

# **2009 Environmental Report**

**Development Bureau**

## **2009 Environmental Report Development Bureau**

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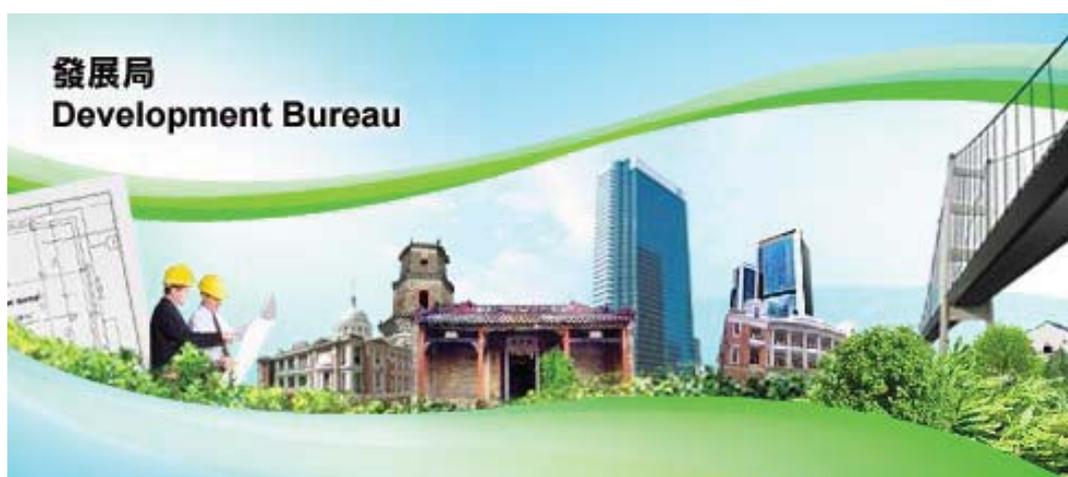
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# 1. INTRODUCTION

This report covers the Year 2009 on the environmental performance of the Planning and Lands Branch (PLB) and Works Branch (WB) of the Development Bureau (DEVB).

The Development Bureau was established on 1 July 2007 following the reorganization of the Government Secretariat's Policy Bureaux. It consists of two policy branches: the PLB and the WB. The Secretary for Development is the head of the Bureau. She is assisted by the Permanent Secretary for Development (Planning and Lands) and the Permanent Secretary for Development (Works). PLB oversees the operation of four departments, namely Planning Department, Buildings Department, Lands Department and Land Registry; while WB is responsible for the operation of five departments, namely Architectural Services Department, Drainage Services Department, Electrical & Mechanical Services Department, Civil Engineering and Development Department and Water Supplies Department.

The Development Bureau has taken up additional policy areas since 2009. The Development Opportunities Office was established on 1 July 2009 to facilitate land development projects by the private sector and non-government organizations for an initial period of three years. Further, a Preparatory Team was set up in September 2009 to establish another new policy team – Greening, Landscape and Tree Management Section to facilitate the adoption of a holistic approach in greening, landscape and tree management.



## 2.

## ENVIRONMENTAL POLICY

We support the HKSAR Government's initiatives to improve the environment by :

- ensuring that sustainable development is the starting-point of all our planning for the development of Hong Kong;
- making available sufficient land for activities that are essential for the sustainable development of Hong Kong;
- promoting the development of sustainable buildings for Hong Kong;
- regenerating older urban districts in Hong Kong;
- requiring ourselves and our agents to minimize any possible environmental impacts in implementing public works;
- revitalising historical and heritage sites and buildings through sustainable approaches;
- promoting waste reduction, recovery and recycling, and less consumption of resources;
- minimizing the production of environmental pollutants and/or nuisance; and
- developing a culture of environmental protection and awareness among staff members.

### **3. KEY RESPONSIBILITIES**

The Development Bureau is responsible for policy matters on land supply and disposal; land use planning; building safety; land registration; urban renewal; revitalizing industrial buildings; greening; water supply; slope safety; flood prevention and development-related heritage conservation. The major areas of policy responsibilities include:

- to oversee land policy and the related legislation, land sale and disposal;
- to manage land resumption and clearance compensation, and coordinate land use for potentially hazardous installation;
- to oversee land use planning policy and the related legislation, and issue on territorial, sub-regional and district planning;
- to coordinate the overall planning of Lantau and maintain close liaison with mainland authorities on cross-boundary planning issues;
- to oversee building safety and land registration, and encourage innovation and environmental friendly building design;
- to review the policy on building maintenance;
- to review the Urban Renewal Strategy and oversee the operation of the Urban Renewal Authority;
- to optimise the use of industrial buildings to meet Hong Kong's changing economic and social needs;
- to ensure the provision of a reliable, adequate and quality water supply and an efficient water supply service;
- to ensure effective planning, management and implementation of public infrastructure development and works programmes in a safe, environmentally responsible, timely and cost-effective manner and to maintain high quality and standards;
- to ensure a high standard of slope safety, and greener and visually more attractive slope appearance;
- to alleviate the risk of flooding and incorporate environmentally

friendly measures in river widening works and channel design;

- to uplift the quality of the living environment by promoting urban greening; and
- to protect, conserve and revitalize historical and heritage sites and buildings through sustainable approaches for the benefit and enjoyment of present and future generations.

## **4.** ENVIRONMENTAL GOAL

Our goal is for all development in Hong Kong to be guided by principles of sustainability in order to balance social, economic and environmental needs, with a view to providing a high quality living environment for both the present and future generations of Hong Kong.



## **5. ENVIRONMENTAL PERFORMANCE OF MAJOR POLICY PROGRAMMES**

### **5.1 Land Supply**

#### ***Policy***

Our land policy is to optimize the use of land within a framework set by the land use zoning. When government land becomes available for disposal, it is, whenever possible, disposed of to the private sector or allocated to Bureaux/Departments for permanent development in accordance with the plans/schemes approved under the statutory planning framework.

To this end, we are committed to providing an adequate supply of land to meet demand from the private market and to facilitate community and infrastructural developments, which is essential to the long-term social and economic development of Hong Kong.

To implement land policy, we seek to achieve the optimum use of land resources and maintain an effective land administration system.

#### ***Promoting Environmental Initiatives***

Through conscientious drafting of lease conditions in land grants, land exchanges and lease modifications, and engineering conditions in the allocation of government land to government departments, we provide one of the vehicles whereby Government may implement its environmental initiatives. Examples include imposition of mandatory requirements for the provision of Liquefied Petroleum Gas filling facilities in petrol filling station leases, identification of suitable sites for the waste recycling industry with the Environmental Protection Department, provision of off-street bicycle parking spaces, incorporation of the “Tree Preservation Clause” and the “Tree Maintenance Clause” in the existing and new short term tenancies.

A system was introduced to put on public notice a list of vacant government sites that can temporarily be made available for community and/or amenity purposes by application. Streamlined procedures have been devised in processing applications for the grant of short term tenancies or allocations to departments when made by interested parties. Sites granted for such purposes include community gardening, organic farm, eco-garden cum plant nursery and provision of landscape amenities, which are conducive to improving our environment and the promotion of green living.

