



MARINELLA

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Marinella, a Luxurious Residence Neighboring Aberdeen Marina Club in the South of Island

A Perfect Blend of Green Elements to Create Elegant Green Living Environment

14 September 2011 (Wednesday), Hong Kong – “**Marinella**”, jointly developed by K. Wah International Holdings Limited (KWIH), Sino Land and Nan Fung Group, is nestled in a coveted prime location neighboring the Aberdeen Marina Club in Shum Wan, Southern District. With panoramic ocean view and idyllic scenery of the Southern District, “**Marinella**” reflects the ultimate in luxury while showcasing innovative environmentally friendly design with expansive greenery.

Luxury by Nature at Marinella

Attaining a world-class environmentally friendly construction standard, “**Marinella**” is the first luxury ocean-front residential project in Hong Kong incorporating the four green elements of light, oxygen, water and energy, to create a cozy living space for its occupants.

Integrated Photovoltaic Installation Generates Green Electricity

Light - “**Marinella**” deploys photovoltaic power by installing a total of **463 pieces of solar panels on around 6,500-square-foot rooftop to generate power and share the electricity load of the building.** It is **the first residential project in Hong Kong**, utilizing reflection glass curtain wall, which is commonly found in Grade A commercial buildings, with **Insulated Glazing Unit (IGU) and low-E coating glass window panels to filter out noise while reducing** heat absorption by 48% so as to maintain a desirable thermal comfort for the occupants. Looking-south design with expansive balcony allows each unit of “**Marinella**” to fully utilize natural light while enjoying the full panoramic view of the southern sea.

E-0 Kitchen Cabinet Adopts Green Building Materials with Zero Formaldehyde Emission



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Oxygen - “**Marinella**” has introduced the green idea with greening ratio reaches 33%, creating a quality, comfortable and clearer natural environment for the residents. It creates Hong Kong’s longest sky garden, which is 500 ft, occupying more than 30,000 sq ft and linking six blocks of residential buildings. The Sky Garden is adorned by plants to effectively lower room temperature and purify the air quality. This ambiance, against the magnificent backdrop of mountain greenery and proximity to Aberdeen Country Park, Tai Tam Country Park and Pok Fu Lam Country Park, allows the residents to enjoy an unmatched natural environment of the Southern District. The use of non-toxic environmentally friendly sustainable construction materials and paints has further reduced the harmful effect to the environment. “**Marinella**”, is also the first residential project in Hong Kong to adopt the green building material E-0 kitchen cabinets with almost zero formaldehyde emission. E-0 is even higher than the lowest standard in Europe, E-1, which allows less than or equal to 10mg of formaldehyde content in every 100g. It ensures a healthy indoor living environment.

Water Recycling Equipment Saves 10% Drinking Water, Equivalent to 7,500,000 Liters a year

Water – Rainwater Harvesting System is installed in “**Marinella**”. It collects rainwater sufficient for irrigation of the whole landscape. The effective use of natural resources contributes to the sustainability of the eco-system. Besides, all water-consuming appliances are endorsed by water efficiency labeling in recognition of their water conservation features, saving 10% (approximately 7,500,000 litres) of water every year, equivalent to the total volume of three Olympic-sized swimming pools.

LED Lighting System Applies to 80% of the Lobbies and Public Areas

Energy - As a result of the mix of advanced energy saving and low carbon emission technologies, about 80% of **Marinella’s** facilities in the lobbies and public areas are equipped with LED lighting system to achieve energy efficiency. The clubhouse and the indoor swimming pool utilize air source heat pump as well as solar powered waterheaters to reduce unnecessary electricity consumption. Elevators with automatic sensor frequency converters can supply electricity automatically. This feature saves 25% of energy each time comparing with general elevators. What’s more, **the kinematic sensors and**



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ventilation fan sensors deployed in the car park detect carbon emissions and automatically adjust ventilation draft speed to slash energy consumption effectively and improve environmental efficiency. To fully satisfy the needs of electric car owners, the car park also provides **electric car charging facilities**.

With four innovative green elements, “**Marinella**” is expected to save up to 463,521 kilowatt-hours of electricity as well as 385 tonnes of carbon dioxide emissions a year, equivalent to around 16,772 trees required in the Southern District to absorb the carbon footprint. “**Marinella**” is truly committed to creating a green future for the next generation.

Mr Wilson Chan, Director – Sales & Marketing of KWIH, said, “As a world-class luxury residential project situated at the preeminent location in Deepwater Bay and Repulse Bay, “**Marinella**” not only offers an enjoyable terrain and top architectural design, its innovative environmentally friendly technologies and green elements have also initiated a truly elegant yet healthy lifestyle and set a new benchmark in the luxury residential property segment.”

Mr Wilson Chan, Director – Sales & Marketing of KWIH, continued, “Currently, only a few selected residential projects are eligible to apply for the platinum standard of BEAM Plus (the upgraded Building Environmental Assessment Method). The platinum grade was only introduced in 2010. Prior to this, BEAM was the only assessment rating. As assessment is required upon the completion of a project before the rating is awarded, “**Marinella**” is well-positioned to be the first residential project in Hong Kong to earn the platinum grade of BEAM Plus, demonstrating its outstanding environmentally friendly construction and design”.

About BEAM

BEAM is an assessment indicator used by the Building Environmental Assessment Method (BEAM) Society. The assessment criteria cover five categories, namely site considerations, materials usage, energy consumption, water and indoor environmental quality, and the ratings comprise platinum, gold, silver, bronze and certified grades. The indicator has gained a very high degree of recognition internationally as it contributes to the promotion of sustainable development of construction as well as properties.



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Photo caption: Mr. Wilson Chan, Director – Sales & Marketing of KWIH (right) and Ms. Kitty Ngan, Assistant General Manager - Sales of KWIH (left), said that Marinella, a noble class luxury residential project neighboring The Aberdeen Marina Club in Shum Wan, Southern District, has added a number of high-tech green facilities to create an unprecedented green living environment for the residents.

