



Your asset! Our priority

DRIVING TRANSFORMATION

Certified By





Your asset! Our priority


### WHY OUR COMPANY?


Kontrac is a competent Facilities Management Services Incorporated Company that provides engineering services and maintenance solutions effectively to the delight of our customer satisfaction. Our vast portfolio mainly focused on Energy Management – MEP Works, HVAC & Electrical works for every type of building you encounter. In addition, Kontrac goal is to help Client and larger Project Team to understand EDGE and provide advice on which strategies to use, complete calculations & self assessment, provide clarifications & coordinate site visits and manage overall process up to certification.

Our Green construction optimizes the building process to minimize negative impacts on the environment and its inhabitants while maximizing the positive aspects of the finished structure.




### Invest in Energy Efficiency!

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 Kontrac Facilities Management Services Inc.

# GREEN BUILDING & CONSTRUCTION

## Design Techniques



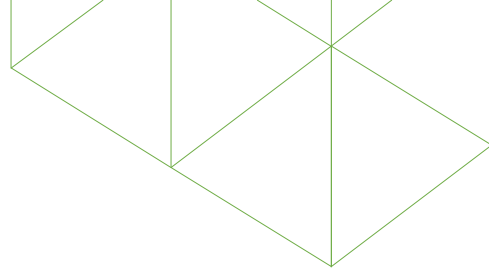
## Technologies

## Materials



# ONE BUILDING AT A TIME WE'RE CHANGING THE WORLD





If you plan to build a new home, hotel, retail, office and hospital or do an extensive remodel, KONTRAC Facilities Management Services Inc. can help you to design, build and operate green building to ensure that you and your team of building professionals consider all the variables, details, and interactions that affect energy use in your building.



Certification is initiated at the early design stage, when details of the project are entered into the EDGE software and green options are selected. The project must reach the EDGE standard of a 20% improvement in energy, water, and embodied materials as measured against local construction practice. When achieved, the project is registered for certification.

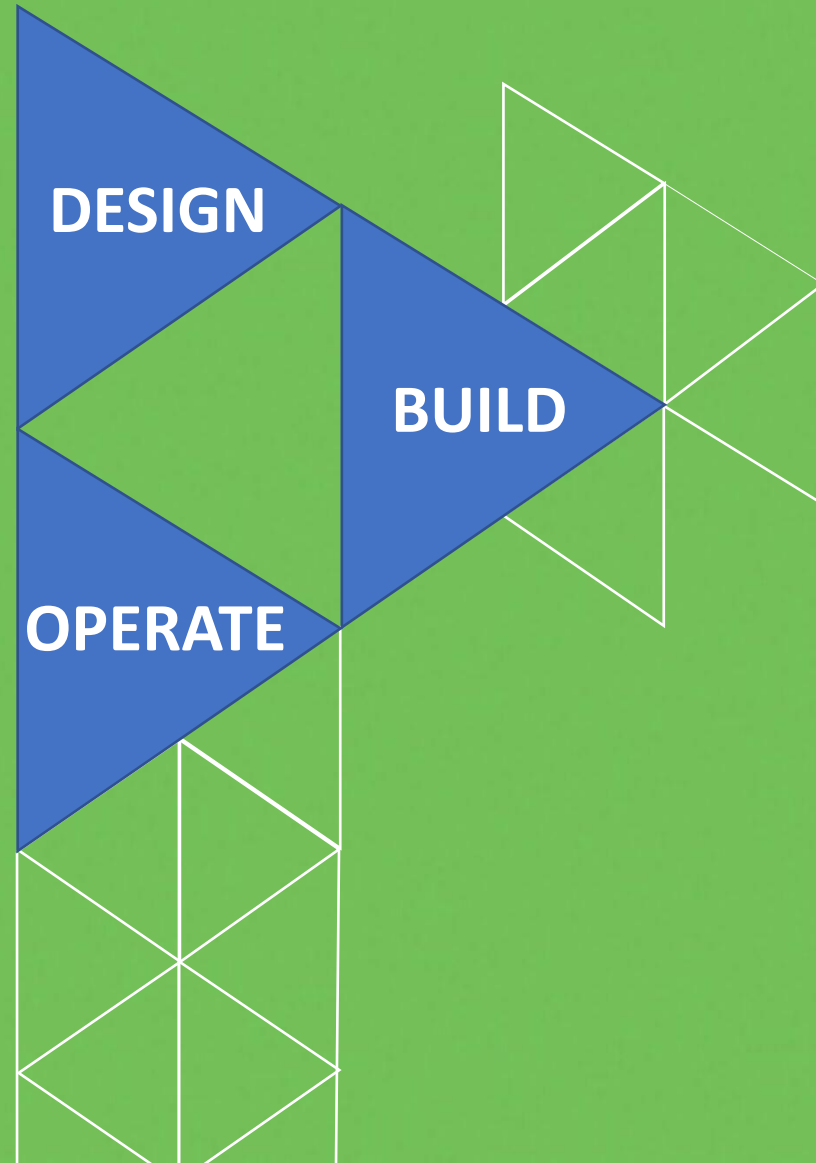


## KONTRAC PARTNERS

KFMSI works with **LSquared Arkitektos** on doing the architectural designs, and constructions as we scale up green building growth in emerging economies.

