

2012 Environmental Report

Development Bureau

2012 Environmental Report Development Bureau

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1. INTRODUCTION

This report covers the Year 2012 on the environmental performance of the Planning and Lands Branch (PLB) and Works Branch (WB) of the Development Bureau (DEVB).

DEVB was established on 1 July 2007 following the reorganisation 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. He 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, Civil Engineering and Development Department, Drainage Services Department, Electrical and Mechanical Services Department and Water Supplies Department.



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 and associated infrastructure 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 minimise any possible environmental impacts in implementing public works;
- revitalising historical and heritage sites and buildings through sustainable approaches;
- promoting a new, strategic approach to greening, landscape and tree management with a view to achieving the sustainable development of a greener environment in Hong Kong;
- promoting waste reduction, recovery and recycling, and less consumption of resources;
- minimising the production of environmental pollutants and/or nuisance; and
- developing a culture of environmental protection and awareness among staff members.

3. KEY RESPONSIBILITIES

DEVB is responsible for policy matters on land supply and disposal; land use planning; building safety; land registration; urban renewal; revitalising industrial buildings; greening and tree management; water supply; slope safety; flood prevention; development-related heritage conservation and various works policies such as procurement, construction management and standards, safety and environmental management. The major areas of policy responsibilities include:

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

- alleviating the risk of flooding and incorporate environmentally friendly measures in river widening works and channel design;
- uplifting the quality of the living environment by promoting sustainable urban greening; and
- protecting, conserving and revitalising 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 developments 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 optimise 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 development that are essential to the long-term social and economic development of Hong Kong.

To implement our 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 the 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 in conjunction with the Environmental Protection Department, provision of off-street bicycle parking spaces, and incorporation of the “Tree Preservation Clause” and the “Tree Maintenance Clause” in the existing and new short term tenancies.

A system has been introduced to put on public notice a list of vacant government sites that can temporarily be made available for community, institutional or non-profit making 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 let 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 a quality city environment and increasing concerns about excessive development intensity, we reviewed individual sites for sale in the 2012-13 Land Sale Programme. For every site included in the Land Sale Programme, we 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 restrictions, such as site coverage limit, non-building areas, etc. Where necessary, we also conducted air ventilation assessment (AVA) 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 the air ventilation impact on their surrounding area would not be unacceptable. In other circumstances where it was considered appropriate, the purchasers of the sale sites were required under the Conditions of Sale to carry out environmental-related assessments such as AVA. Where required, pre-land sale tree surveys were conducted to identify trees of particular value for special attention and suitable requirements would be included in the Conditions of Sale.

Land Control and Lease Enforcement Measures

To improve the environmental conditions of all unallocated government land and private land, the Lands Department (LandsD) has implemented effective land control and lease enforcement measures. During 2012, LandsD handled 962 lease enforcement cases against private land owners in respect of nuisances, erection of structures or conversion of uses not permissible under the leases. In the same year, 52 743 Government Land Notices under the Land (Miscellaneous Provisions) Ordinance were posted for the clearance of unauthorised 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 in which to work and live. To this end, we continued to take various actions in 2012 to upgrade urban design, enhance the vista of buildings and improve air ventilation to generally 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 from creating “wall effect”.

We have examined the practicality of stipulating 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 into the Hong Kong Planning Standards and Guidelines (HKPSG) 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 organisations 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 (URA) 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’s 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 conducted AVA

where necessary for new individual land sale sites in the Application List, and in reviewing of Outline Zoning Plans (OZPs) and carrying out planning studies. Taking into account AVA findings, appropriate development parameters such as site coverage, maximum GFA/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 provide a more comprehensive and 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 (PlanD) in 2006. Through technical investigation, including field measurement studies, wind tunnel benchmarking studies and users thermal comfort survey, etc., the Study has established an Urban Climatic Analysis Map, an Urban Climatic Planning Recommendation Map and a set of planning and design measures to improve urban climate. It also recommended a wind performance criterion which can be practically adopted for AVA in Hong Kong and a refined methodology for conducting AVA.

After two stages of stakeholders and public engagement exercise conducted in 2009 and 2011, general support from the community and experts in the related fields for the need to establish urban climatic maps for Hong Kong and the recommendations in the Study has been received.

The Study was completed in end 2012. Its findings and recommendations will be taken forward in revising the current Technical Circular on AVA and the addition of a new chapter on “Urban Climate and Air Ventilation” to the Hong Kong Planning Standards and Guidelines.

Review on Development Intensities

Pursuant to the Chief Executive’s 2007-08 Policy Address, the Town Planning Board and PlanD 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 2012, 3 OZPs incorporating amendments on building height restrictions were exhibited for public inspection. As at end 2012, 32 OZPs and part of 3 OZPs had 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.

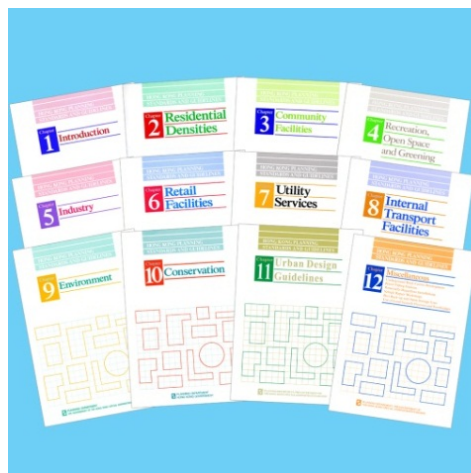
As at the end of 2012, about 9 250 hectares (or 21%) of land in the New Territories fell within the following conservation-related zones on the relevant statutory plan: “Conservation Area”, “Site of Special Scientific Interests”, “Country Park”, “Coastal Protection Area”, “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area”, “Comprehensive Development and Wetland Protection Area” and “Comprehensive Development and Wetland Enhancement Area”.

Following the Chief Executive’s 2010-11 Policy Address, to forestall human damage, country park enclaves not yet covered by statutory plans will be either included into country parks, or have their proper uses determined through statutory planning. There are currently 77 country park enclaves, of which 23 are already covered by OZPs and 16 Development Permission Area plans have been prepared for 21 enclaves, namely, Mau Ping, Mau Ping Lo Uk, Mau Ping San Uk, Wong Chuk Shan; Tin Fu Tsai; Sam A Tsuen; Siu Tan; Kop Tong, Mui Tsz Lam, Lai Chi Wo; So Lo Pun; Pak A; Tung A; Pak Lap; Pak Tam Au; To Kwa Peng; Ko Lau Wan, Mo Uk, Lam Uk, Lau Uk, Tse Uk; Sai Wan; Hoi Ha; Luk Wu, Upper Keung Shan, Lower Keung Shan, Cheung Ting, Hang Pui; Ngau Kwo Tin; Shui Mong Tin; Chek Keng; Yung Shue O; Yi O; and Pak Sha O & Pak Sha O Ha Yeung, as at end 2012.

Hong Kong Planning Standards and Guidelines

The 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 revised

and updated from time to time 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

PlanD has completed pedestrian plans for Causeway Bay, Kwun Tong, Tai Po Market and Central District, 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.



