

立法會
Legislative Council

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**Panel on Development and
Panel on Environmental Affairs**

**Minutes of joint meeting
held on Monday, 14 December 2009, at 10:45 am
in the Chamber of the Legislative Council Building**

Members present : Members of the Panel on Development

- Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
- * Prof Hon Patrick LAU Sau-shing, SBS, JP (Deputy Chairman)
- Hon Albert HO Chun-yan
- * Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
- Hon CHAN Kam-lam, SBS, JP
- Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
- Dr Hon Philip WONG Yu-hong, GBS
- Hon WONG Yung-kan, SBS, JP
- Hon Tommy CHEUNG Yu-yan, SBS, JP
- * Hon Albert CHAN Wai-yip
- Hon WONG Kwok-hing, MH
- * Hon LEE Wing-tat
- Hon Alan LEONG Kah-kit, SC
- * Hon CHEUNG Hok-ming, GBS, JP
- * Hon KAM Nai-wai, MH
- Hon Starry LEE Wai-king
- * Hon Tanya CHAN
- Dr Hon Priscilla LEUNG Mei-fun

Members of the Panel on Environmental Affairs

- Hon Audrey EU Yuet-mee, SC, JP (Chairman)
- Hon Miriam LAU Kin-ye, GBS, JP
- Hon CHAN Kin-por, JP

Member absent : Members of the Panel on Development

- * Hon James TO Kun-sun
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
- * Hon Cyd HO Sau-lan
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Dr Hon Samson TAM Wai-ho, JP

Members of the Panel on Environmental Affairs

Hon CHAN Hak-kan (Deputy Chairman)
Hon Andrew CHENG Kar-foo
Hon Jeffrey LAM Kin-fung, SBS, JP

- * Also members of the Panel on Environmental Affairs

Public officers attending : Agenda item II

Mrs Carrie LAM, JP
Secretary for Development

Dr Kitty POON
Acting Secretary for the Environment

Mr MA Lee-tak
Director of Water Supplies

Mrs Marigold LAU
Director of Architectural Services

Mr Stephen CHAN
Director of Electrical and Mechanical Services

Mr Enoch LAM
Deputy Secretary (Works) 2
Development Bureau

Miss Katharine CHOI
Acting Deputy Secretary for the Environment
Environment Bureau

Mr Alfred SIT
Assistant Director/Electricity & Energy Efficiency
Electrical and Mechanical Services Department

**Attendance by
Invitation** : **Agenda item II**

Deputations

WWF Hong Kong

Dr William YU
Head of Climate Program

Designing Hong Kong Ltd

Mr Paul ZIMMERMAN
Founding Member

Professional Green Building Council

Mr K S WONG
Chairman

The Hong Kong Institute of Architects

Ms Anna KWONG
President

Green Council

Ms Linda HO
Chief Executive Officer

The Hong Kong Institute of Surveyors

Mr Vincent HO
Council Member of Building Surveying Division

Green Sense

Ms HO Ka-po
Project Manager

The Hong Kong Construction Association Ltd

Mr Russell G JONES
Deputy Honorary Treasurer

Civic Party

Mr Michael KWOK
Chairman of Environment and Sustainable
Development Policy Branch, Registered Architect

The Hong Kong Institution of Engineers

Ir Dr CHAN Fuk-cheung
Vice President

Hong Kong Institute of Real Estate Administrators

Mr Kyran SZE
Vice President

Masterplan Ltd

Mr Ian BROWNLEE
Director

Civic Exchange

Mr Mike KILBURN
Environmental Programme Manager

Clerk in attendance : Ms Anita SIT
Chief Council Secretary (1)4

Staff in attendance : Mr WONG Siu-yee
Senior Council Secretary (1)7

Ms Christina SHIU
Legislative Assistant (1)7

Action

I Election of Chairman

Ms Audrey EU was elected chairman of the joint meeting.