### ***Development Controls***

As a positive response to public aspirations for quality city environment and increasing concerns about excessive development intensity, we have reviewed individual sites for sale in the 2009-10 Application List. Thus, for every site included in the 2009-10 Application List, we have examined the particulars of each site carefully and specified in the Conditions of Sale the maximum Gross Floor Area (GFA) or plot ratio and building height limit, as well as, where appropriate, other development examined the particulars of each site carefully and specified in the restrictions such as site coverage limit, non-building areas, etc. Where necessary, we have also conducted air ventilation assessment to assess the impact of the development on the pedestrian wind environment and included the relevant restrictions in the Conditions of Sale for the sites concerned to ensure that air ventilation in the surrounding area would not be adversely affected.

### ***Land Control and Lease Enforcement Measures***

To improve the environmental conditions of all unallocated government land and private land, the Lands Department has implemented effective land control and lease enforcement measures. During 2009, the Lands Department handled 891 lease enforcement cases against private land owners in respect of nuisances, unauthorized building works or unauthorized conversion of permitted use. In the same year, 30 928 Government Land Notices under the Land (Miscellaneous Provisions) Ordinance had been posted for the clearance of unauthorized dumping or occupation of government land.

## **5.2 Land Use Planning**

### ***Policy***

We oversee the process of land use planning to achieve optimum and sustainable use of land, with the aim of making Hong Kong a better place to work and live. To this end, we took various actions in 2009 to lower the development density of our city with a view to upgrading urban design, enhancing the vista of buildings, improving air ventilation and generally to provide a better living environment. Based on the principle of sustainable development, we also took forward initiatives on pedestrian planning and area improvement, and embarked on the planning work for new areas for development (including areas in the New Territories and Boundary district).

### ***Improving Air Ventilation and Urban Climate***

There is growing community aspiration for a better living environment. In recent years, the public has expressed concern about developments of high

intensity and compact building bulk, which have visual and air ventilation impacts on the surrounding areas and are commonly called “wall buildings”. The public has also called for measures to prevent developments creating “wall effect”.

We have examined the practicality of stipulating air ventilation assessment (AVA) as one of the considerations for all major development and redevelopment proposals in future planning. A “Feasibility Study for Establishment of AVA System” (AVA Study) was completed in late 2005. The performance-based AVA methodology and a set of qualitative guidelines to achieve better air ventilation objectives were incorporated in the Hong Kong Planning Standards and Guidelines and promulgated in August 2006.

In July 2006, the then Housing, Planning and Lands Bureau and the then Environment, Transport and Works Bureau jointly issued a Technical Circular on AVAs. Proponent departments/bureaux or authorities responsible for major government projects are required to undertake AVA to ensure that air ventilation impact is given due consideration in the planning and design of the projects. We also encourage quasi-governmental organizations and the private sector to conduct AVA in the planning and design of their projects on a voluntary basis. In the case of redevelopment projects, the Urban Renewal Authority has adopted the guidelines set out in the Technical Circular and conducts AVA for its large-scale projects under planning. For railway property development, the MTR Corporation Limited would take into account the government guidelines on air ventilation in the planning and design of the projects, and conduct AVA for projects yet to be approved, where required.

The Government has observed the Technical Circular and has conducted AVA where necessary for new individual land sale sites in the Application List, review of Outline Zoning Plans (OZPs), and planning studies. Taking into account AVA findings, appropriate development parameters, for example, site coverage, maximum gross floor area/plot ratio, building height, podium size, non-building area, building set back, etc., would be specified in the Conditions of Sale of the sites, on the OZPs, and in planning briefs to facilitate air ventilation.

To provide a more scientific basis for urban climatic consideration in town planning, a Feasibility Study on “Urban Climatic Map and Standards for Wind Environment” was commissioned by the Planning Department in 2006. The Study will establish an Urban Climatic Analysis Map, an Urban Climatic Planning Recommendation Map, wind standards which can be practically adopted for AVA in Hong Kong and a refined methodology for conducting AVA. A draft Urban Climatic Analysis Map has already been completed. The whole study is expected to be completed in 2010.

### ***Review on Development Intensities***

Pursuant to the Chief Executive's 2007-08 Policy Address, the Town Planning Board and Planning Department have been reviewing OZPs with a view to meeting rising public aspiration for a better quality living and working environment. Priority has been given to reviewing building heights in areas subject to high development/redevelopment pressures, and areas of special setting and character which warrant particular attention, such as waterfront areas along Victoria Harbour, areas within view corridors to important ridgelines and congested built-up areas. This involves about 43 OZPs. In 2009, 4 OZPs incorporating amendments on building height restrictions were exhibited for public inspection. As at end 2009, 17 OZPs have been reviewed with incorporation of building height restrictions.

The review of the OZPs takes into account the topography, local character, existing building height profile of the planning areas and its compatibility with the surrounding areas as well as the prevailing planning circumstances and urban design principles. AVAs are undertaken for the OZPs where appropriate to provide qualitative assessment of the wind environment within the area, identify problem areas and propose mitigation measures.

Apart from reviewing the OZPs, the Government has incorporated, where justified, specific development parameters in the Conditions of Sale for sites included in the Application List and modified leases of redevelopment sites.

### ***Conservation-related Zones***

The scarcity of land and increasing development pressure impose threats on our natural environment. Zoning designation helps safeguard our natural environment against undesirable development in areas of high conservation value.

As at the end of 2009, about 9 064 hectares (or 23%) of land in the New Territories fell within the following conservation-related zones on the relevant statutory plans : "Conservation Area", "Site of Special Scientific Interests", "Country Park", "Coastal Protection Area", "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area", and "Comprehensive Development and Wetland Enhancement Area".

### ***Hong Kong Planning Standards and Guidelines***

The Hong Kong Planning Standards and Guidelines (HKPSG), comprising a total of twelve chapters, is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. The purpose of the HKPSG is to provide specific standards and general guidelines to ensure that during the planning process, the Government will

reserve adequate land to facilitate social and economic development and provide appropriate public facilities to meet the needs of the public. Apart from development purposes, the HKPSG also provides guidelines on environmental planning and conservation of our natural landscape, habitats, cultural heritage and townscape. The HKPSG is regularly revised and updated to reflect and keep pace with government policies and the changing needs/aspirations of society.



**Hong Kong Planning Standards and Guidelines**

***Pedestrian and Area Improvement Plans***

The Planning Department has completed pedestrian plans for Causeway Bay, Kwun Tong and Tai Po Market, and area improvement plans (AIP) for Tsim Sha Tsui and Mong Kok with a view to bringing about an overall framework for improvement to congested urban areas. While some of the short-term pedestrian planning proposals have been completed, a number of the priority AIP projects are at various stages of implementation. The remaining pedestrian and AIP proposals would be taken forward for implementation under the existing mechanism and resource allocation system.



**Improvement Works near Tsim Sha Tsui MTR Station**

### ***Enhancement Projects for the Harbourfront***

We are committed to protecting and preserving the Victoria Harbour and enhancing it for the enjoyment of our residents and visitors alike. In 2009, we worked in collaboration with the Harbour-front Enhancement Committee (HEC), and continued with our effort to undertake a number of studies and projects to enhance our harbourfront with a view to creating an attractive, vibrant, accessible and sustainable world-class harbourfront.

