

**For discussion
26 October 2010**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

Measures to Foster a Quality and Sustainable Built Environment

PURPOSE

This paper introduces to Members the Government's new package of measures to foster a quality and sustainable built environment.

BACKGROUND

2. We briefed Members on 19 December 2008 (vide LC paper no. CB(1)396/08-09(05)) that the Administration was planning to collaborate with the Council for Sustainable Development (SDC) to conduct a public engagement process, entitled "Building Design to Foster a Quality and Sustainable Built Environment" to engage various sectors of the community in in-depth discussions with a view to identifying the preferred options to foster a quality and sustainable built environment. The public engagement exercise was initiated in response to rising public concerns over the quality and sustainability of the built environment in Hong Kong. We briefed Members and sought their comments on the content of the "Invitation for Response Document" on 28 July 2009 (vide LC paper no. CB(1)2342/08-09(01)) during the public engagement period from June to October 2009, and briefed Members on 27 July 2010 (vide LC paper no. CB(1)2601/09-10(01)) on the recommendations in the SDC's report submitted to the Government. The Chairman of the SDC attended the Panel meeting on the latter two occasions to receive Members' views.

NEW POLICY MEASURES

3. The Chief Executive announced in his Policy Address on 13 October 2010 that in light of the recommendations of the SDC, the Government has decided to –

- (a) introduce a series of measures, requiring the incorporation of such design elements as building separation or enhancement of building permeability, setback and greenery in new buildings;

- (b) raise the building energy efficiency standards for new buildings and require developers to provide environmental and energy consumption information of new buildings for the reference of potential users; and
- (c) tighten the policy of granting gross floor area concessions for green and amenity features to enhance the living environment of new buildings. Major changes include doing away with concessions for certain features, lowering the level of concessions for car parks, balconies, utility platforms and clubhouse facilities, and imposing an overall cap of 10% for a number of features which still qualify for concession. We will also reduce the maximum permissible area of bay windows.

4. Full details of the package of new measures are set out in Development Bureau's Legislative Council Brief entitled "Measures to Foster a Quality and Sustainable Built Environment" issued on 13 October 2010.

ADVICE SOUGHT

5. Members are invited to note and comment on our new measures to foster a quality and sustainable built environment.

Development Bureau
October 2010