II Green buildings

(LC Paper No. CB(1)589/09-10(04) -- Administration's paper on green buildings

LC Paper No. CB(1)589/09-10(05) -- Paper on review of measures to foster a quality and sustainable built environment prepared by the Legislative Council Secretariat (background brief))

Submissions from deputations not attending the meeting

(LC Paper No. CB(1)589/09-10(02) -- Submission from The Conservancy Association (Chinese version only)

LC Paper No. CB(1)589/09-10(03) -- Submission from The Real Estate Developers Association of Hong Kong attaching a consultancy report on "Building a Quality and Sustainable Hong Kong" (English version only))

Other relevant papers and submissions previously issued

(LC Paper No. CB(1)396/08-09(05) -- Administration's paper on public engagement on measures to foster a quality and sustainable built environment

LC Paper No. CB(1)2197/08-09(03) -- Administration's paper on Legislative framework of mandatory implementation of the Building Energy Codes

LC Paper No. CB(1)2342/08-09(01) -- Administration's paper on public engagement process on "Building Design to Foster a Quality and Sustainable Built Environment" of the Council for Sustainable Development))

2. Members noted the following submissions tabled at the meeting --

(a) submission from Civic Party; and

(b) submission from The Hong Kong Institution of Engineers.

(Post-meeting note: The soft copies of the submissions (LC Papers No. CB(1)684/09-10(01) and (02) respectively) were issued to members by email on 14 December 2009.)

Presentation by deputations

3. The Chairman said that Ms Linda HO, Chief Executive Officer, Green Council, had requested to advance her presentation in order to catch her flight. Members agreed to the arrangement. The Chairman then invited deputations to present their views.

Green Council

(LC Paper No. CB(1)589/09-10(01))

4. Ms Linda HO, Chief Executive Officer, Green Council, delivered her presentation, the details of which were given in the relevant submission. She added that there was still much room for implementing green buildings in Hong Kong and more green building materials should be used in public facilities and infrastructure projects. Hong Kong should establish an agency to set standards for green products to facilitate testing and certification. As one of the six economic areas, the environmental industry should receive subsidies in view of its importance.

WWF Hong Kong

5. Dr William YU, Head of Climate Program, WWF Hong Kong, said that rising temperature was related to the built environment. While the Urban Climatic Map and Standards for Wind Environment Feasibility Study would be beneficial for identifying major breezeways, specific measures on how to optimize the design and layout of new buildings were required to achieve better air circulation, taking into account the existing developments in the districts concerned. He was concerned whether air ventilation assessment using standardized procedures would also be required for private developments. Whether there was good air circulation would affect electricity consumption, especially in summer. As regards greening, studies showed that greened areas in a district would help reduce the temperature in that district. Like what had been done in places such as Singapore, Hong Kong should also set standards in the green coverage ratio. He considered that the Building Energy Codes in Hong Kong were merely basic requirements and suggested that two-tiered requirements could be adopted.

Designing Hong Kong Ltd

(LC Papers No. CB(1)690/09-10(01) and (02), received after the meeting and issued on 15 December 2009)

6. Mr Paul ZIMMERMAN, Founding Member, Designing Hong Kong Ltd, delivered his presentation, the details of which were given in the relevant submission and speaking notes. He added that if developers and owners were willing to pay for green features, community would benefit as a whole.

Professional Green Building Council

(LC Paper No. CB(1)700/09-10(01), received after the meeting and issued on 16 December 2009)

7. Mr K S WONG, Chairman, Professional Green Building Council, delivered his presentation, the details of which were given in the relevant submission. He added that Hong Kong should adopt a macroscopic rather than a microscopic perspective in implementing green building measures. The key elements for creating a green city were the pace at which green building measures were implemented and the depth and breadth of those measures.

