World Workplace China 2018 Conference
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Cost Benefits for Building a Healthy Workspace

Speaker: Mr. Glan Blake Thomas/ Mr. Waigo Ng
AET Flexible Space

Less Waste, A Better Use of Space
We spend around 90% of our time indoors
Building where we live, work, relax and socialize is independently connected to our health, quality of life and working productivity.
Role of Facility Management (FM)
World Health Organization (WHO) Healthy workplace Model
Healthy workplace is important!

No Business Wealth without Workers’ Health
Vicious Cycle of an Unhealthy Workplace
Hidden Cost of Poor Workplace Management

- Poor Indoor Air Quality
  - Cost for Absenteeism
  - High Cost for repair work
    - Extra electricity cost
    - Extra Maintenance cost
  - High Cost of reconfiguration
Air                    Water              Nourishment             Light
Comfort              Fitness                 Mind                 Innovation
Space Utilization

Physical work environment

Indoor Air Quality

Flexibility

Sustainability
Flexibility
Space Utilization

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Indoor Air Quality (IAQ)
Facility Management

Cost benefits to stakeholders with healthy workplaces

User

Enterprise
How to build a healthy workplace in a cost-effective way?

Flexible Space System (FSS)

- A Sustainable Solution for building a Healthy Workplace
Flexible Space System in Workplace

- Raised Floor System
- Cable Management System
- Demountable Partition
- Under Floor Air Conditioning (UFAC) System
Achievement of a Healthy Workplace

Cost, Waste, Energy usage, employee turnover rate, complaints, vacancy, building height, construction & reconfiguration time
Raised Floor System
Cable Management System
Demountable Partition

16-18 Kirby Street, London, United Kingdom
Under Floor Air Conditioning System
Fan Terminal Unit

Individual Control

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Comfort Cooling

We cool people not machines
Space Saving

**In new buildings** Flexible Space offers **HEIGHT SAVINGS**

- Slab 300mm
- Ventilation Zone 600mm
- Lighting Zone 100mm

Floor-to-floor height: 3850mm

- Height savings in excess of 10%

**In refurbishments** Flexible Space offers **INCREASED HEADROOM**

- Slab 300mm
- Ventilation Zone 600mm
- Lighting Zone 100mm

Floor-to-floor height: 3400mm

- Headroom increased by in excess of 10%

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**AET Flexible Space**
The Center – Hong Kong

A 10% in height saving can offer a dramatic advantage!

35 metres less height.
“Excellent Class” in Indoor Air Quality in The Center, Hong Kong
Nina Tower, Hong Kong
Microsoft
Shanghai, China
Sky Central Campus in Osterley, UK
Here East Innovation Centre
London, UK
Thank you for your kind attention!