Landscaped Area at Ashley Road

Enhancement Projects for the Harbourfront

We are committed to promoting the enhancement of the harbourfront and

improving its accessibility. Subject to the actual circumstances of the harbourfront sites and through effective allocation of resources, we gradually construct various harbourfront promenades for public enjoyment at both sides of Victoria Harbour. Projects completed for public use in 2012 include the Central and Western District Promenade – Central Section (formerly known as advance promenade at the new Central harbourfront) and the Quarry Bay Promenade (formerly known as advance waterfront promenade in Hoi Yu Street). PlanD also conducted planning studies related to the harbourfront such as the Hong Kong Island East Harbour-front Study, which aimed to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbourfront areas, focusing on connectivity and pedestrian accessibility to the harbourfront. The study was completed in March 2012.

We will continue to strengthen our work on harbourfront enhancement and work closely with the Harbourfront Commission in identifying, planning and undertaking harbourfront enhancement projects, as well as widely engaging the public throughout the planning and implementation process.



Central and Western District Promenade – Central Section



Quarry Bay Promenade

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 2012, 347 new UD, including mainly open storage, container-related uses, vehicle parks and land/pond filling, were detected in the rural areas. The Planning Authority issued a total of 3 467 warning letters/ reminders for 628 cases, 1 782 enforcement notices for 321 cases, 594 reinstatement notices for 88 cases and 2 088 compliance notices for 284 cases. A total of 148 notice recipients, who did not comply with the requirements of the notices, were prosecuted, convicted and fined. During the year, enforcement and prosecution actions had resulted in the discontinuation of 203 UD occupying 39 hectares of land, while another 76 UD covering 26 hectares of land were regularised 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 Vice 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 agreed that higher education would 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 as a knowledge and technology exchange zone for cross-boundary human resources development as well as a hub for exchange of knowledge and technology between Hong Kong and the Mainland. A Preliminary Outline Development Plan (PODP) was formulated with a view to developing a sustainable, environmentally friendly, energy efficient and people oriented community. The Stage 1 public engagement exercise on the PODP was completed in January 2011. The consultants then carried out detailed technical assessments to formulate a Recommended Outline Development Plan (RODP). The Stage 2 public engagement exercise on the RODP was completed in July 2012. The study is expected to be completed in 2013.



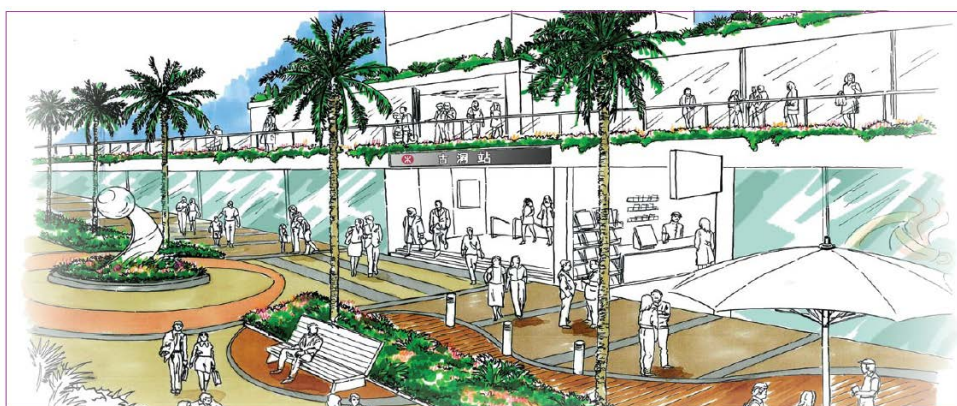
Lok Ma Chau Loop Study Area

The Loop is situated in the upstream of Mai Po Inner Deep Bay Ramsar Site. The adjacent wetland has high ecological value. In the study, environmental impact assessments are carried out as required under the Environmental Impact Assessment Ordinance. Mitigation measures are proposed to ensure that development in the Loop will be environmentally acceptable and the existing ecology of the surrounding areas will not be adversely affected. Moreover, green initiatives are being examined for adoption in the Loop.

2. *Planning and Engineering Studies for New Development Areas in North East New Territories and Hung Shui Kiu*

To cope with Hong Kong's population growth and the long-term

demand for housing and employment, planning and engineering studies on the development of the New Development Areas (NDAs) in Kwu Tung North, Fanling North, Ping Che/Ta Kwu Ling in North East New Territories (NENT) and Hung Shui Kiu in North West New Territories (NWNT) are carried out. The NDAs are planned as new towns to provide land to meet housing and other development needs. With convenient access to mass transportation, workplace and a range of community facilities, NDAs offer an alternative choice of quality living environment. The planning and design for the NDAs in NENT has followed the sustainable development principle, with emphasis on urban design and the adoption of environmentally friendly and energy saving measures.



Artist Impression of FutureTown Centre in Kwu Tung North New Development Area

In response to the public's aspirations for a better quality living environment, the RODPs for the NENT NDAs have accorded high priority to "green design". Subsequent to the completion of the Stage 3 public engagement exercise on the RODPs under the planning and engineering study in September 2012, we are revising the development proposals taking account of the public views received and the findings of various detailed technical assessments. We shall continue to engage the public in the planning and development of the NDAs.

The planning and engineering study on the Hung Shui Kiu NDA commenced in August 2011. The Stage 1 community engagement activities were completed in February 2012. The public views received provided useful input for formulating the PODP. The Stage 2 community engagement exercise on the PODP will take place in 2013.



Public Forum in Stage 1 Community Engagement

As part of the work of the planning and engineering studies, environmental impact assessments are being 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

In response to the rising public concerns over the effect of building bulk and height on the built environment, we have since April 2011 introduced a new package of measures to foster a quality and sustainable built environment. The measures include the promulgation of sustainable building design guidelines on building setback, building separation and greenery coverage; tightening the granting of gross floor area (GFA) concessions; requiring new buildings to undertake the Building Environmental Assessment Method (BEAM) Plus Assessment conferred by the Hong Kong Green Building Council (HKGBC) as a pre-requisite for seeking GFA concessions; as well as tightening the overall thermal transfer value of external walls and roofs in commercial buildings so as to enhance energy efficiency. Since implementation in April 2011, over 50 new building projects approved by the Buildings Department (BD) have registered for the BEAM Plus assessment under the new GFA concessions policy. We will continue to monitor the implementation of the new measures in an effort to promote green buildings in Hong Kong.

Government Buildings

In April 2009, we promulgated a comprehensive target-based environmental performance framework jointly with the Environment Bureau 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 000m² are required to obtain the second highest grade or above under the BEAM Plus green building rating system conferred by the HKGBC. Since the launch of the BEAM Plus green building label on 1 April 2010, over 20 Government projects have been registered for the assessment.

We collaborated with the Construction Industry Council to develop a zero carbon building (ZCB), the ZCB cum public open space in Kowloon Bay. ZCB is the first of its kind in Hong Kong. It showcases state-of-the-art eco-building design and technology, and raises community awareness of sustainable living. The ZCB started operation in end June 2012, and was opened for public visit in December 2012.