The Hong Kong Institute of Architects (HKIA)

8. Ms Anna KWONG, President, The Hong Kong Institute of Architects, said that HKIA supported imposing planning control through conditions in Outline Zoning Plans and land leases. Sustainable building design should be viewed from a three-dimensional perspective and HKIA supported guidelines such as implementing building set-back. Although very expensive, HKIA supported vertical greening. If the Administration took the lead and popularized vertical greening, private developers would follow suit. The Administration should set benchmarks in green coverage ratio and site coverage. HKIA supported gross floor area (GFA) concessions granted under the Buildings Ordinance. For features such as sky gardens, the Building Authority should exercise his discretion more prudently. HKIA suggested that such GFA concessions should be limited to 12%. GFA concessions for features which would help improve life quality, such as clubhouses and wider corridors, should be retained. Such GFA concessions should be capped at, say, 3% to 5% of the total GFA. As regards car parks, HKIA considered that studies should be conducted to avoid the construction of under-utilized car parks.

The Hong Kong Institute of Surveyors (HKIS)

9. Mr Vincent HO, Council Member of Building Surveying Division, The Hong Kong Institute of Surveyors, said that HKIS fully supported the policy of promoting green buildings. Implementation of the Energy Efficiency Codes should be made mandatory as soon as possible. The effectiveness of the measures could then be assessed and improvements could be made if necessary. More attention should be given to sewerage management because good sewerage management would reduce pollution and help save energy. Hong Kong lacked clear quantitative indicators on the effectiveness of the green features, thus hindering the implementation of specific measures to create a green city. Further,

there were at present no concrete policies to control exhaust air emissions and light pollution from buildings. Promotion of a green and sustainable built environment should be based on a town planning blueprint rather than on the planning for individual sites. There should be an overall town planning framework and objective in the first place before setting the building design details. Issues such as building bulk and air ventilation arising from GFA concessions could also be handled through holistic town planning.

Green Sense

(LC Paper No. CB(1)660/09-10(01))

10. Ms HO Ka-po, Project Manager, Green Sense, delivered her presentation, the details of which were given in the relevant submission. She added that shopping arcades with void erected on redeveloped sites would affect the environment of the nearby low-rise buildings such as shophouses.

The Hong Kong Construction Association Ltd

11. Mr Russell G JONES, Deputy Honorary Treasurer, The Hong Kong Construction Association Ltd, said that HKCA adopted a neutral stance towards GFA concessions and would not comment on the issue. HKCA supported the recycling of construction and demolition (C&D) materials and suggested that requirements for recycling C&D materials could be included in the relevant contracts when implementing the developments. In order to reduce construction wastes, there should be coordination in implementing public works projects and railway projects so as to match the demand for and supply of C&D materials. HKCA supported the use of precast building units, which should be considered at an early stage of the planning process so as to save costs. Costs of buildings should be assessed based on their entire service life and building designs which allowed better air circulation and required less artificial lighting would be beneficial in the long run. HKCA supported green labeling of construction materials and building units so that contractors could make informed choices in choosing such materials and units. As regards construction wastes, HKCA had taken initiatives in using the global position system to combat unauthorized fly-tipping.

Civic Party

(LC Paper No. CB(1)684/09-10(01), tabled and soft copy issued on 14 December 2009 by email)

12. Mr Michael KWOK, Chairman of Environment and Sustainable Development Policy Branch, Registered Architect, Civic Party, delivered his presentation, the details of which were given in the relevant submission. He added that the Civic Party strongly supported the Administration's consultation on green buildings. Civic Party supported the provision of green features and objected to changing the policy on GFA concessions drastically or scrapping GFA

concessions all together because developers would not be willing to provide green features under such circumstances.

The Hong Kong Institution of Engineers (HKIE)
(LC Paper No. CB(1)684/09-10(02), tabled and soft copy issued on 14 December 2009 by email)

13. Ir Dr CHAN Fuk-cheung, Vice President, The Hong Kong Institution of Engineers, delivered his presentation, the details of which were given in the relevant submission. He emphasized that HKIE shared the common goal of improving Hong Kong's building design and energy codes and believed that a low-carbon and environmentally friendly development strategy could be fostered and achieved through the joint efforts of community stakeholders.