The Planning Department conducted various studies related to the harbourfront, such as the Urban Design Study for the New Central Harbourfront. The Government announced in November 2009 the final design concepts and proposals for the new Central harbourfront, after taking into account the public views received in the extensive public engagement and the recommendations made by the HEC. The Planning Department also embarked on the Hong Kong Island East Harbour-front Study in May 2009 with the objective of formulating a comprehensive plan for enhancement of the Hong Kong Island East harbour-front areas focusing on connectivity and pedestrian accessibility to the harbour-front.

We have also continued efforts in carrying out harbourfront enhancement projects. Amongst these projects, the Central and Western District Promenade - Sheung Wan Section (comprising a waterfront open space and a pet garden), which was developed by the Drainage Services Department in conjunction with the Sheung Wan Stormwater Pumping Station project, was opened for public enjoyment in November 2009. Construction of the Kwun Tong Promenade Stage 1, a 200-metre promenade converted from part of the Kwun Tong Public Cargo Working Area, was completed in end 2009.

We will continue to strengthen our work on harbourfront enhancement and look forward to working with the HEC in identifying, planning and undertaking harbourfront enhancement projects, and widely engaging the public throughout the planning and implementation process.

### ***Planning Enforcement against Unauthorised Developments***

Unauthorised developments (UDs) have led to environmental degradation in the rural New Territories, and are causing nuisance to local communities. They have damaged the natural environment and also caused problems like flooding, air and water pollution, traffic congestion, sometimes even posing a threat to public safety. Planning enforcement and prosecution actions against UD are therefore necessary to help prevent further degradation of the rural environment.

In 2009, 391 new UD, including mainly open storage, container-related

uses, vehicle parks and land/pond filling, were detected in the rural areas. The Planning Authority has issued a total of 3 391 warning letters/ reminders for 560 cases, 2 191 enforcement notices for 296 cases, 4 stop notices for 4 cases, 309 reinstatement notices for 64 cases and 1 535 compliance notices for 232 cases. A total of 91 notice recipients, who did not comply with the requirements of the notices, were prosecuted, convicted and fined. During the year, enforcement and prosecution actions have resulted in the discontinuation of 237 UD's occupying 57 hectares of land, while another 134 UD's covering 55 hectares of land were regularized through the planning application system.

During the year, we also carried out publicity campaigns on planning enforcement including television and radio announcements of public interest, promulgation of pamphlets and posters, and outreach education programmes in secondary schools.

### ***Planning Studies in the Boundary District and Northern New Territories***

#### ***1. Hong Kong – Shenzhen Cooperation in Planning for the Boundary District***

Since its establishment in 2007, the Hong Kong – Shenzhen Joint Task Force on Boundary District Development (Joint Task Force), co-headed by the Secretary for Development and the Executive Deputy Mayor of the Shenzhen Municipal Government, has made continuous effort in planning for the boundary district of the two cities, including the Lok Ma Chau Loop and the proposed boundary control point at Liantang/Heung Yuen Wai. Working groups have been set up under the Joint Task Force to study various issues related to these two projects.

#### **Planning and Engineering Study on Development of Lok Ma Chau Loop**

The Planning and Engineering Study on Development of Lok Ma Chau Loop jointly commissioned by the Hong Kong and Shenzhen Governments commenced in June 2009. Both Governments considered that higher education could be the leading land use in the Loop, to be complemented by high-tech research and development as well as cultural and creative industries. The Loop would be developed along the principle of sustainable development to build up an area for fostering cross-boundary talents and exchange of knowledge and technology. A Preliminary Outline Development Plan is being formulated for consulting the public in 2010, with a view to developing a sustainable, environmental friendly, energy efficient and people oriented community.



**Lok Ma Chau Loop**

The Loop is situated in the upstream of Mai Po Inner Deep Bay Ramsar Site. The adjacent wetland is found to have high ecological value. In the planning and engineering study, a series of environmental assessments/studies will be carried out as required under the Environmental Impact Assessment (EIA) Ordinance. The study will propose mitigation measures to ensure that development in the Loop will be environmentally acceptable and the existing ecology of the surrounding areas will not be adversely affected.

## **2. *Study on Land Use Planning for the Closed Area***

The objective of the study is to examine the development potential and constraints of the land to be released from the Closed Area, and to formulate a planning framework for the preparation of statutory town plans to guide the conservation and development of the land based on the principle of sustainable development. A Strategic Environmental Assessment (SEA) covering air quality, noise, water quality, waste, ecology and heritage impacts have been undertaken in parallel with and as part of the study. The findings and recommendations of the SEA have been used in various stages of the study to facilitate the formulation of an environmentally acceptable planning framework.

Under a sustainable planning framework, the proposals under the study respect the existing rural settings, local traditions and ways of life without compromising the ecologically and environmentally sensitive areas. The vision is to maintain in the study area a belt of conservation, cultural heritage and sustainable uses. Nature conservation and passive recreation and tourism uses are proposed in the eastern and western portions, whereas low-density residential and cultural tourism

developments are proposed in the central portion.



**Rural Setting at Liu Pok in the Closed Area**

**3. *Planning and Engineering Studies for New Development Areas in Northeast New Territories and Hung Shui Kiu***

In the light of the population growth and the long-term demand for housing and employment, it is recommended that the development of the New Development Areas (NDAs) in Kwu Tung North, Fanling North, Ping Che and Ta Kwu Ling in Northeast New Territories be proceeded with. NDAs are small-scale new towns to provide housing land and to meet other future land use requirements. With convenient access to mass transportation and community facilities and the development of lower-density buildings, NDAs offer an alternative choice of quality living environment. The planning and design for NDAs will follow the sustainable development principle, with emphasis on urban design considerations and the adoption of environmental friendly and energy saving measures.



**Photomontage of Kwu Tung North Town Centre**

The Stage One Public Engagement of the North East New Territories NDAs Planning and Engineering Study commenced in mid November 2008 and lasted for about three months. Four major topics including the one on “Sustainable Living Environment” were discussed. In response to the general public’s aspirations for a better quality living environment, the Preliminary Outline Development Plans (PODPs) for the NDAs have accorded high priorities to “green design”. The Stage Two Public Engagement, which aimed to engage the public in discussions on the PODPs, was launched in mid November 2009 and lasted for about two months. We shall continue to engage the public on the discussion of sustainable development for the planning of the NDAs.

As part of the work of the planning and engineering studies, an EIA will also be undertaken to confirm the environmental acceptability of the proposals.

### **5.3 Building Safety and Maintenance**

#### ***Policy and Vision***

Our vision is a safe and healthy built environment and an attractive city outlook worthy of a dynamic world-class city. We aim to achieve this through quality construction, proper building maintenance, clearance of illegal structures, public education and community participation in a culture of good building care.

#### ***Green Building***

##### Private Buildings

It has been an established Government policy to facilitate and encourage the provision of various building features which can enhance the living environment of the residents and the convenience of other users in private building developments through the granting of incentives such as gross floor area concessions.