Enforcement Actions against Unauthorised Building Works and Building Dilapidation

Proper building management and timely maintenance of existing buildings help prolong the overall life span of buildings, optimise the economic value of our scarce land resource and improve the living environment, all of which contribute to a sustainable living environment. To this end, the BD has all along been taking enforcement action against both unauthorised building works (UBWs) and building dilapidation. The BD has adopted since April 2011 a revised enforcement policy against UBWs, whereby the scope of UBWs that would be subject to priority enforcement was extended to include UBWs on rooftops and podiums, as well as in yards and lanes of buildings. In addition, the legislative proposal to provide for application to the Court for a warrant under the Buildings Ordinance (Cap. 123) for entry to premises to facilitate the BD's enforcement actions was enacted in July 2012. This is particularly useful for inspections relating to subdivided flat units. In 2012, the BD continued its three large scale operations to: (a) remove the UBWs situated on the rooftops and podiums, or in the yards and lanes of 350 target buildings; (b) inspect 369 buildings with subdivided flats, including 30 industrial buildings; and (c) serve repair/investigation orders on 500 dilapidated buildings. Under the revised enforcement policy, the BD issued 12 292 removal orders against UBWs and 811 repair/investigation orders on dilapidated buildings in 2012. A total of 13 581 UBWs were removed and irregularities were rectified in 2012 as a result of the BD's enforcement action.

Since April 2012, we have implemented an enhanced enforcement policy to strengthen control of UBWs in New Territories Exempted Houses (NTEHs), through categorisation of the unauthorised building works and prioritisation of enforcement actions. We also introduced a reporting and safety certification scheme to ensure the safety of a certain category of existing UBWs in these NTEHs. In 2012, the BD completed survey of 2 400 NTEHs and issued 161 removal orders. It also received under the reporting scheme 18 034 report forms, covering more than 30 000 UBWs. The reporting period closed on 31 December 2012.

Minor Works Control System

The Minor Works Control System commenced on 31 December 2010. Compared with the previous approval and consent mechanism adopted by the

BD, this regime has simplified the relevant procedures to provide a lawful, simple, safe and convenient means for owners to carry out a total of 126 minor works items, including building works associated with subdivided flats which were added into the Minor Works Control System through the commencement of the Building (Minor Works)(Amendment) Regulation 2012 on 3 October 2012. With such simplified requirements, the regime will help reduce the number of UBWs in Hong Kong. So far, the implementation of the regime has been smooth and the regime is generally welcomed by both the industry and the public. As at 31 December 2012, the BD had approved over 19 000 applications from industry practitioners for registration as Registered Minor Works Contractors and received a total of over 106 000 minor works submissions. In 2012, the DEVB also continued to work with the BD to widely promote the regime to both building professionals and building owners.

Mandatory Building and Window Inspection Schemes

The Buildings (Amendment) Ordinance 2011, which provides for the legislative framework of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), was enacted on 29 June 2011. The relevant subsidiary legislation setting out the technical requirements was also passed by the Legislative Council (LegCo) in December 2011. Fully implemented on 30 June 2012, the two schemes will help tackle the problem of building neglect at source. The MBIS and the MWIS cover all private buildings in Hong Kong (except domestic buildings not exceeding three storeys in height) that are aged 30 years or above and ten years or above respectively. Building owners are required to carry out prescribed inspection in relation to the common parts, external walls, projections and signboards of the buildings every ten years under the MBIS, and of the windows in the building every five years under the MWIS and, if necessary, prescribed repair. The BD will arrange to select around 2 000 and 5 800 target buildings every year for the MBIS and the MWIS respectively.

To assist owners in need to comply with the statutory requirements, the Administration and its partner organisations will provide them with the necessary technical and financial support. In particular, the Hong Kong Housing Society (HKHS) and the URA jointly launched the Mandatory Building Inspection Subsidy Scheme (MBISS) in August 2012 to subsidise eligible owners the full cost of the first building inspection (subject to a cap). As for repair works found necessary under the MBIS, building owners may apply for financial assistance under the various existing schemes administered by HKHS, URA and BD.

Operation Building Bright

As one of the measures for “preserving jobs” amidst the financial tsunami, the DEVB, in collaboration with the HKHS and the URA, launched the

“Operation Building Bright” (OBB) in May 2009. The OBB aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety and the cityscape. The OBB does not have any asset or income means tests. Once an application is approved or a building is selected as a target building under the OBB, owners of the residential and commercial units can receive a grant amounting to 80% of the cost of repair, subject to a ceiling of \$16,000. Elderly owner-occupiers aged 60 or above can receive a grant to cover the full cost of repair, subject to a ceiling of \$40,000.

In 2009, the Government provided funding twice, with a total of \$1.7 billion, to the OBB, while the HKHS and URA injected \$300 million funding to the same. Subsequently, the Government had injected further funding to the OBB twice, thus increasing the total funding to \$3.5 billion. With a total budget of \$3.5 billion, it is anticipated that the OBB could in total assist over 3 000 target buildings and create more than 60 000 job opportunities for construction and maintenance workers as well as related professionals and technicians. Up to 31 December 2012, over 3 100 target buildings had been included for assistance under the OBB. Among these, 1 161 buildings had completed repair works and 810 buildings had repair works underway. The OBB has so far created over 36 000 jobs.

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, revitalising 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 URA, a statutory body which was established in May 2001 to undertake urban renewal.

Between July 2008 and July 2010, we conducted a review of the 2001 Urban Renewal Strategy (URS) to ensure that the URS is brought up-to-date and reflects changing public aspirations towards urban renewal. All the key initiatives under the new URS promulgated on 24 February 2011 have been progressing well -

- The District Urban Renewal Forum, set up in Kowloon City in 2011 to advise the Government on a holistic and integrated approach to renewal of the Kowloon City district, completed its Stage 1 public engagement programme in late 2012 based on a draft renewal plan prepared with the support of a planning consultant, and would proceed to Stage 2 public engagement in early 2013;

- The \$500 million independent Urban Renewal Trust Fund was set up in 2011. New service contracts for the social service teams providing assistance and advice to residents affected by URA-implemented redevelopment projects were issued under the Trust Fund in 2012. A new Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme to provide support to urban renewal preservation and revitalisation projects proposed by the community was also launched in end-2012;
- The URA launched the “Demand-led Redevelopment Project Pilot Scheme” in July 2011. The Pilot Scheme has been well received and two rounds of invitation for applications were invited by end-2012. The URA has also set up a dedicated Urban Redevelopment Facilitating Services Company Limited to render facilitation services since 2011; and
- The site at the Kai Tak Development Area earmarked to facilitate early implementation of the URA’s “Flat-for-Flat” Scheme was handed over to the URA in July 2012. In-situ “Flat-for-Flat” at the URA redevelopment project sites was also first made available in 2012.

In his 2012-13 Budget, the Financial Secretary invited the URA to launch redevelopment projects of industrial buildings in the form of a pilot scheme to provide a new impetus to the revitalisation of industrial buildings. The URA commenced a pilot project in October 2012.

Work of the URA

Under the new URS, the URA is tasked to adopt “Redevelopment” and “Rehabilitation” as its core businesses.

By end 2012, the URA and its strategic partner, the HKHS, had commenced a total of 46 redevelopment projects and four preservation-cum-revitalisation projects. The URA is now preserving over 60 pre-war buildings for adaptive re-use within its project areas.