Hong Kong Institute of Real Estate Administrators (HKIREA)

14. Mr Kyran SZE, Vice President, Hong Kong Institute of Real Estate Administrators, said that merely implementing individual green features or using green building materials would not suffice. Green buildings should blend in with the surrounding environment and factors such as building separation and building layout should be considered holistically. Requirements for conducting air ventilation assessment and traffic impact assessment could be included in the lease conditions if the developments reached a certain scale. Green, durable, demountable, flexible and locally manufactured building materials should be used and C&D materials should be recycled. The Administration should grant GFA concessions and maintain flexibility to encourage developers to implement innovative green measures. GFA concessions with a cap would provide incentive and avoid excessive building height and building bulk. If the Administration decided to cease GFA concessions for facilities such as refuse chambers, it should set minimum standards for such facilities after consulting the relevant sectors. As regards car parks, if no GFA concessions were granted in future, the relevant planning standards in the Hong Kong Planning Standards and Guidelines should be reviewed. The effect of the development of the mass transit railway network on the demand for car parks should be taken into account. Before introducing changes to the policy on GFA concessions, the Administration should provide a grace period to allow the market to make adjustments.

Masterplan Ltd
(LC Paper No. CB(1)632/09-10(01))

15. Mr Ian BROWNLEE, Director, Masterplan Ltd, delivered his presentation, the details of which were given in the relevant submission. He added that instead of studying specific issues and sites, the subject matter should be considered from a holistic perspective, taking into account of the effects of various measures on the living environment as a whole. If justified, GFA concessions could be granted. They would not necessarily lead to excessive building height

and building bulk. Building height and building bulk could be controlled by imposing planning restrictions on Outline Zoning Plans and land leases.

Civic Exchange

(LC Paper No. CB(1)690/09-10(04), received after the meeting and issued on 15 December 2009)

16. Mr Mike KILBURN, Environmental Programme Manager, Civic Exchange, delivered his presentation, the details of which were given in the relevant submission. He added that the living environment in Hong Kong, especially in old districts, was non-sustainable. Focusing on individual buildings without considering the district as a whole would not solve the problem.

17. The Secretary for Development (SDEV) shared the view that in relation to green buildings, the Administration had two roles, viz. to act as a champion in formulating legislation, codes and guidelines; and to set a good example in attaching importance to adopt green design in Government buildings. She clarified that apart from promoting green buildings, the Administration was at the same time tackling relevant issues from the town planning perspective. By way of illustration, the Administration was reviewing the Outline Zoning Plans to have more effective control on development density by introducing planning parameters as appropriate, even at the expense of public revenues from land sale if the public supported such a move. The Administration had accorded priority in reviewing height control because of public concern on the incompatibility between high-rise buildings and the surrounding environment.

18. SDEV further said that the Administration had also re-examined the development density of the land lots on the Application List and reduced the development density of 15 lots by 8% to 50% at the expense of revenues from land sale. For some very special cases of private developments where planning permission was granted some time ago, the Administration would to the best of its capability negotiate with the relevant parties to reduce development density to address major public concern. The Administration undertook these tasks from the town planning perspective. The relevant review conducted by the Council for Sustainable Development had to be more focused, otherwise the results would not be specific enough to enable the Administration to introduce new policy measures to address public concerns. Although GFA concession was introduced out of good will, it would inevitably affect building height and building bulk. She was surprised to hear the view that they were unrelated. As regards the Urban Climatic Map and Standards for Wind Environment Feasibility Study, the Administration would implement appropriate planning measures based on the results upon completion of the study. At present, air ventilation assessment had to be conducted for many sites.