In response to the rising public concerns over the effect of building bulk and height on the built environment, a public engagement process on “Building Design to Foster a Quality and Sustainable Built Environment” was launched by the Council for Sustainable Development (SDC) from June to October 2009 to identify the preferred options to address public concerns with a view to improving the quality and sustainability of the built environment. The public engagement process ended on 31 October 2009 and the SDC will submit its recommendations to the government. We will examine the recommendations

in the report in mapping out the way forward.

In April 2009, we and the Environment Bureau jointly promulgated a comprehensive target-based environmental performance framework for new and existing government buildings with a view to promoting green buildings in Hong Kong. The framework sets targets in various environmental aspects, such as energy efficiency, renewable energy, indoor air quality and greenhouse gas emissions. All newly-built government buildings with construction floor areas of more than 10,000m<sup>2</sup> are required to be assessed by internationally or locally recognized environmental performance assessment systems, and in due course the assessment system to be developed by the Hong Kong Green Building Council (HKGBC). They must attain grades not lower than the second highest level under these assessment systems.

With the support of the Construction Industry Council, the Hong Kong Green Building Council was established in November 2009. The Council provides an interactive platform for all stakeholders to exchange experiences and ideas. To raise the public awareness of green buildings, the Council conducts also public education and research in green buildings for the creation of a greener and more sustainable built environment.

### ***Enforcement Actions against Unauthorized Building Works***

Proper building management and timely maintenance of existing buildings help prolong the overall life span of buildings, optimize the economic value of our scarce land resource and improve the living environment, all of which contribute to a sustainable living environment. In 2009, the Buildings Department issued 31 453 removal orders and 7 638 warning notices to tackle unauthorized building works (UBWs) and removed 42 425 UBWs. In March 2009, the Buildings Department launched a 12-month special operation to remove around 5 000 abandoned signboards in the territory. Up to the end of 2009, the Department has removed 4 618 abandoned signboards under the operation.

### ***Minor Works Control System***

The proposed minor works control system will provide a simplified statutory route for building owners to carry out minor works, including the demolition of UBWs. The regime will help reduce the number of UBWs in Hong Kong. The Legislative Council passed the Buildings (Amendment) Ordinance 2008 which set out the framework of the new control system in June 2008. Two batches of relevant subsidiary legislation were also endorsed by the Council in May and December 2009. The registration of minor works contractors commenced on 30 December 2009. We are planning to fully implement the minor works control system within 2010.

## ***Mandatory Building and Window Inspection Schemes***

We will introduce the legislation on the proposed mandatory building and window inspection schemes to the Legislative Council in early 2010 and aim to implement the same as soon as practicable.

## **5.4 Urban Renewal**

### ***Policy***

The purpose of urban renewal is to improve the living environment of residents in older urban areas while endeavouring to preserve the areas' local character and social network. It involves redeveloping dilapidated buildings, rehabilitating poorly maintained buildings, revitalizing old districts, and preserving buildings of historical, cultural or architectural significance.



We formulate the overall urban renewal policy, and provide support and policy guidance to the Urban Renewal Authority (URA), a statutory body which was established in May 2001 to undertake urban renewal.

### ***Urban Renewal Work***

By end 2009, the URA and its strategic partner, the Hong Kong Housing Society, have commenced a total of 37 redevelopment projects. On the preservation front, URA is preserving over 60 pre-war buildings for adaptive re-use.

To assist owners in need in rehabilitating their buildings, the URA has provided them with materials, interest-free loans, grants, technical advice and other assistance. Up to end 2009, the URA has assisted about 39 700 owners to rehabilitate their 510 buildings on a voluntary basis under the various rehabilitation schemes provided by the URA. In 2009, in support of the Government's initiative to create employment opportunities through the promotion of building rehabilitation, the URA agreed to contribute \$150 million and to provide other supporting resources to implement the Operation Building Bright within the URA's Scheme Areas. The URA anticipates that about 800 buildings in the URA's Scheme Areas will be rehabilitated under the Operation Building Bright.



The URA has also carried out revitalisation initiatives in various old districts. Following the Chief Executive's announcement in the 2009-10 Policy Address, the URA will be conserving and revitalising the Central Market building to turn it into a new Central Oasis.



The URA launched its first comprehensive policy on environmental sustainability in mid 2009. The environmental policy applies to all of the

URA redevelopment projects with emphases on energy efficiency, water conservation, facilities for collection of recyclable waste, use of environment-friendly and recycled materials, and reduction of construction waste. The Lee Tung Street project in Wan Chai is the first URA project implementing this enhanced policy.

## **5.5 Revitalising Industrial Buildings**

The Chief Executive announced in his 2009-10 Policy Address a package of initiatives to promote revitalisation of older industrial buildings through facilitating redevelopment and conversion of vacant or under-utilised industrial buildings. The objective is to provide suitable land and premises timely to meet Hong Kong's social and economic needs, including the development of higher value-added economic activities, such as those of the six economic areas in which Hong Kong has comparative advantages as identified by the Chief Executive's Task Force on Economic Challenges.

The package of measures will become effective on 1 April 2010 and most of them are valid for a period of three years until 31 March 2013.

The new initiatives to facilitate redevelopment and wholesale conversion of older industrial buildings will help create jobs, regenerate older industrial areas and inject new vibrancy into the local communities. In support of the principle of sustainable development, our measures to facilitate redevelopment of industrial buildings would encourage owners to go for less than maximum development scale and density by assessing land premium according to the proposed rather than the maximum permissible development intensity. On the other hand, wholesale conversion of existing industrial buildings is a more environmentally friendly and sustainable way to provide suitable premises to support various social and economic activities, because wholesale conversion will help contain the generation of construction waste and extend the lifespan of landfills.

To facilitate and encourage industrial building owners to adopt more environmentally friendly measures in their conversion works, Development Bureau has invited the Hong Kong Green Building Council to develop guidelines on "green building best practices" for the reference of owners of industrial buildings who are considering applying for wholesale conversion under the new package of measures. The guidelines have been uploaded to our website on revitalisation of industrial buildings (<http://www.devb.gov.hk/industrialbuildings/>). The website also contains handy information relating to the adoption of green building design and features in wholesale conversion of industrial buildings, such as guidelines on green building, information on relevant funding schemes and availability of professional services.

## **5.6 Water Quality and Conservation**

### ***Conservation of Fresh Water***

Fresh water is a scarce resource. In 2008, we promulgated the Total Water Management (TWM) strategy to better prepare Hong Kong for uncertainties such as acute climate changes and low rainfall, and to enhance Hong Kong's role as a good partner of other municipalities in the Pearl River Delta in promoting sustainable use of water in the region. We have put forth different initiatives to contain growth of water demand and strengthen water supply management.

In regard to water demand management, we continue to step up public education on water conservation with particular focus on education programmes for the younger generation on the concept and details of water conservation. We launched the first phase of a water conservation campaign entitled "Water Conservation Starts from Home" in January 2009 with the participation of primary students. We have also launched showers for bathing as the first product under the voluntary Water Efficiency Labelling Scheme (WELS). We are going to extend the WELS to water taps and washing machines to facilitate consumers to select plumbing fixtures and appliances, thereby help saving water.

