, Jing'an District, Shanghai
WELL Certification - Gold	3 March, 2018	16 January, 2018

KEY FEATURES

Green Materials

Grosvenor Asia Headquarters in Hong Kong used carpets made from 81% recycled content including 100% recycled nylon partially made from reclaimed fishnets.



Grosvenor Shanghai offices employed fitted carpet tiles made with renewable green fibres, solvent and VOC-free adhesive and a backing made from recycled plastic bottles.



Well Design

The innovative workspaces create more productive and engaging working environments by incorporating sustainable and human-centric design features as central philosophies.

In both open plan offices, employees can choose to work in a variety of spaces, such as the informal focus rooms, phone booths, and a pantry cafe. A wellness room provides an area for relaxation, and each space is fitted with bespoke lighting control sensors, and high-performance acoustic solutions.

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The designs also use purposefully selected air-purifying plants to reduce CO2 levels.



The design features are supported by a number of policies to enable employees to maximise their health and productivity at work. Employees benefit from a company sponsored flexible spending scheme specifically for wellness. The scheme covers everything from gym memberships, fitness equipment and health supplements. The office also provides daily fresh fruit and mindfulness programmes where employees have learnt techniques to focus and manage their energy and alertness.

Striking a balance: Wellness in the workplace and beyond

Grosvenor’s Hong Kong staff receive up to HK\$5,000 (\$637) a year to spend on six categories of health-related items: gym memberships, personal training, fitness equipment, vaccinations, health supplements, and eyewear. Take-up of the scheme has reached nearly 100%. Amongst the other benefits on offer is a “wellness room” for meditation or use by nursing mothers.

CHALLENGES

Staff were initially apprehensive about the transition from a conventional, partitioned office to an open-plan space. These concerns were quickly alleviated once the team moved-in and were able to experience the increased number of meeting and focus rooms, which provide staff with complete flexibility and options for working. Another challenge was encouraging people to wash and recycle their lunch containers. There’s been a lot of work done around raising awareness of sustainability, such as discouraging the use of single-use plastics – staff were all given bento boxes to use for takeaway lunches. There’s also been a big emphasis on recycling. The office has well-appointed recycling bins. Most encouragingly, we conducted a survey for the Hong Kong office which shows that 100% of our staff feel proud of our office’s design and overall appearance which speaks for itself.

PURPOSE

Our purpose is to improve properties and places in order to deliver lasting commercial and social benefit. Achieving strong commercial returns enables our activities to be enduring.

We deliver our purpose through our Living Cities approach – by improving properties and places to deliver lasting commercial and social benefit. It inspires and encourages our activities to be far-sighted, locally engaged and to share and benefit from our international experience.

SUCCESS FACTOR

We were able to work with really great partners who understood our vision and what was important to us while staying on schedule and within budget without compromising on quality.

INFORMATION

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