19. To illustrate the complexity of the subject and the need for a balancing act, SDEV said that there were at least four aspects with conflicting demands in the

promotion of green buildings. The first was how to control building bulk and building height while maintaining architectural creativity and flexibility at the same time. By way of illustration, GFA concessions could be granted for void mainly because of design requirements. Without GFA concessions, developers would not adopt such building designs. The second was on car parks. On the one hand, providing car parks above ground level might affect air circulation. On the other hand, providing car parks underground would consume more energy. This had to be dealt with. Third, while residents living in green buildings might be very satisfied with the green features, those in the surrounding districts might feel that those green buildings had affected the environment of their districts, in particular those in the inland low-rise areas. The fourth was the suggestion of tightening up the discretionary powers of the Building Authority. Tightening up the discretionary powers of officials would require the introduction of guidelines which would undermine flexibility sought by professionals to accommodate innovative designs. In order to tackle these aspects involving conflicting demands, the Administration had co-operated with the Council on Sustainable Development in undertaking the public engagement. The Council would complete its analysis and submit its recommendations in mid-2010. She assured members that the Administration was determined to handle the matter, even through legislative means if necessary.

20. As regards Masterplan Ltd's request for provision of information, SDEV said that the company was one of the companies commissioned by the Real Estate Developers Association of Hong Kong to undertake an independent study and it was requesting information from the Administration on behalf of its client. The Administration had already acceded to its two successive requests for information, and the information had also been placed on the relevant Government website for access by the public. As regards its latest request for further information, the Administration was of the view that it should not use substantial manpower to provide tailor-made information for a specific client if the information could be obtained from the building plans kept at the Buildings Department by paying a fee. On the other hand, the information on 13 other uncompleted buildings sought could not be provided, otherwise it would be a breach of confidentiality. She had already explained the difficulties involved when replying to a relevant Legislative Council question and Members apparently accepted the Administration's constraints.

21. On provision of open space, SDEV clarified that Masterplan Ltd's analysis had underestimated the open space in Hong Kong. It was an established and accepted practice to calculate open space based on administrative districts to assess whether the planning standard of two square metres per capita had been met. Annex A to LC Paper No. CB(1)319/08-09(03) for the Panel meeting on 8 December 2008 provided relevant information. Only a few districts such as Wan Chai had insufficient local open space, and the shortfall could be met after completing the planned developments. Masterplan Ltd had adopted a sampling

approach and used the area zoned as "Open Space" on Outline Zoning Plans in its calculations. There were two problems with its approach. First, it was not comprehensive enough. Hong Kong was a compact city and it was unreasonable to merely use an Outline Zoning Plan as the basis for the calculations. Second, some open space was not zoned as "Open Space" on Outline Zoning Plans. By way of illustration, the Town Planning Board would require the provision of open space on sites zoned as "Comprehensive Development Area". Further, open space in public rental housing estates would also not be zoned as "Open Space".

22. The Acting Secretary for the Environment (Acting SEN) said that the Buildings Energy Efficiency Bill had been introduced into the Legislative Council on 9 December 2009 with a view to setting basic requirements in buildings energy efficiency. The Administration had set aside \$450 million in the Environment and Conservation Fund to subsidize owners of residential, industrial and commercial buildings to carry out energy-cum-carbon audits and energy efficiency projects. The funding schemes were well received and the total electricity saving of the 149 approved funding applications was estimated to be 20.8 million kWh per annum, which was equivalent to a reduction of carbon dioxide emissions by nearly 15 000 tonnes. The Administration had spared no efforts in promoting buildings energy efficiency. In addition, the Energy Efficiency (Labelling of Products) Ordinance (Amendment of Schedules) Order 2009 had also been introduced. As regards the district cooling system, the Administration was confident that the utilization rate would be high because for buildings using the system, no extra costs for installing cooling systems and appliances would be required. The recovery rate of municipal solid waste was at present 48%, exceeding the 2009 target of 45%, and the Administration would continue to strive for an even higher recovery rate. The Source Separation of Waste Programme covered 67% of the population at present and the Administration aimed at extending the coverage to 80%.