On the other hand, we are pressing ahead with our on-going effort to tackle water leakage through replacing and rehabilitating 3,000 km of aged watermains. We continue to implement comprehensive pressure management to optimize watermains pressure, and adopt new techniques to enhance leakage detection and monitoring so that leakage can be reduced and detected for early remedial actions.

In regard to water supply management, we will continue to explore new technologies and new ways for development of new water resources in a cost effective manner. In the aspect of non-potable water resources, we have formed an inter-departmental working group to explore ways and means to cut down the cost of reclaimed water supply for provision of reclaimed water to residents in Sheung Shui and Fanling for toilet flushing and other non-potable uses. As regards the potable water resources, the cost of desalination still remains high at the moment but the advance in technology will probably bring the cost down over time. We will closely monitor the latest development in desalination technology as a possible way to expand our sources of water supply in future.



Ceremony for Declaration of Waterworks Monuments cum  
World Water Monitoring Day in Hong Kong

## 5.7 Energy Efficiency and Conservation

### *Water-cooled Air-conditioning Systems*

In collaboration with the relevant government departments, a scheme was introduced in June 2000 to promote the use of water-cooled air-conditioning systems which are more energy efficient than the conventional air-cooled air-conditioning systems. Up to the end of 2009, the number of designated areas for application to join the Scheme has been expanded to 95 as compared to the initial 6 nos. in 2000. 462 applications have been received for joining the Scheme and 191 installations of fresh water cooling towers have been completed and put into operation. The estimated annual energy saving of the completed installations is 145 million kilowatt-hour per year and reduction of carbon dioxide emission is about 102,000 tonnes per year. It proves to be a promising way to improve the energy efficiency of air-conditioning systems.

### *Adoption of Energy Efficient Features and Renewable Energy Technologies in Government Projects and Installations*

The rapid depletion of fossil fuels and the emission of greenhouse gases from conventional power generation plants have drawn world-wide attention to the compelling need to conserve energy and to look for alternative energy sources. To advocate the adoption of more energy efficient features and renewable energy technologies in government projects and installation, we have established guidelines for all works departments to incorporate such features into their design. Further, in accordance with the comprehensive target-based green performance framework for new and existing government buildings promulgated

in April 2009, all new government buildings with construction floor area of more than 10,000 m<sup>2</sup> should aim to outperform the Building Energy Codes issued by the Electrical and Mechanical Services Department by at least 5 - 10 % depending on the types of the buildings. On the other hand, all existing government buildings should aim to achieve an energy performance in line with the prevailing energy performance in new government buildings wherever there are major retrofitting works for building services installations in government buildings. In addition, a sum of \$130 million was allocated in the 2009-10 Budget to carry out works to enhance energy efficiency of government buildings and public facilities, and a package of \$450 million minor works projects to improve the green performance of Government buildings was also being implemented.

## **5.8 Minimizing Environmental Impact by Public Works Policies**

The environmental issues associated with the construction industry are unique and complex. Notwithstanding these challenges, every practicable measure is taken to ensure that the environmental integrity of the projects under the Public Works Programme is continually strengthened through improved management and enhanced controls. To achieve this, we have implemented a range of environmental improvement measures in public works projects, including the introduction of a systematic environmental management process, the application of more effective nuisance controls, the promotion of recycling and reduction of construction waste, the wider use of recycled aggregates, the strengthened enforcement of the Environmental Impact Assessment (EIA) Ordinance, the improved requirements of site cleanliness and tidiness, the enhanced tree preservation measures etc.

We have also set out comprehensive guidelines and procedures for conducting environmental impact assessment for projects not covered by the EIA Ordinance, in order to attain the highest standard in environmental performance, over and above statutory requirements. Contractual provisions have also been incorporated in public works contracts to require contractors to adopt the best environmental site practices. We will continue to improve the design and construction planning of our public works projects to further reduce their impact on the environment.

Specifically, we require, as part of our works policies, project proponents to prepare a Construction and Demolition Materials Management Plan for identifying and implementing measures to minimize the generation of construction waste and maximize their reuse/recycling through proper planning and design, as well as adoption of appropriate construction methods. We have promulgated specifications to promote the use of recycled aggregates in filling works, road sub-base construction and concrete production etc. Also, site hoardings have been required to be made of metal material to facilitate reuse.

Moreover, we have discouraged the use of tropical hardwood in false work, formwork and other temporary works. We have required contractors of public works contracts to prepare an Environmental Management Plan setting out concrete measures to control nuisances such as air, noise and wastewater pollution and minimize the generation of construction waste. We have introduced the ‘Pay for Environment’ scheme to encourage contractors to invest more resources in environmental management. The scheme also serves as a good management tool for the project team to monitor the contractor’s environmental performance. To ensure proper disposal of construction waste, we have implemented the “trip ticket” system to track and monitor the disposal process for preventing illegal dumping.

### ***Control on Contractor’s Environmental Performance***

Contractor’s environmental performance has a major impact on the successful implementation of our environmental policies. In this regard, we have been monitoring and assessing the environmental performance of public works contractor, and regulating action in the form of suspension from tendering may be taken against any contractor who is on Works Branch’s approved lists with repeated convictions in environment-related offences or poor site hygiene.

### ***Further Enhancement Measures***

Environmental management is an ongoing task that needs tenacity, vigilance and foresight. To achieve this and to set an example for the construction industry to follow, we will continue to promote the use of green materials in public works projects, to promote good waste management practices and measures through public awards, in-house training and workshops, to review and refine the operation of environmental management measures on public works sites and to strengthen and enhance the “trip ticket” system.

## **5.9 Greening, Landscape and Tree Management**

### ***Policy***

Green landscape can effectively enhance the quality of our living environment by improving the air quality, lowering urban temperature, reducing water runoff, and providing visual relief and shading effect.

Government has been actively promoting greening over the years to improve our environment for living and business through active planting, proper maintenance and preservation of trees and other vegetation. Our target is to bring about noticeable improvements in urban greenery, enhance existing

green areas and maximize greening opportunities in planning public works projects.

The Task Force on Tree Management, led by the Chief Secretary for Administration, published the “Report of the Task Force on Tree Management – People, Trees, Harmony” (“Report”) in June 2009 following a comprehensive review. The Report recognized that tree management issue should be put under the overall context of Government’s broader greening and landscape policy. Pursuant to the Report’s recommendation, the Development Bureau has taken up the overall policy responsibility for greening, landscape and tree management. A Preparatory Team was set up in September 2009 to establish a new Greening, Landscape and Tree Management (GLTM) Section in the Development Bureau to promote the adoption of a holistic and visionary approach for developing a greener urban environment in Hong Kong and to implement the improvement measures recommended in the Report.

The GLTM Section is underpinned by two offices, namely the Greening and Landscape Office (GLO) and the Tree Management Office (TMO). The GLO is responsible for central coordination of Government’s greening and landscape planning and design efforts, whereas the TMO is the central authority and provider of expertise to executive departments on tree management.