To assist owners in need to rehabilitate their buildings, the URA has been providing them with materials, interest-free loans, grants, technical advice and other assistance. Up to end-2012, the URA had assisted about 43 700 owners to rehabilitate their 541 buildings on a voluntary basis under the various rehabilitation schemes provided by the URA (excluding the OBB). 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 OBB within the URA’s Rehabilitation Scheme Areas (RSAs). Up to end-2012, the URA had rehabilitated around 760 buildings in its RSAs under the OBB. The URA anticipates that, in total, about 1 500 buildings in its RSAs will be rehabilitated under the OBB.

With a view to providing one-stop assistance to building owners in need to maintain and repair their buildings, starting from 1 April 2011, the various financial assistance schemes operated by the URA and HKHS have been amalgamated into a single scheme called the “Integrated Building Maintenance Assistance Scheme”(IBMAS).

The subsidiary legislation on the implementation of the MBIS came into force on 30 June 2012. To support MBIS, the URA launched the MBISS in conjunction with the HKHS in August 2012 to assist building owners with the first inspection fee, subject to a financial cap for buildings within its RSAs which are subject to inspection notices issued by the BD. Buildings which require rehabilitation upon inspection may apply for assistance under IBMAS.



The URA had also continued with its revitalisation initiatives in various old districts. The URA carried on with its revitalisation work at the Central Market building to turn it into a Central Oasis, encompassing a retail-cum-leisure space with the provision of greenery and quality public space.



After launching its Arts and Cultural Partnership Programme in late 2011, the URA had continued to organise various arts and culture events in 2012. One notable example is the licensing of a URA-acquired shop space at its Prince Edward Road preservation project for operation as a social enterprise for the display and sale of the work of local artists. The URA also started an artist-in-residence programme at an acquired block at Wing Lee Street.



Since the formalisation of the URA's environmental policy in 2009, it has been incorporating various environmental provisions in its redevelopment projects, endeavouring to improve energy efficiency of buildings, reducing water consumption and waste generation, and minimising environmental nuisances caused during construction and demolition. The URA has also championed the “modest design concept” in its Kai-Tak Flat-for-Flat development in which practicality and durability are emphasised.

By end-2012, the URA had received eight BEAM Platinum Awards and four further provisional Platinum awards for projects at the design and construction stages. This fully demonstrates the URA's commitment to the reduction of carbon footprint of buildings in Hong Kong in the urban renewal process.

Apart from project-related environmental initiatives, the URA had also started its carbon audit in URA-owned premises in 2012 in support of the Government's aspiration to reduce the city's carbon intensity.

Facilitating Redevelopment by Private Property Owners

The LegCo enacted the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) in 1998 to facilitate redevelopment by owners of their private buildings in multiple ownership. Under the Ordinance, any person or persons who owns or own not less than 90 per cent of the undivided shares of a lot may make an application to the Lands Tribunal for compulsory sale of the lot for redevelopment.

The Land (Compulsory Sale for Redevelopment)(Specification of Lower Percentage) Notice, which came into operation on 1 April 2010 after scrutiny by the LegCo, specifies a lower compulsory sale threshold of 80 per cent for three classes of lot. The lowering of the application threshold for certain classes of lot under the Notice will help further expedite urban redevelopment

by the private sector so as to make better use of our valuable land resources.

To provide further support to minority owners affected by compulsory sale or voluntary acquisition prior to compulsory sale, DEVB launched two pilot schemes, namely, the Pilot Mediation Scheme and Pilot Scheme on Outreach Support Service for Elderly Owners, in January 2011 and rolled over the schemes in 2012.

5.5 Revitalising Industrial Buildings

The package of measures to promote revitalisation of vacant or under-utilised industrial buildings (“the revitalisation measures”) came into operation on 1 April 2010. The objective is to encourage the provision of more floor space through redevelopment or wholesale conversion of older industrial buildings for suitable uses to meet Hong Kong’s changing social and economic needs. In September 2011, we completed a mid-term review on the revitalisation measures, and subsequently introduced a number of refinements to allow more flexibility in wholesale conversion and encourage adoption of green building design and features in the converted buildings. We also extended the deadline of application for the revitalisation measures for three years, from 31 March 2013 to 31 March 2016.

Wholesale conversion of existing vacant or under-utilised industrial buildings for more gainful uses is itself an environmentally friendly and sustainable way to provide suitable premises to support various social and economic activities, because this would help contain the generation of construction waste and thus extend the lifespan of landfills. We encourage wholesale conversion projects to go through BEAM Plus Assessment by the HKGBC. The BEAM Plus is Hong Kong’s unique assessment system for green building certification to enhance building environmental sustainability. The assessment would contribute to promoting healthy indoor environments, and reducing energy, water and resource consumption as well as carbon footprint of the proposed conversion projects.

The revitalisation measures will help regenerate older industrial areas, inject new vibrancy into the local communities and create jobs. In support of the principle of sustainable development, the measures to facilitate redevelopment of industrial buildings also encourage owners to go for less than maximum development scale by assessing land premium according to the proposed rather than the maximum permissible development intensity.

5.6 Water Quality and Conservation

Conservation of Fresh Water

Hong Kong is an important financial centre and secured water supplies are of utmost importance for sustaining its development. In 2012, Hong Kong people consumed about 935 million cubic metres of fresh water and on average the per capita consumption is about 130 cubic metres. Even though our forecasted water demand will be met by the current water supply arrangement, it is prudent to better prepare ourselves for uncertainties such as acute climate changes and low rainfall. Furthermore, we would like to enhance Hong Kong's role as a good partner to other municipalities in the Pearl River Delta in promoting sustainable use of water in the light of rapid growth of water demand in the region. Therefore, in 2008, we formulated the Total Water Management strategy for the period up to 2030 that will provide a firm foundation to sustain the use of our precious water resources. We have continued to implement the initiatives to contain the growth of water demand and explore new technologies and innovative ways for developing new water resources to strengthen our water supply.

We consider that there is possible scope for reduction in consumption and this could be achieved through various water conservation measures. Apart from stepping up public education and promotion on water conservation, Water Supplies Department focuses on educating our younger generation. We continue launching the water conservation campaign entitled "Water Conservation Starts from Home" for primary students. Besides, we have published and distributed a set of booklets entitled "Water: Learn and Conserve" as a teaching kit for liberal studies of the secondary curriculum. Having held water conservation competitions for different industries and the general public, we launched the "Let's Save Water" Cap Design Competition targeting primary and secondary school students in October 2012 to promote water conservation in a more light-hearted way. To enhance youngsters' knowledge of the importance of protecting water resources and water conservation, a temporary Water Resources Education Centre has been established. For the voluntary Water Efficiency Labelling Scheme (WELS), in addition to showers for bathing, water taps and washing machines, urinal equipment was included in March 2012. Up to end 2012, 186 models of showers for bathing, 123 models of water taps, 106 models of washing machines and 21 models of urinal equipment have been registered under the WELS.

We have also made good progress on the staged implementation of the Water Mains Replacement and Rehabilitation (R&R) Programme to replace/rehabilitate about 3 000 km of aged water mains. We also continue to reduce water mains bursts and leaks through active leakage control measures, including establishment of pressure management schemes. With the completed R&R works and the implementation of control and management

measures, the number of water mains burst incidents has decreased from the peak of about 2 500 per year in 2000-01 to about 270 per year in 2012-13. The water mains leakage rate has also been reduced from 25% in 2001 to 18% in 2012. We anticipate that the leakage rate will further decrease to 15% upon completion of the R&R programme by end of 2015.