23. On the district cooling system, the Acting Deputy Secretary for the Environment further explained that a prerequisite for buildings using the district cooling system was centralized air-conditioning. As there was at present no policy to provide centralized air-conditioning for individual units in public rental housing estates, such residential units would not be connected to the district cooling system. Other buildings in public rental housing estates, such as shopping arcades equipped with centralized air-conditioning, could be connected to the district cooling system.

24. Mr LEE Wing-tat considered that deputations should declare interest at the meeting if they were engaged in research or lobbying activities on behalf of their clients. He was disappointed that the Housing Department had not sent any representative to attend the meeting because savings in electricity consumption by adopting energy saving measures in public rental housing would be substantial. The Buildings Department, which was responsible for approving building plans, should also have sent a representative to attend the meeting. The Administration

should have holistic planning and targets when implementing energy saving measures. The Administration's annual target of saving of 15 million kWh of electricity was far from satisfactory when compared to the saving of 20 million kWh achieved in three months through a contest launched by Friends of the Earth (HK). The Administration should set targets to demonstrate its commitment in achieving energy savings.

25. Acting SEN responded that the Administration had introduced the Buildings Energy Efficiency Bill with a view to requiring mandatory implementation of the Building Energy Codes. One of the important tasks for the Administration was to promote to public awareness that there was huge room for electricity saving. Through implementing projects supported by the Environment and Conservation Fund, many organizations had already achieved savings in electricity consumption. After ascertaining the reduction in energy consumption and taking into account relevant factors, the Administration would then further identify targeted area and measures for energy saving. SDEV said that although there were no representatives from the Transport and Housing Bureau and Housing Department, representatives from two bureaux and three departments were present at the meeting and Acting SEN would provide relevant supplementary information. The Development Bureau would support the endeavours of the Environment Bureau.

26. Prof Patrick LAU said that issues related to green buildings should be considered from a wider perspective of the city as a whole. Although having individual green buildings which were commendable would not suffice, it could at least serve as a first step. Architects considered that the Administration should refine the controls imposed by the Buildings Ordinance to allow more flexibility in building design. As regards air-conditioned void in shopping arcades, he asked whether Green Sense had gauged the views of citizens because it was possible that they liked such a design. He considered it a good idea if arcades could be designed with windows so that air-conditioning would only be required in summer. With void properly in place, air circulation within the buildings would be satisfactory. As regards provision of open space, open space on sites not zoned as "Open Space" should be properly accounted for so as to accurately reflect the provision of open space. He asked whether the provision of sufficient open space in various districts, especially old districts, could be achieved through means such as capitalizing on urban redevelopment.

27. Ms HO Ka-po, Project Manager, Green Sense, said that Green Sense had only studied the provision of void in the arcades concerned and it could gauge citizens' views on the matter in future if resources were available. Green Sense considered that there were abuses in using air-conditioning, which could be avoided by adopting a non-enclosed design. If the design was semi-open in nature or shops were located on street level, electricity consumption would be reduced.

28. On provision of open space, SDEV responded that Annex A to LC Paper No. CB(1)319/08-09(03) for the Panel meeting on 8 December 2008 provided information on the demand for and provision of open space in various districts. At present, the demand for open space in some districts was not fully met. By way of illustration, local open space in Central and Western District was short of the demand by 6 hectares, but that of district open space had exceeded the demand. After completing the relevant developments in the district by the Administration and the Urban Renewal Authority, the provision of local open space would meet or even exceed the demand.

29. Ms Miriam LAU said that although there might be different views, it was a common goal to create a sustainable built environment. With the expansion of the mass transit railway network, the demand for car parks in certain districts might have decreased. However, some other districts were still short of car parks and there might be a mismatch between demand and supply. In this regard, the relevant bureau should conduct a study to update the information. She shared the views that controlling plot ratio and GFA concessions alone would not suffice because the concept of green buildings covered a wide range of factors. As the number of old buildings was substantial and the pace of urban renewal might have slowed down due to conservation and environmental considerations, the Administration should systematically promote to owners of old buildings the energy efficiency measures. The Administration should further step up the promotion of greening measures, such as rooftop greening, and consider providing incentives to promote the implementation of energy efficient measures and greening measures.