### ***Steering Committee on Greening, Landscape and Tree Management***

The Steering Committee on Greening, Landscape and Tree Management (previously named Steering Committee on Greening) is a high-level Committee to set strategic directions for Government’s greening efforts and to oversee the implementation of Government’s major greening programmes. It has three sub-committees, namely the Works and Maintenance Committee on Greening, the Community Involvement Committee on Greening and the Greening Master Plan Committee.

A greening programme is compiled every year to facilitate effective planning and progress monitoring. About 8.3 million plants were planted under the programme in 2009.

### ***Greening Master Plans***

The Greening Master Plan Committee coordinates the preparation of Greening Master Plans (GMPs) and the implementation of related greening measures for individual districts throughout the territory. A GMP seeks to define the overall greening framework of an area by identifying suitable locations for planting according to district-specific planting themes and planting palettes. GMPs also serve as guides to the planning, design and implementation of greening works, to government and private sector project

proponents alike, to achieve coherent greening results. As greening opportunities arise under different timeframes, GMPs embody a spectrum of short-term, medium-term and long-term measures.

Following the completion of the implementation of short-term greening measures in the GMPs for Central and Tsim Sha Tsui in 2007 and the GMPs for Mong Kok, Yau Ma Tei, Sheung Wan, Wan Chai and Causeway Bay in end 2009, Civil Engineering and Development Department (CEDD) has embarked on the implementation of short-term greening measures in the GMPs for the remaining urban areas, including Kowloon West (Sham Shui Po and Kowloon City), Kowloon East (Wong Tai Sin and Kwun Tong) and Hong Kong Island (Eastern District, Southern District and Western District), in August 2009 for completion by mid-2011. In parallel, CEDD has commenced consultation with District Councils in preparation for the studies to be undertaken for formulating GMPs for the New Territories. In the meantime, various departments will continue to implement greening enhancement proposals at focal points in the New Territories.



Greening works associated with the GMP for Wan Chai –  
Hennessy Road (Between Luard Road and Fenwick Street)



Greening works under the GMP for Mong Kok and Yau Ma Tei – Hoi Fai Road

### ***Landscape advice on major projects***

With the increasing aspiration for enhancement of our living environment, the new GLO will actively offer advice on major projects with a view to improving the quality of greenery landscape provision. To ensure that landscape provision is adequately planned for during the project design stage, the Preparatory Team has been offering landscape advice to various projects under planning, including the Kai Tak Development.



Traffic roundabout opposite Central Pier 7, Central

### ***Community involvement in greening***

We proactively enlist community support for our greening effort to foster an attitude of care for our greenery. We also collaborate with non-government organizations and private sector organizations to beautify the cityscape through

quality greening.

### ***Tree management***

To make an early start with the implementation of the recommendations of the Task Force Report, the Preparatory Team started to lay the ground work in 2009, to improve the tree management regime in Hong Kong. The priority tasks included formulating the preliminary tree risk assessment arrangements for early implementation by the executive departments, reviewing the complainant handling and emergency response arrangements, stocktaking of existing circulars and guidelines with a view to drawing up a comprehensive set of guidelines and standards, as well as resolving cross-departmental complex tree cases.



Tsuen Wan Park

### ***Greening of Slopes***

The 10-year Extended Landslip Preventive Measures (LPM) Programme will be successfully completed in 2010. The LPM Programme has upgraded more than 2900 substandard Government slopes. At the same time, we have planted more than two million trees, shrubs and climbers on the slopes to make them look as natural as possible.



Evolution of landscaped works on LPM slope completed in 2004

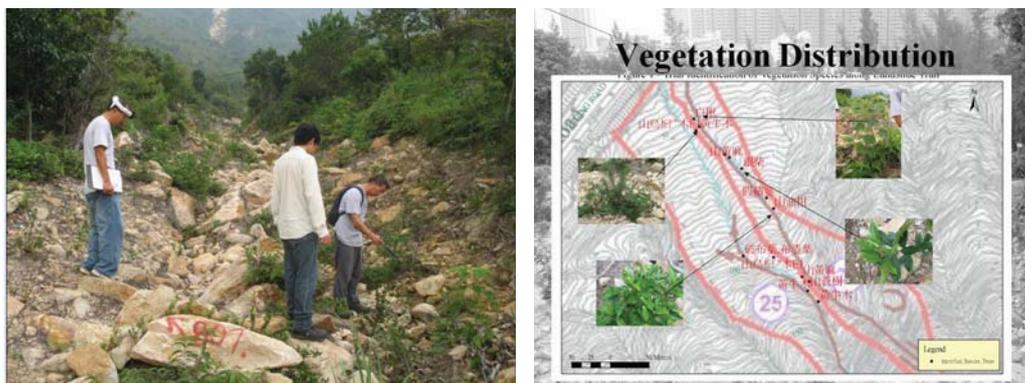
Besides greening, we also adopt hard landscaping techniques to blend man-made slopes with the environment.



Hard landscaping work along Bowen Road blends with the environment

To dovetail with the LPM Programme, we have promulgated the implementation of a Landslip Prevention and Mitigation (LPMit) Programme in order to deal with the remaining landslide risks on a rolling and risk management basis. We are committed to continuing the landscaping effort by using preferably vegetation for slope surface protection and preserving existing vegetation wherever practicable.

In order to establish robust, cost-effective, and eco-friendly vegetation covers on slopes, we have been pursuing various researches to improve slope greening technology, such as planting trials on the use of various vegetation species on man-made slopes and mapping of vegetation species along landslide trails to establish a database of vegetation species suitable for landscaping works in harsh environments.



Vegetation mapping along landslide trail behind Yu Tung Road, Lantau

### *Quarry Rehabilitation Works*

As part of the quarry rehabilitation works, active quarries are being rehabilitated to attractive green areas suitable for a variety of uses. The rehabilitation works involve re-contouring of the quarry to a pre-designed profile and extensive planting to blend in with the natural environment. This would facilitate the establishment of suitable habitats for birds and other terrestrial animals.



A view of Shek O Quarry

### *Targets for 2010*

The GLTM Section established in March 2010, is committed to deliver the following targets –

- provide advice on the policy and operational aspects of greening, landscape and tree management;
- formulate and promulgate standards, guidelines and best practices related to greening, landscape planning and design, and tree management;
- oversee the implementation of Government's annual greening programme and the overall formulation and implementation of the Greening Master Plans;
- formulate measures to promote greening opportunities and the wider adoption of new greening techniques (such as skyrise greening and vertical greening) in both public and private sector projects;
- build up the capacity of Government and the industry in the field of greening, landscape and tree management through training, manpower development and research;
- implement a risk management approach to tree management and develop a database of important / problematic trees;
- enhance the handling mechanism and the emergency response arrangement

- for public complaints relating to tree management; and
- enhance community involvement and public education efforts to foster an attitude of care for our greenery.

A tree unit would be set up in the Lands Department in April 2010 to enhance the Department's functions over tree management.



Diamond Hill Crematorium

## **5.10 Heritage Conservation**

### ***Policy***

The Government's policy on heritage conservation is “to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public.”

