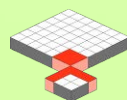


Environmental Report 2014



政府產業署
Government Property Agency



1. Message from the Government Property Administrator

Environmental protection is an integral part of the corporate functions of the Agency. It is our conviction to make contribution to environmental protection in Hong Kong. We adopt environmental policies in the construction of new Government buildings as well as in fitting-out and refurbishment projects for existing properties, and apply green housekeeping measures to properties under our management.

This report sets out our work in environmental protection in the year 2014 and the results of our efforts made. As the steward of Government properties, we continue to proactively subject all our activities to the closest environmental scrutiny.

In the development of new Government office buildings as well as re-provisioning projects, we strive to optimise development potential, adopt sustainable design to meet operational needs and implement energy-efficient measures to facilitate green management of the properties. The Trade and Industry Tower in the Kai Tak Development Area now under construction has been selected as an energy-efficiency demonstration project of public works to try out various energy-efficient designs and technologies. It is now proceeding in full steam. We will continue to adopt various forms of energy efficient features and renewable energy technologies for other new Government office building projects in the pipeline. This includes the West Kowloon Government Offices development which is scheduled for construction in 2015.

In the management of Government properties, we closely monitor energy consumption and roll out various measures to exercise economy. We also introduce various waste separation and recycling programmes and carry out carbon audit regularly for our office buildings and quarters. We will conduct Energy Audit for all our office buildings in FY2015-16 and FY2016-17.

In pursuing our environmental objectives, we rely heavily on partnership with user bureaux and departments accommodated in our buildings, our works agents, property management agents and other business collaborators, occupants of properties under our management and an increasingly environmentally conscious and responsible community. We express our deep appreciation to their support which is instrumental in our environmental protection work.

It is crucial that we should develop new momentum to go forward and to make further improvement. Community aspiration in minimising energy consumption and waste reduction, recycling and separation is ever-increasing. We are confident that, with the strong partnership we have built up with all parties concerned, we will rise to the challenge and make our contributions.

Alan SIU, JP
Government Property Administrator

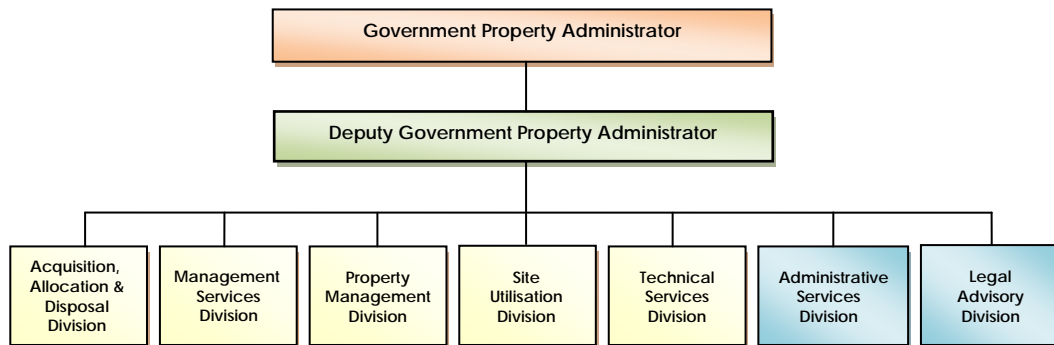
2. Vision and Mission

With the vision of providing suitable Government accommodation to enable efficient delivery of public services, the Agency's mission is :-

- To meet Government's need for accommodation through optimal use of the current stock of properties and development of new facilities where necessary.
- To provide quality management services for Government properties through cost-effective means available.
- To modernise Government properties to meet changing operational and statutory requirements.
- To optimise the utilisation of Government sites and properties.

3. Organisation and Functions

The Government Property Agency has an establishment of 213 staff and is headed by the Government Property Administrator. The Agency discharges its main functions through five operational Divisions in accordance with agreed strategic plans in striving to achieve the Agency's vision and mission. Two other Divisions provide administrative and legal advisory support respectively to the Agency.