30. SDEV responded that the Transport and Housing Bureau was conducting a study on car park demand and in the interim, the Transport Department would adopt a flexible approach in handling the provision of car parks under the Hong Kong Planning Standards and Guidelines.

31. Acting SEN said that in order to address concerns about affordability, the new energy efficiency requirements would only apply to old buildings when renovation works of a substantial scale were carried out. The Environment and Conservation Fund would provide grants to encourage the implementation of green measures.

32. The Chairman urged the Administration to consider the suggestion of providing incentives to owners of old buildings to promote the implementation of energy efficient measures and greening measures.

33. Miss Tanya CHAN considered that the Administration should set energy saving targets first. Otherwise, the effectiveness of the measures to reduce gas emissions could not be assessed. The Administration should promote green building materials and the relevant certification industries, and consider setting

standards on the green coverage ratio for new developments. She asked what role the Administration would play in encouraging developers to construct more green buildings. Experience in Australia suggested that government initiatives would be conducive to encouraging developers in creating a sustainable built environment. The Administration should also consider requiring public rental housing and developments of the MTR Corporation, Limited and the Urban Renewal Authority to adhere to the Hong Kong Green Building Council's standards.

34. SDEV responded that the Administration would urge developers to contribute to creating a sustainable built environment. Incentives such as GFA concessions were still required even if the provision of certain green facilities was made mandatory. Otherwise, those facilities would be provided at the minimal size and at undesirable locations. She hoped that the BEAM Plus system would help achieve a sustainable built environment and that more developers and professionals would join the Hong Kong Green Building Council to make concerted efforts to that end. The Administration would also consider providing additional incentives. By way of illustration, developments in Australia had to attain a certain standard in the provision of green features if they were to be let to the government. The green coverage ratio was one of the topics included in the Invitation for Response document issued by the Council for Sustainable Development.

35. The Chairman solicited further views from deputations on the priority tasks that the Administration should take forward or the objectives that should be set in the first instance.

36. Mr Vincent HO, Council Member of Building Surveying Division, The Hong Kong Institute of Surveyors, said that the Administration should implement the buildings energy efficiency requirements as soon as possible and advise the sector on the benchmarks to be adopted so that the sector could assess whether its facilities could meet those benchmarks. The Administration should also step up its efforts in providing relevant information to the sector so that the sector could help promote the benefits of using green building facilities in existing buildings. Long-term operational, management and maintenance issues should be taken into consideration in implementing green building features. By way of illustration, while expressing support for greening podiums, he said that implementing rooftop greening in high-rise buildings with 40 to 50 floors should require careful consideration because it might not achieve the intended purposes if the rooftops were unfrequented, and ensuring proper maintenance of the greenies in the long run would also be an issue.

37. Mr Ian BROWNLEE, Director, Masterplan Ltd, said that if the objectives were broad in nature, there would be various ways to achieve those objectives and other bureaux in addition to the Development Bureau and Environment Bureau would also be involved. If the objectives were more detailed, such as specific to a

certain green feature, performance standards could be set on what was to be achieved through that green feature. Mandatory provisions might then become performance related provisions. There should be a balance between mandatory standards and incentives. What was adopted in the past would become outdated as standards and requirements were enhanced. Features provided through providing incentives in the past would become mandatory at present. Other incentives had to be identified. The public, including developers, supported green buildings, green facilities and a green city, and Government departments should establish a common objective to facilitate the process. There were many scientists in Hong Kong who could advise on how to achieve these goals.

38. The Chairman said that the objective of creating a green and sustainable environment was common to all, and the crux was how to achieve that objective.

III Any other business

39. There being no other business, the meeting ended at 12:45 pm.

Council Business Division 1
Legislative Council Secretariat
22 March 2010