### ***Current Framework of Heritage Conservation***

DEVB assumed policy responsibility for heritage conservation in July 2007. In April 2008, the Commissioner for Heritage's Office (CHO) was set up under DEVB to provide dedicated support in implementing the policy on heritage conservation, taking forward a series of new initiatives and serving as a focal point of contact.

Under the Antiquities and Monuments Ordinance (the Ordinance) (Chapter 53), the Secretary for Development (SDEV) is the Antiquities Authority who may, after consultation with the Antiquities Advisory Board (AAB) and with the approval of the Chief Executive, declare by notice in the Gazette a place, building, site or structure which she considers to be of public interest by reasons of its historical, archaeological or palaeontological significance to be a monument for statutory protection under the Ordinance.

AAB, comprising members from different sectors of the community, is a statutory body tasked to advise the Antiquities Authority on any matters relating to antiquities and monuments. The Antiquities and Monuments Office (AMO) under the Leisure and Cultural Services Department provides secretarial and professional support to AAB. AMO is also the expert advisor of the Government on heritage conservation.

The Advisory Committee on Revitalisation of Historic Buildings (ACRHB), a non-statutory advisory body, was set up in May 2008 to provide advice on the operation of the Revitalising Historic Buildings Through Partnership Scheme. It also advises on other matters relating to the revitalisation of historic buildings as referred by SDEV.

### ***New Initiatives and Progress***

Following the Chief Executive's Policy Address in October 2007, we have introduced a series of initiatives to press ahead with our heritage conservation work, having regard to the rising public aspiration for the protection of the valuable built heritage in Hong Kong. Significant progress was made in implementing these initiatives in 2009. These initiatives include:

➤ *Heritage Impact Assessment*

Starting from 1 January 2008, new capital works projects are required to conduct Heritage Impact Assessments (HIAs) if the projects could affect the sites or buildings of historic and archaeological significance so that we will give due consideration to the conservation need at the planning stage. HIA has become a mandatory requirement in all funding submissions to the Legislative Council on capital works projects. In 2009, AMO has requested 12 projects to carry out HIAs to assess their impact on heritage sites.

➤ *Revitalising Historic Buildings Through Partnership Scheme*

The Revitalising Historic Buildings Through Partnership Scheme (the Scheme) was launched in February 2008. Under Batch I of the Scheme, non-profit-making organizations (NPO) with charitable status under

section 88 of the Inland Revenue Ordinance were invited to submit proposals to revitalise selected historic buildings in the form of social enterprise. Following a vigorous and competitive process, and upon the advice of the ACRHB, six NPOs were selected to revitalise the Old Tai O Police Station, Fong Yuen Study Hall, Former Lai Chi Kok Hospital, Lui Seng Chun, Mei Ho House and North Kowloon Magistracy for a wide variety of uses with enhanced public access and community involvement. Given the strong support for the Scheme from the community, we launched Batch II in August 2009 and received 38 applications. ACRHB is assessing the applications. We expect the selection results to be available in the second half of 2010.

➤ *Economic Incentives to Owners of Private Historic Buildings*

Government recognizes the need for economic incentives in order to encourage and facilitate private owners to preserve their historic buildings. A successful example in 2009 is the preservation of Jessville (a private residence given a Grade 3 historic building status by AAB) at 128 Pokfulam Road following the Chief Executive-in-Council's decision to partially lift the Pokfulam Moratorium so that the necessary lease modification for implementing the "preservation-cum-development" proposal may proceed. Another recent example of a successful preservation-cum-development project involves the preservation of the front portion, which has prominent architectural merits, of a four-storey shophouse at 179 Prince Edward Road West with the necessary minor relaxation of the plot ratio approved by the Town Planning Board. This sets a good example of an initiative from the private sector and demonstrates the feasibility of heritage conservation for a relatively small-scale development. It also enhances public accessibility to the historic building in which a display area will be provided at the cost of the owner for public enjoyment free-of-charge.

➤ *Financial Assistance for Maintenance Scheme*

Launched in August 2008, the Financial Assistance for Maintenance Scheme provides financial assistance in maintenance works in the form of grants for privately-owned graded historic buildings, thereby preventing these buildings from deterioration due to the lack of maintenance. Starting from 1 April 2009, the ceiling of the grant for each successful application has been increased from \$600,000 to \$1million to enable the maintenance works to be carried out in a more comprehensive manner. In 2009, we approved seven applications under the Scheme.

➤ *Revitalisation Projects – Central Police Station Compound and the Former Police Married Quarters on Hollywood Road*

The Central Police Station (CPS) Compound, comprising declared monuments under the Ordinance, forms a unique group of historical architecture that represents the law and order of Hong Kong in the early days. The Hong Kong Jockey Club (HKJC) is taking forward the conservation and revitalisation of the CPS Compound in partnership with the Government with a view to transforming the Compound into a hub of heritage, arts, culture and tourism for the enjoyment of the public. Various arts and cultural facilities that could best be integrated creatively into the historic buildings and the site will be provided, while preserving their overall historic and architectural significance. HKJC will fund the capital cost and any operational deficits of the project.

For the two Former Police Married Quarters blocks on Hollywood Road, DEVB and the Commerce and Economic Development Bureau jointly formulated a plan to preserve and transform them into a creative industries landmark and to invite interested organizations to submit proposals for the revitalisation, management, operation and maintenance of the site. The Invitation for Proposals exercise was subsequently launched in March 2010

➤ *Public Engagement and Publicity Programmes*

In 2009, apart from publishing the free bimonthly heritage newsletter "活化@Heritage", CHO organized a number of public engagement and publicity programmes, including a historic buildings drawing competition in April, free posting of postcards in June, a heritage photo exhibition from September to November and a roving exhibition on "Conserving Central" from December 2009 to February 2010. A series of guided tours were also organized, including the CPS Compound guided tours, Tai Tam Waterworks Heritage Trail guided tours and West Kowloon architecture and cultural tours. These programmes received very enthusiastic participation from the community.

### ***Major Activities in 2009***

In 2009, apart from implementing the new heritage conservation initiatives as mentioned above, we carried out the following activities for the conservation of our valuable built heritage.

➤ *Declaration of Monuments*

In 2009, 41 waterworks structures within six pre-war reservoirs, namely Pok Fu Lam Reservoir, Tai Tam Group of Reservoirs, Wong Nai Chung

Reservoir, Aberdeen Reservoir, Kowloon Reservoir and Shing Mun (Jubilee) Reservoir were declared monuments under the Antiquities and Monuments Ordinance for permanent protection. With the support of their owners, two private historic buildings, namely the Residence of IP Ting-sz at Sha Tau Kok and Yan Tun Kong Study Hall at Ping Shan, were also declared as monuments. As at 31 December 2009, there were 94 declared monuments, including 76 historic buildings and structures as well as 18 rock carvings, forts and archaeological sites.

➤ *Assessment of 1,444 Historic Buildings*

An Expert Panel appointed by AAB has completed an in-depth assessment of 1,444 historic buildings built before 1950, which were selected from the 8,800 buildings surveyed by AMO in 2002-2004. The assessment results provide the basis for reviewing the heritage value and the grading status of the buildings. Government and AAB also carried out a public consultation exercise, including consultation with all relevant private owners and all District Councils, on the proposed gradings from March to September 2009. Based on the comments and information received and further consultation with the Expert Panel, AMO has submitted the proposed gradings to AAB for consideration. Up to end 2009, 252 historic buildings have been accorded with a Grade 1 or Grade 2 status.