To strengthen the management of water supply, consultants have been engaged to conduct a detailed planning and investigation study to investigate the feasibility and cost effectiveness for the construction of a desalination plant at Tseung Kwan O in 2012. We have also been investigating the feasibility of supplying reclaimed water to Sheung Shui, Fanling and new development areas in the north-eastern part of the New Territories for flushing and other non-potable uses. A consultancy study has also been commissioned for completion by early 2013 to establish technical standards for recycling grey water and harvested rainwater for non-potable reuses.



Kick-off Ceremony of the Water Conservation Competition
(27 October 2012 at Tai Mei Tuk Raw Water Pumping Station, Plover Cove, Tai Po)

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 end 2012, the number of designated areas for application to join the Scheme has been expanded to 108 as compared to the initial 6 in 2000. 733 applications have been received for joining the Scheme and 426 installations (involving 1 452 fresh water cooling towers) have been completed and put into operation. The estimated annual energy saving of the completed installations is 279 million kilowatt-hour and reduction of carbon dioxide emission is about 195 000 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 designs. 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 m² 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.

Following the promulgation of the guidelines and procedures on the adoption of energy efficient features and renewable energy technologies in Government projects in December 2005, a total of 1 015 projects for incorporating energy efficient features have been identified for implementation by works departments. We estimate that the total energy saving will be about 116 million kWh per annum upon completion. By September 2012, a total of 898 out of these 1 015 projects have been completed. The estimated annual energy saving of these completed projects is about 105 million kWh. Furthermore, a total of 120 renewable energy projects have been identified since December 2005 for implementation by Works Departments. The estimated

total installed capacity will be about 9.8 MW upon completion of these projects. By September 2012, 100 projects with total installed capacity of 3 128 kW have been completed.

5.8 Minimising 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 minimise the generation of construction waste and maximise 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 water pollution, and to minimise 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.

Green Procurement in Public Works Projects

The Government is taking the lead in making Hong Kong a green city through a number of measures including the expansion of green procurement in

the Government. In this connection, the Environment Bureau has set up an Inter-departmental Working Group on Green Government Procurement. To encourage the wider use of green materials in public works projects, we have set up a Sub-group on Green Procurement in Public Works Projects under the above Inter-departmental Working Group to identify and monitor the use of green materials in public works projects and to formulate guidelines, policies and strategies to promote their use. Under the framework for procurement of recycled and other green materials in public works projects promulgated in January 2011, Works Departments, Housing Department and the Environmental Protection Department have facilitated the use of paving blocks with recycled glass as constituent material in road maintenance contracts and selected housing projects. From October 2010 to end 2012, over 410 000 square metres of such paving blocks have been laid in both public works projects and housing projects which accounted for about 8 200 tonnes of recycled glass. We also completed a study in 2012 on the use of crushed glass (i.e. glass cullet) as fill materials for reclamation and earthworks. The study indicated that glass cullet is suitable for supplementing or replacing coarse natural material (such as gravel) as fill materials. We will finalise the technical specifications and conduct a field trial in 2013.

We have conducted a trial use of electric vehicles in public works contracts, with 15 electric vehicles procured under the maintenance and capital works contracts awarded in 2012. Feedback on the design, performance and other aspects of the electric vehicles will be collected from the users in early 2013.

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 and Low Carbon Construction

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. We will also require public works contractors to obtain certification

for environmental management systems to the ISO 14001 standard in order to raise their environmental awareness. The ISO 14001 certification will facilitate construction companies to ensure continual environmental improvement, comply with legislations, reduce environmental risks and liabilities, and enhance staff environmental awareness.

In 2012, we completed a study on baseline carbon assessment for construction activities in Hong Kong. The results have indicated that the construction process accounts for around 1.65% of Hong Kong's total greenhouse gases emissions, representing about 700 000 tonnes of carbon dioxide equivalent emission per year. On-site activities including site offices and construction works are the largest contributor to emissions in the construction process. In this regard, we are exploring the feasibility of adopting new initiatives to reduce carbon emissions in construction activities in public works projects. Such initiatives will include but not limited to the use of alternative fuel such as biofuels in construction machinery, adoption of more green features in site office design and extending the trial use of electric vehicles.

5.9 Greening, Landscape and Tree Management

Policy

Green landscape can effectively enhance the quality of our living environment by improving the air quality, ameliorating heat island effect, reducing water runoff, and providing visual interest and shading effect.

Government has been actively promoting greening over the years to uplift the quality of 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, to enhance existing greened areas, and to enhance opportunities of quality greening during planning and development of public works projects.

The Greening, Landscape and Tree Management (GLTM) Section in the Development Bureau was established on 1 March 2010, 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 on the tree management issue under the overall context of Government's broader greening and landscape policy.

The GLTM Section is underpinned by two offices, namely the Greening and Landscape Office (GLO) and the Tree Management Office (TMO). The GLO coordinates policy matters and departmental efforts on greening and landscape planning and design, whereas the TMO coordinates and provides expertise to executive departments and the community at large on a quality-led approach to tree management.

Steering Committee on Greening, Landscape and Tree Management

The Steering Committee on Greening, Landscape and Tree Management is a high-level cross departmental 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 7.8 million plants were planted under the programme in 2012.

Identification of Enhanced Greening Opportunities

With the increasing aspiration for enhancement of our living environment and faced with spatial limitation in the built-up areas, Government seeks to increase opportunities for greening by early involvement in the planning and design stages, by shifting the focus of greening works from “quantity” to “quality” and making efforts to raise the professional standards of the landscape industry.

To promote long-term and sustainable greening, the GLO seeks to increase the provision of sufficient quality space for future greening during the urban planning process, in particular for new development sites and urban renewal sites. The GLO is liaising with other Government departments to update the policy and requirements for greening on new footbridges and flyovers in built-up areas with a view to issuing a revised technical circular on Greening on Footbridges and Flyovers in the first quarter of 2013.

It is already an existing requirement to maximise greening opportunities for public works projects. For selected sites, e.g. Kai Tak Development (KTD), an even more stringent greenery coverage requirement has been imposed in order to deliver the planning objective of turning KTD into a green hub. At the project level, the GLO has been working closely with departments to expand available greening opportunities under different types of works projects through innovative application of landscape design, e.g. greening of stormwater drainage channels, noise barriers, roofs, slopes, etc.

In the built-up urban areas, notwithstanding the space constraints, Government seeks to improve the cityscape through the Greening Master Plan (GMP) initiative. A GMP provides a coherent, overarching greening framework, defined by a greening theme and a palette of plant species, to guide the planning, design and implementation of greening works in an area/district.

To date, a total of about 24 980 trees and 5.13 million shrubs have been planted under the GMP programme.

In the light of the positive results achieved in the urban areas, Civil Engineering and Development Department (CEDD) has commenced the development of GMPs for the nine New Territories districts in phases, with a focus on the enhanced provision of greenery at the more densely populated areas and tourist attractions as well as along major transportation routes. The GLO will continue to work with CEDD on this initiative with a view to enhancing quality greenery provision in the New Territories.



A booklet published in 2012 that highlighted CEDD's efforts and achievements in making Hong Kong a greener city through the greening master plan initiative.

