

WHAT ARE YOUR 2011 ENERGY INITIATIVES?



Elaine Jones, Asteco Property Management

"As an asset manager we constantly look to improve the viability of a property and the use to which it is put, the support of our FM team is essential to ensure the most economical approach to the onward upkeep of a property is applied. There are constant improvements to materials that can cut costs and extend the lifecycle of a property. Initiatives include changing incandescent lamps to CFL, ensuring thermostats are set at a sensible temperature in corridors instead of having them at freezing temperatures. Ensure the FAHU and FCU units are serviced regularly and doors are closed to prevent heat loss."



Ryan Darnell, snr services manager, Khidmah

"Khidmah has been working with a number of partners to gather data on energy and water usage across government, commercial, residential properties and mosques. In 2011, Khidmah will be rolling out a number of initiatives on pilot sites for our clients to reduce energy and water usage through sustainable practices. Many companies promise ROI based on western countries for sustainable initiatives. It's important we first test these where variable elements can be reviewed. Once we can demonstrate the water and energy savings realised will we recommend large scale implementations."



Martin Gold, FM manager, Al Fara'a Group

"We are currently working with our clients to gain a better understanding and usage of the common area, AC units and fresh air handling units.

"Basic measures like controlling the temperature of the pool and putting "anti tamper" boxes on corridor temperature controls in the common areas, ensuring energy saving devices are fitted within tenancy lifts, water saving devices, and controlled irrigation. Little things like this can produce savings of up to 50,000 AED per year. We try to work with clients on all aspects, the problem is each building has different needs to focus on."



Naser Ahmed, managing director, ABB

"During 2011, ABB will continue to develop its KNX line of room and building management solutions. We've seen a number of breakthroughs in the Middle East in terms of ABB's customers adopting KNX technology to reduce energy costs by up to 30%. We will also be adding a number of solutions to our line of energy-saving drives, to further provide FM providers with another means to cut their electricity usage as well as energy costs.

"Based on experience from various projects, we have started segregating waste material into papers, steel, tim-

ber, plastics, soil, concrete etc from all of our construction sites and sending for recycling/reuse. Agricultural waste of our maintenance sites are being sent for chopping and colouring, which then will be used as mulching in planting areas to reduce evaporation losses and all office and camp premises are provided with self closing taps to conserve water.

"We recommend client/consultants for using composite wood material which is made from recycled plastic and sawdust for timber decking to replace timber and artificial turf as lawn alternative."