➤ *Restoration and Maintenance Works of Monuments and Historic Buildings*

In 2009, restoration and repair works were carried out for a number of monuments and historic buildings, including Kun Lung Wai and Lo Wai in Lung Yeuk Tau, Man Mo Temple in Tai Po, Hung Shing Temple in Kau Sai Chau, Yi Tai Study Hall in Kam Tin, I Shing Kung in Wang Chau, Leung Ancestral Hall in Pat Heung, Maryknoll Covent School in Kowloon Tong and the Helena May in Central. Full restoration of the Tang Ancestral Hall in Ha Tsuen also commenced in November 2009 for completion in 2011.

➤ *Archeological Excavation, Investigations and Monitoring*

Based on the findings of further investigation, the conservation management plan for Lung Tsun Stone Bridge (the Bridge) was presented to AAB in December 2009 together with the further investigation report. A public engagement exercise will be launched in mid-2010 to collect public views on how the remains of the Bridge should be preserved and interpreted. In addition, with the participation of experts from the Institute of Archaeology, Chinese Academy of

Social Sciences, a large-scale excavation at So Kwun Wat was completed in July 2009 yielding a number of significant finds.

➤ *Major Heritage Exhibitions and Education Programmes Organized*

In 2009, AMO co-organized three major exhibitions with other organizations, namely “Remaking Hong Kong: Architecture as Culture”, “Keys to the Past: Artefacts and Records” and “Heritage Alive: UNESCO Culture Heritage Awards”. In November 2009, CHO, AMO and the Architectural Conservation Programme of The University of Hong Kong jointly organized the symposium “Revitalisation of Urban Heritage Buildings and Sites by the Private Sector”, with speakers from the UNESCO Bangkok Office, Toronto, Vancouver and Hong Kong.

## 6.

### GREEN OFFICE MANAGEMENT

We are committed to improving and conserving our environment, and to optimizing the use of resources to reduce pollution and waste. We therefore strive to implement various green housekeeping measures in daily office operations with a view to maintaining a green workplace and setting a good example for our departments. Our main focus of the green office management is on reducing paper and energy consumption.

#### *Managing Paper Consumption*

We adopted a wide range of green housekeeping practices in daily office operations. We will continue our advocacy of environmental conservation and adopt the following green initiatives :

- use recycled paper in office operations;
- print and photocopy on both sides of paper;
- reuse single-side used paper for drafting, printing and receiving fax;
- reuse envelopes, loose minute jackets and action tags for internal transmission of documents and correspondence;
- communicate and disseminate information by electronic means within bureaux/departments as well as with members of the public;
- avoid printing or photocopying documents unless hard copy is absolutely necessary;
- keep the number of paper publications and copies of circulars to the absolute minimum (e.g. by circulating a copy to staff only);
- distribute softcopies by emails, diskettes or CD-ROMs instead of print-outs;
- upload reports and consultation papers, circulars, posting notices, telephone lines and other publicity materials on e-bulletin board, intranet and internet website for circulation and general reference;
- avoid sending original documents which have been sent by fax or email; and

- reduce the use of fax leader sheet.

### ***Managing Energy Consumption***

To achieve the target of reducing energy consumption in Government offices and buildings, we have adopted the following energy saving measures:

<b>Energy Saving Measures Taken</b>	
Lighting	<ul style="list-style-type: none"> <li>• remind staff to switch off the lights in individual or open plan offices when not in use, e.g. during lunch hours;</li> <li>• installation of light sensors to reduce the use of lighting in public communal areas during lunch and after normal office hours; and</li> <li>• reduce the use of high power incandescent lamps.</li> </ul>
Air-conditioning	<ul style="list-style-type: none"> <li>• adjust daily central air-conditioning provision hours according to seasonal change;</li> <li>• set room temperature at 25.5°C in summer season;</li> <li>• turn off some air-conditioning units when the occupancy is low;</li> <li>• switch on air-conditioning for pre-cooling no earlier than 15 minutes before conference rooms are to be occupied and switch off as soon as the room is unoccupied;</li> <li>• open windows to allow natural ventilation instead of turning on air-conditioning units during cold season;</li> <li>• dress lightly to minimize use of air-conditioning in hot months; and</li> <li>• lower window blinds or curtains before leaving office to reduce direct sunlight on the following day.</li> </ul>
Computers and photocopiers	<ul style="list-style-type: none"> <li>• activate the standby mode features of personal computers;</li> <li>• switch off the monitors during lunch and when the staff is away from the workplace for meeting;</li> <li>• switch off personal computers after office hours;</li> <li>• switch off non-essential servers after office hours; and</li> <li>• set all photocopiers to energy saving mode when they are not in use for over 15 minutes.</li> </ul>
Others	<ul style="list-style-type: none"> <li>• appoint energy wardens and assign last-man-out to check the effectiveness of energy saving measures;</li> <li>• encourage staff to walk up or down one or two storeys rather than using the lift; and</li> <li>• consult the Electrical &amp; Mechanical Services Department to explore feasible energy saving opportunities.</li> </ul>

DEVB is one of the tenants of Murray Building (MB), occupying office spaces from 9/F to 13/F; and part of 14/F, 17/F, 18/F and 21/F. The adoption of the above energy saving measures has helped in the saving of electricity consumption of MB.

### ***Green Purchasing***

“Green” stationery items supplied by the Government Logistics Department, such as clutch pencils, refillable ball pens, recycled pencils and furniture made of chip board, are now widely used in DEVB. Other green items e.g. recyclable laser printer toner cartridges and box files made of recycled paper are also ordered from contractors for office use. In 2009, more than 90% of the laser printer toner cartridges used in this Bureau were recycled.

It has all along been our practice to purchase only office equipment such as photocopiers, fax machines and printers with Energy Efficiency label. We also use e-tender whenever applicable.

### ***Staff Awareness***

The support and cooperation from staff members are always the key to the success of our green office management. Apart from the regular re-circulation of the relevant guidelines on paper and energy saving, we have from time to time actively encouraged our staff to support the green activities organized by other government departments and organizations. These would enhance their awareness on environmental protection and green management. For the years to come, we will continue to work closely with our staff with a view to fostering a green culture and ensuring that our offices operate in an environmentally responsible manner.

## **7.**

### **ACTION BLUE SKY CAMPAIGN**

In support of the Government's Action Blue Sky Campaign, we will continue our energy saving efforts in reducing the electricity consumption and emission of air pollutants, with a view to improving the air quality of Hong Kong.

## 8.

### VIEWS AND SUGGESTIONS

If you have any views and suggestions in connection with this Environmental Report, you are welcome to contact us via email at [devbenq@devb.gov.hk](mailto:devbenq@devb.gov.hk) or by fax on 2869 6657 or write to us at 10/F., Murray Building, Garden Road, Central, Hong Kong.

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