Enhancement of the Quality of Landscape Design and Promotion of New Greening Technologies

To achieve design excellence and coherence across projects undertaken by different departments and to achieve an overall coordinated greening effect with due regard to urban design, the GLO is developing an integrated landscape design framework to provide practical guidelines on the landscape treatment for key types of public works such as public parks and gardens, roadside planting, slopes, etc.

The GLO has been formulating technical standards and guidelines on proper planting practices and guidelines, to promote a holistic and sustainable approach to landscape design that takes into account not only the aesthetic dimension, but also lifecycle maintenance considerations. "Guidelines on Greening of Noise Barriers" to promote quality noise barrier greening was issued in April 2012.

To overcome the space constraint in our built-up city and to enhance greenery provisions, the GLO promotes the wider adoption of skyrise greening such as roof greening and vertical greening in both the public and private sectors; and through the formulation of guidelines, coordination with departments and academia on researches and dissemination of research findings, and organisation of seminars and site visits to facilitate the sharing of professional expertise and experience. These measures help lower the technical barriers in the application of these greening techniques.



Tamar Park is an exemplary project of skyrise greenery.

To engage wider participation and to give recognition to exemplary skyrise greenery projects, the GLO launched a new award scheme “Skyrise Greenery Awards 2012”, which was the first of its kind in Hong Kong, in 2012. The scheme was well received by the industry and the public. A total of 113 entries were received in four categories of projects, namely government, private, school and non-government organisation as well as planning/research. A total of one Gold Award, nine Silver Awards and sixteen Merit Awards were presented in the Awards ceremony in May 2012. A book of the award-winning entries and an overview of the development of skyrise greenery in Hong Kong were published (For details, please visit the Greening website www.greening.gov.hk).



Publication on
'Skyrise Greenery
Awards 2012'

Development of Professional Expertise, Public Education and Community Involvement in Greening

Enhanced training is essential for nurturing a professional workforce capable of providing quality landscape service and tree care service. The GLTM Section, in collaboration with relevant departments, is formulating a training and manpower development plan to ensure an adequate supply of professional staff within Government at the managerial, supervisory and frontline levels for the competent discharge of the full spectrum of functions in these areas. The GLTM Section will also look into the formulation of a manpower development strategy with a view to building up the capacity of the industry to undertake greening, landscape and tree management works.

The GLTM Section proactively enlists community support for our greening effort to foster a culture of care in Hong Kong for greenery across the territory through a variety of community involvement and public education activities. We also collaborate with the non-government organisations and the private sector to beautify the cityscape through quality greening.

The 'Greening' newsletter issued on a quarterly basis provides a good communication tool with the general public on greening and landscape. The 'Greening' and 'Trees' websites provide useful platforms for knowledge sharing as well as for publicity of greening and landscape policies, best practices and design.

In order to enhance the public's appreciation of Hong Kong's unique trees and green spaces, the GLO published the 'Tree and Landscape Maps' in October 2012, with representative landscape assets in each electoral district such as significant trees, open spaces and landscape features. Apart from a

printed version, an electronic version is available for downloading from the Greening website and an Apps for smart phone users is provided to suit the needs of different groups.



The 'Tree and Landscape Map' covers 18 districts in Hong Kong.

Tree Management

The TMO is focused on priority tasks including enhancement of tree risk management, promotion of a quality-oriented approach to tree management, enhancement of the tree complaint handling mechanism and the emergency response arrangement, enhancement of training to raise the professional standard of tree management personnel, and enhancement of public education and community involvement.

The TMO introduced new tree risk assessment arrangements in 2010 with a priority on areas with high pedestrian and vehicular flow. In 2012, updated guidelines on tree risk assessment were promulgated for compliance by tree management departments, and associated training was organised.

Other guidelines issued by the GLTM Section in 2012, which aim at promoting a holistic and quality-oriented approach to tree care, include arboriculture occupational safety and health, handling cotton tree seed pod, brown root rot disease and toxicity of plants. To raise the professional standards of the industry, the GLTM Section organises a broad range of training programmes for both Government staff and members of the industry. A total of over 6 300 participants were recorded in 2012.

To upgrade the professional level of the industry on greening, landscape and tree management, the GLTM Section has conducted a comprehensive review on the management of consultants/contractors engaged by Government departments for landscape works and tree management service. In addition to the upgrading of the qualification requirements for contractors interested in admission to Government's approved list of contractors, the GLTM Section has examined ways to promote continuous improvement in consultant/ contractor performance, for instance, new items specifically reflecting the performance of the main contractor are to be incorporated in the performance report.

The TMO has enhanced the handling mechanism for tree related public complaints by working closely with the round-the-clock “1823” Call Centre and tree management departments. The TMO, tree management departments, Fire Services Department and the Hong Kong Police Force have been working together to enhance the procedures for handling emergency tree cases that involve major injuries or loss of human life, substantial damage to properties and serious or complete blockage to main pedestrian or vehicular access. The TMO also takes a lead in resolving complex tree cases which tree management departments may not be able to deal with on their own. The Expert Panel on Tree Management was set up in March 2011 and its membership was expanded in September 2012 to provide expertise in both policy and operational aspects of tree management, with the objective of promoting the well-being of trees in Hong Kong.

Public information about trees which require continuous monitoring is provided on the Tree Register at www.trees.gov.hk. TMO has also been promoting community surveillance of trees in the territory with health or structural problems with a view to better protecting public safety.

In collaboration with other departments, District Councils, schools and non-government organisations, the GLTM Section has been organising a variety of public education and community involvement activities to foster a culture of care in Hong Kong for greenery across the territory. A total of over 5 600 participants were recorded in 2012. The GLTM Section has plans to launch in May 2013 a territory-made “Be our Greening Partner Campaign” to further develop the care for greenery.



An examination of trees by members of Expert Panel on Tree Management

Greening of Slopes

Under the now completed Landslip Preventive Measures (LPM) Programme and the ensuing Landslip Prevention and Mitigation (LPMit) Programme, the Government has upgraded about 4 950 substandard Government man-made slopes and implemented landslide risk mitigation measures to 50 natural hillside catchments. About 2.6 million of trees, shrubs and climbers were planted in association with the LPM and LPMit works to make the slopes and mitigation measures look as natural as possible.



A landslide scar stabilised and greened under the LPM Programme

The Government will continue its policy of improving the environment and making the slopes and natural hillside being dealt with look as natural as possible in their surroundings. Hence, apart from maintaining the highest standard of slope safety, landscape treatments to all man-made slopes upgraded and natural terrain landslide mitigation measures are integrated in the design. Existing trees are preserved and vegetation is planted on slopes as far as practicable. Where the use of hard cover is unavoidable, landscape measures are implemented to minimise its visual impact.

To improve the technology in greening, research has been conducted on the use of vegetation in LPMit works experimenting with new techniques of providing erosion control measures and vegetation covers to steep slopes. The results of the research provide useful knowledge for establishing robust, cost-effective and eco-friendly vegetation cover for man-made slopes and landslide mitigation measures for natural terrain.



Landscape treatment of natural terrain under the LPMit Programme

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.