*“Our company strategy for this project towards achieving the EDGE certification will set an opportunity to encourage individuals and homeowners to adapt the principles of sustainability within the context of the built environment”*

*Francis Uy – KFMSI President & an EDGE Expert*







## KONTRAC FACILITIES MANAGEMENT SERVICES INC. ACHIEVES



### ENERGY SAVINGS



### MATERIAL SAVINGS



### WATER SAVINGS

- Insulation of External Walls
- Low-E Coated Glass
- Natural Ventilation with Operable Windows and No A/C
- Ceiling Fans in all Habitable Rooms
- Variable Refrigerant Volume (VRV) Cooling System
- Energy-Saving Light Bulbs - Internal Spaces
- Energy-Saving Light Bulbs - External Spaces
- Solar Photovoltaics

- Floor Slabs - Composite In-Situ Concrete and Steel Deck (Permanent Shuttering)
- Roof Construction - In-Situ Reinforced Concrete Slab
- Roof Construction - Steel (Zinc or Galvanised Iron) Sheets on Steel Rafters
- External Walls - Curtain Walling (Opaque Element)
- External Walls - 3-D Wire Panel with 'Shot-Crete' Both Sides
- Internal Walls - 3-D Wire Panel with 'Shot-Crete' Both Sides

- Low-Flow Showerheads
- Low-Flow Faucets for Kitchen Sinks
- Low-Flow Faucets for Washbasins
- Dual Flush for Water Closets



# A COLLABORATION FOR A GREENER WORLD

THE LAKESIDE HOUSE OF FRANCIS UY'S FAMILY IS NOW EDGE CERTIFIED

EDGE is a unique innovation of the INTERNATIONAL FINANCE CORPORATION (IFC), a member of the World Bank Group. It has already been adopted in over 150 countries.

Today's buildings generate 19 percent of energy-related green house gas emissions and consume 40 percent of electricity produced globally. The onus of building efficient, sustainable green infrastructure lies on us as a developer community.

We at KFMSI aim to push this initiative and hope to contribute to jumpstarting the mainstreaming of Green Buildings. Through EDGE, we as project owners want to be at the forefront of building cost effective, and sustainable green infrastructure.



## EDGE ADVANCED PRELIMINARY CERTIFICATE

THIS CERTIFIES THAT  
The Lakeside House of Francis Uy's Family  
1 Units  
HAS ACHIEVED AN  
EDGE ADVANCED PRELIMINARY CERTIFICATE  
CERTIFICATE NUMBER  
GP2-PHL-20102310095418-1-P

EDGE ADVANCED  
Exemplifying achievement in the following areas:

- 81% Energy Savings
- 44% Water Savings
- 35% Less Embodied Energy in Materials

DEVELOPED BY  
Kontrac Facilities Management Services Inc.

CERTIFIED BY  
Green Business Certification Inc. (GBCI)  
*Mahesh Ramanujam*

Mahesh Ramanujam, President and CEO, Green Business Certification Inc.  
DATE OF ISSUE: 22-MAR-2021

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WORLD BANK GROUP  
THE WORLD BANK IFC International Finance Corporation

THIS CERTIFIES THAT  
The Lakeside House of Francis Uy's Family  
South Lake Village  
Sta. Rosa  
Metro Manila, Laguna  
Philippines  
DEVELOPED BY  
Kontrac Facilities Management Services Inc.  
HAS ACHIEVED AN  
EDGE ADVANCED PRELIMINARY CERTIFICATE  
CERTIFICATE NUMBER  
GP2-PHL-20102310095418-1-P  
WAS AUDITED BY  
RYAN BEN SABILALA  
EDGE Software Version: v2.1.5  
CERTIFIED BY  
Green Business Certification Inc. (GBCI)  
*Mahesh Ramanujam*  
Mahesh Ramanujam, President and CEO, Green Business Certification Inc.

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ENERGY MEASURES  
Insulation of External Walls  
Low-E Coated Glass  
Natural Ventilation with Operable Windows and No A/C  
Ceiling Fans in all Habitable Rooms  
Variable Refrigerant Volume (VRF) Cooling System  
Energy Saving Light Bulbs - External Spaces  
Energy Saving Light Bulbs - External Spaces  
Solar Photovoltaics

WATER MEASURES  
Low-Flow Showerheads  
Low-Flow Faucets for Kitchen Sinks  
Low-Flow Faucets for Washbasins  
Dual Flush for Water Closets

MATERIALS  
Floor Slabs - Composite In-Situ Concrete and Steel Deck (Permanent Shuttering)  
Roof Construction - In-Situ Reinforced Concrete Slab  
Roof Construction - Steel (Zinc or Galvanized Inert) Sheets on Steel Rafters  
External Walls - Carbon Walling (Concrete Element)  
External Walls - 3-D Wire Panel with "Shut-Center" Bath Sides  
Internal Walls - 3-D Wire Panel with "Shut-Center" Bath Sides

EDGE is a registered trademark of IFC. © IFC 2021  
This EDGE number represents data achieved in energy, water and materials compared to a local benchmark. Predicted efficiencies are not a guarantee of future operational performance. Energy savings may be associated with actual energy for similar depending on the presence of heating and cooling systems. Virtual energy does not contribute energy to utility bills.  
This certificate is issued by the Certifier based on information provided by the client and the audit by the Auditor, and is subject to the terms and conditions of the Certificate. Green weights may vary if the above measures are not consistent with your observation on the project.

DATE OF ISSUE  
22-MAR-2021  
DATE OF EXPIRY  
21-MAR-2024

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