Aerial view of rehabilitated Shek O Quarry

Targets for 2013

The GLTM Section, established since March 2010, will continue to commit 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 to promote quality-led greening, landscape planning and design, and tree management matters;
- provide input on the greening and landscape aspects of strategic Government infrastructure projects to identify enhanced greening opportunities and oversee the overall formulation and implementation of the Greening Master Plans for the New Territories;
- formulate measures to promote greening opportunities and the wider adoption of new greening techniques (such as skyrise greening in the form of roof greening and vertical greening) in both public and private sector projects;
- continue to develop the integrated landscape design framework to guide the planning and design of landscape works of public works projects with a view to enhancing design quality and design coherence;
- build up the capacity of Government and the industry in the field of greening, landscape and tree management through training, manpower development and research;

- further enhance the risk management approach to tree management and refine the electronic Tree Management Information System launched in 2012, in collaboration with the Efficiency Unit; and
- enhance community involvement and public education efforts to increase public awareness of greening, landscape and tree management and to foster a culture of tree care.

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 he 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 announcement of the new heritage conservation policy in the Chief Executive's Policy Address in October 2007, we have introduced a

series of initiatives to implement this policy, 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 2012. These initiatives include:

➤ *Heritage Impact Assessment*

Starting from 1 January 2008, it is a mandatory requirement for all new Government capital works projects to assess their heritage implications and to include the findings in their submissions for funding to the Legislative Council so that we will be able to give due consideration to the conservation need at the planning stage. Confirmation with AMO is required to determine if a project may affect heritage sites. A Heritage Impact Assessment (HIA) will need to be conducted if required by AMO. In 2012, AMO has requested five 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. Non-profit-making organisations (NPOs) with charitable status under section 88 of the Inland Revenue Ordinance are invited to submit proposals to revitalise selected Government-owned historic buildings in the form of social enterprise. Under Batch I of the Scheme and upon the advice of the ACRHB, six NPOs were selected to revitalise 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. Batch II of the Scheme was launched in August 2009 and three NPOs were selected to revitalise three historic buildings, namely Old Tai Po Police Station, Blue House Cluster in Wan Chai and the Stone Houses in Kowloon City. Batch III of the Scheme, which included the revitalisation of Haw Par Mansion, Bridges Street Market and Former Fanling Magistracy, was launched in October 2011. By the end of 2012, the selection process was in progress.

➤ *Economic Incentives for the Conservation of Privately-owned Historic Buildings*

Government recognises the need for economic incentives in order to encourage and facilitate private owners to preserve their historic buildings. So far, we have successfully secured owners' agreement to conserve the historic buildings under their ownership in six projects through the provision of economic incentives such as land exchange and minor relaxation of plot ratio.

➤ *Financial Assistance for Maintenance Scheme*

Launched in August 2008, the Financial Assistance for Maintenance Scheme provides financial assistance in the form of grants for carrying out maintenance works on 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 \$1 million to enable the maintenance works to be carried out in a more comprehensive manner. Up to the end of 2012, we approved 25 applications under the Scheme. Maintenance works of 13 approved applications were completed.

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

The revitalisation of the Central Police Station (CPS) Compound, which comprises three groups of monument buildings, namely the CPS, the former Central Magistracy and the Victoria Prison, is a major heritage conservation project under the “Conserving Central” initiative. The Government is taking forward this project in partnership with the Hong Kong Jockey Club. Following extensive consultation with the public and the local arts and cultural sector, a revised design for the project was announced in October 2010. The revised design respects the heritage value of the site, takes account of public views and concerns, complies with the building height restrictions and is financially sustainable. Under the revised design, the CPS Compound will be revitalised as a centre for heritage, art and leisure, complementing the organic development of the neighbouring area as a contemporary arts zone. All 15 historic buildings and F Hall in the Compound will be preserved. The Hong Kong Jockey Club Charities Trust will fund the capital cost of the project and all operational deficits until the project is financially self-sustainable. Construction works have commenced in November 2011 for completion in 2015.

The revitalisation of the former Police Married Quarters (PMQ) on Hollywood Road is another heritage conservation project under the “Conserving Central” initiative. In March 2010, the Development Bureau and the Commerce and Economic Development Bureau jointly invited NPOs for transforming the PMQ site into a creative industries landmark. In November 2010, following a competitive selection process and on the recommendation of the ACRHB, the Administration selected the “PMQ” proposal submitted jointly by the Musketeers Education and Culture Charitable Foundation Limited (the Musketeers Foundation) and three co-applicants. To expedite the implementation of the “PMQ” project, we have adopted a new partnership model under

which the Architectural Services Department will carry out the conservation and revitalisation works under the Public Works Programme. It is not an objective of the “PMQ” project to maximise profit and the Musketeers Foundation has committed to ploughing back its share of the net operating surplus for the operation of the creative industries landmark. The Musketeers Foundation has also pledged to donate \$110 million for the project, including \$17 million for conservation and revitalisation works. We will implement tree preservation measures and landscaping proposals under the project, including preservation of all existing 17 trees; planting of 3 new trees, provision of about 1 400 m² of landscaped open spaces and a green roof, etc. Construction works have commenced in January 2012 for completion in December 2013.

➤ *Public Engagement and Publicity Programmes*

In 2012, apart from publishing the free bimonthly heritage newsletter “活化@Heritage”, CHO organised a number of public engagement and publicity programmes targeting at community groups as well as for the general public, including “Revitalisation of King Yin Lei” Roving Exhibition cum Open Day from September to October, workshop on “Heritage Preservation and History Teaching – Trace the History of Yau Ma Tei from Heritage” for secondary school teachers in October 2012, “Conference on Materials, Techniques and Construction Management of Heritage Architecture in Mainland China and Hong Kong” co-organised with Construction Industry Council in December. These programmes received very enthusiastic participation from the community.

Major Activities in 2012

In 2012, apart from implementing various heritage conservation initiatives as set out above, we carried out the following activities for the conservation of our valuable heritage:

➤ *Declaration of Monuments*

In 2012, AAB’s support was obtained to declare the Béthanie and the Cenotaph as monuments. As at 31 December 2012, there were 101 declared monuments, including 83 historic buildings and structures as well as 18 rock carvings, forts and archaeological sites.

➤ *Assessment of 1 444 Historic Buildings*

Up to end 2012, AAB has completed the assessment of the grading of 1 213 items on the list of 1 444 historic buildings, taking account of the recommendations of the expert panel and the views received from the

owners and members of the public. Of these 1 213 historic buildings, there are 160 Grade 1 buildings, 324 Grade 2 buildings, 447 Grade 3 buildings and 282 of nil grade.

In addition, AAB has also completed the assessment of 14 new items including six Grade 1 buildings, two Grade 2 buildings, four Grade 3 buildings and two of nil grade.

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

In 2012, restoration and repair works were carried out for a number of monuments and historic buildings, including Yan Tun Kong Study Hall, Man Lun Fung Ancestral Hall in Yuen Long, Morrison Building in Tuen Mun, Former Residence of Ip Ting-sz in Sha Tau Kok, Tai Fu Tai in San Tin, Tang Kwong U Ancestral Hall in Kam Tin, Tang Ancestral Hall in Ha Tsuen, Maryknoll Convent School in Kowloon Tong and St. John's Cathedral in Central.

➤ *Archeological Excavation, Investigations and Monitoring*

Archaeological surveys and excavations necessitated by small-scale development projects such as small house development in the New Territories were conducted by the AMO in Tuen Mun, Yuen Long, Sai Kung and Cheung Chau. The archaeological surveys and excavations have successfully salvaged the archaeological heritage, if any, found at the sites.

➤ *Major Heritage Exhibitions and Public Education Programmes*

In 2012, the "Heritage Discovery" Roving Exhibition featuring Hollywood Road, Tai Po Wun Yiu Kiln site and six heritage routes of "Hong Kong Heritage Tourism Expo – Access Heritage" was showcased at various venues from June to December for enhancing public awareness towards heritage conservation in Hong Kong. "Heritage Fiesta 2012" featuring three selected routes was also organised in December for public enjoyment and participation.

5.11 Energizing Kowloon East

Policy

In his 2011-12 Policy Address, the Chief Executive announced that we will adopt a visionary, co-ordinated and integrated approach to expedite the transformation of Kowloon East (KE) into an attractive, alternative central business district (CBD) to support Hong Kong's economic development. Specifically, this will involve land use review, urban design, improved connectivity and the associated infrastructure. Since the Policy Address announcement in October 2011, overwhelming support from almost all quarters in society has been received.

The Preparatory Team of Kowloon East Development Office (KEDO) was set up in February 2012 to embark on the immediate tasks pertaining to the transformation of KE. In June 2012, a dedicated Energizing Kowloon East Office (EKEO), which was renamed from KEDO, was set up to steer, supervise, oversee and monitor the transformation of KE into another premier CBD.

The EKEO is temporarily located near the junction of Hoi Bun Road and How Ming Street, which is in close proximity to both the Kai Tak Development and the business areas of KE. With the joint efforts of the Civil Engineering and Development Department and the Architectural Services Department, the building of EKEO was completed in six months' time, with three months for design works and another three months for construction works.

The temporary office building of EKEO is a champion of sustainability by using a raft of integrated green building technologies and features, lean construction methods and low embodied energy materials and is Hong Kong's first low carbon temporary office. This innovative and green EKEO building is also the first temporary office building which is provisionally given the Building Environmental Assessment Method (BEAM) Plus NB V1.1 Platinum rating endorsed by the Hong Kong Green Building Council in Hong Kong, demonstrating various environmental benefits. To enhance the public's awareness of the initiative of the Energizing Kowloon East and Kai Tak Development, guided-tour for the public is arranged on a monthly basis.

Facilitation of Transformation Process

To facilitate the urban transformation process in KE, EKEO applies the "place-making" approach which is an integrated strategy for planning, design, implementation, management and community engagement to create quality public spaces for the enjoyment of the people and improvement of the pedestrian environment. The EKEO has also met and consulted various stakeholders, including professional institutions, property owners and District

Councils of Kwun Tong, Wong Tai Sin and Kowloon City to collect their views on transformation of KE. By end of 2012, EKEO has organised about 40 briefings, seminars, workshops, forums, conferences and exhibitions with more than 1 800 participants. Besides, there were 1 800 local and overseas visitors to EKEO.

Through public engagement exercises and workshops, we have consolidated a Conceptual Master Plan (CMP) for Energizing Kowloon East. The CMP is a broad framework to guide EKEO in formulating its major action plans to facilitate the transformation process of KE. The CMP is a living and evolving document to be updated periodically to take on board public views received in the on going public engagement process. The first CMP was published in October 2011, which focused on enhancing Connectivity, Branding, Design and Diversity (CBD2). In June 2012, we issued the CMP version 2.0, which outlined the ten main tasks to be taken forward in enhancing connectivity, improving environment and releasing development potential in KE.

We are working on the pre-construction work of various improvement projects proposed in the CMP, including the preparatory work to improve the traffic and pedestrian environment, to face-lift Tsun Yip Street Playground and to enhance the streetscape of Hoi Bun Road. A total of 28 trees and 5 700 shrubs have been planted along Lai Yip Street, Hoi Bun Road and various locations in KE and more trees and shrubs will be planted under the greening master plan. Further to releasing and selling of one commercial site in Kowloon Bay in November 2012, we are now undertaking preliminary studies to release the rest of the undeveloped/under-developed Government sites of development potential. In addition, we have commissioned an industrial heritage study. We will continue organising various place-making events and branding activities such as carnivals, arts and musical performances, exhibitions, visits, etc. aiming at creating a new walkable, sittable, stayable and playable “place” in KE.

6. GREEN OFFICE MANAGEMENT

We are committed to improving and conserving our environment, and to optimising the use of resources to reduce pollution and waste. We 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 have 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 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;
- reduce the use of fax leader sheet;

- send festive greeting cards by electronic mail, upload them to our homepage and minimise the use of printed cards;
- encourage staff to use their own cups instead of paper-cups; and
- develop Paperless Meeting System to reduce paper consumption.

Managing Energy Consumption

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

Energy Saving Measures Taken	
Lighting	<ul style="list-style-type: none"> • motion sensors are installed in both office and common areas like lift lobbies, meeting and conference rooms and toilets, and lights will be automatically turned off when no motion is detected by the sensors; • encourage staff to switch off the lights when they leave the cellular offices so as to achieve energy saving, in addition to installation of motion sensor lighting that will automatically turn lights off within 10 to 15 minutes after staff have left the cellular offices; and • task lighting is used in open plan offices and cellular offices without meeting facilities so as to achieve lower lighting power density, which in turn will save electricity and reduce CO² emission.
Air-conditioning	<ul style="list-style-type: none"> • the air-conditioning provision inside cellular offices will be adjusted to a minimum level when no motion is detected by the sensors; • adjust air-conditioning provision hours according to operational needs; • maintain room temperature at 25.5 °C in summer season; • 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; • dress lightly to minimise use of air-conditioning in hot months; and • lower window blinds or curtains before leaving office to reduce direct sunlight on the following day.

Energy Saving Measures Taken	
Computers, photocopiers and other electrical appliances	<ul style="list-style-type: none"> • activate the standby mode features of personal computers; • switch off the monitors during lunch and when the staff are away from the workplace for meeting; • switch off personal computers, photocopiers and other electrical appliances when they are not in use or after office hours; • switch off non-essential servers after office hours; and • set all photocopiers to energy saving mode when they are not in use for over 15 minutes.
Others	<ul style="list-style-type: none"> • assign last-man-out to check the effectiveness of energy saving measures; • encourage staff to walk up or down one or two storeys rather than using the lift; • display posters to publicise messages on environmental protection; • collect plastics, metals, waste paper, glass bottles and rechargeable batteries by setting up coloured recycling boxes at pantries/common areas; • ensure proper maintenance of our departmental vehicles and remind our drivers to switch off vehicle engines while waiting to avoid idling emission and achieve fuel saving; and • consult the Electrical and Mechanical Services Department to explore feasible energy saving opportunities.

DEVB is one of the tenants of Central Government Offices (CGO) at Tamar, occupying office spaces from 15/F to 18/F and part of 6/F and 19/F of West Wing; and part of 17/F of East Wing. The adoption of the above energy saving measures had helped in the saving of electricity consumption of CGO.

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 2012, 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 organised by other Government departments and organisations. 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 or by fax on 2523 5327 or write to us at 15/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

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