Organisation Chart

The main functions and activities of the Agency are :-

- To construct, purchase or lease as may be necessary office premises to meet Government's accommodation needs and to ensure their proper utilisation.
- To manage Government properties under its purview.
- To optimise the use of Government, Institution or Community sites through reviewing site reservations, seeking the release of under-utilised Government sites and examining proposals for new developments.
- To vet accommodation requirements of bureaux and departments.
- To optimise the use of Government-owned premises and de-lease office accommodation as far as possible.
- To lease out surplus Government properties with commercial potential and implement new commercialisation initiatives where appropriate.
- To scrutinise deeds of mutual covenants provisions and execute assignments concerning Government accommodation in private developments.

4. Environmental Policies



The Agency's Environmental Policies are :-

- To contribute to environmental conservation by ensuring that sustainable designs, building materials, installations and processes are adopted in the construction of new Government joint-user office buildings (JUBs) and quarters, and in fitting-out and refurbishment projects.
- To ensure that the management of Government properties under the Agency's portfolio is carried out in an environmentally responsible manner, for example, by promoting energy-saving, separation of waste at source, food waste recycling, etc.
- To implement green office management through effective housekeeping to minimise waste and use of resources.
- To promote environmental awareness and participation among staff and visiting members of the public in the continuous improvement of environmental protection, reducing pollution and enhancing energy conservation and efficiency.

5. Working with Partners



The Agency has followed the latest Joint Technical Circular on Green Government Buildings issued by the Environment Bureau and Development Bureau.

We have been working closely with our partners to implement the Environmental Policies in the following areas :-

- In the construction and refurbishment of Government premises, the Agency seeks to minimise the environmental impact in the design, construction methods and choice of materials.
- In making proper use of scarce land resources and the existing building stock, the Agency coordinates the different accommodation needs of bureaux and departments to ensure the optimum utilisation of Government sites and premises.
- In managing Government properties, the Agency continues to implement green housekeeping measures to minimise energy consumption and facilitate collection of waste for recycling as far as possible.

Our partners mainly comprise users of Government properties under the Agency's purview and agents for works, maintenance and management. The former includes bureaux and departments accommodated in JUBs and residents in Government quarters as well as non-Governmental organisations (NGOs) and private tenants in premises under our management. Our agents include Architectural Services Department (ArchSD) and Electrical and Mechanical Services Department (EMSD) as our works and maintenance agents, and Property Management Agents (PMAs).

The Agency is a member of the inter-departmental Steering Committee on the Promotion of Green Building led by the Secretary for the Environment. Apart from reviewing the relevant work of Government departments, the Committee also gauges the views of the industry and studies overseas experience. It formulates strategies to further promote green buildings and makes recommendations on relevant measures.

The Agency is also a member of the Energy Efficiency and Conservation Sub-committee under the Energy Advisory Committee, comprising members of various disciplines from the public and private sectors, contributing views and support to the green policies of Government.

6. Green Management Committee and Internal Environmental Audit



To coordinate and spearhead the work on environmental protection, the Agency established a Green Management Committee (GMC) in December 2003. Comprising representatives from all Divisions under the Deputy Government Property Administrator, the GMC operates as the focal point in bringing together the inputs of Divisions in tackling environmental issues covering all aspects of the Agency's functions.

The GMC continues to review environmental policies, set performance targets on green measures, review and report green management measures and arrange green training activities to enhance staff awareness. It has also organised annual Internal Environmental Audits (IEAs) to ensure compliance with the Agency's Environmental Policies and commitments.

The Agency has completed IEA 2014. It concluded that all operations generally conformed to the Environmental Policies and targets set for 2014.

7. Environmental Initiatives

7.1 Green Building Design and Use of Renewable Energy

The Agency has been working together with ArchSD, EMSD and other relevant departments to ensure the implementation as far as practicable of Government's policy and initiatives by adopting sustainable design and materials in the construction of new buildings and renovation of existing buildings.

In line with the policy of sustainable development, we have stipulated explicit requirements in the Project Definition Statements of new projects which fall under the Agency's purview to ensure optimisation of site development potential, use of sustainable designs to cater for present and future needs, and adoption of energy-efficient installations to facilitate energy-saving and green management of the properties in the long run.

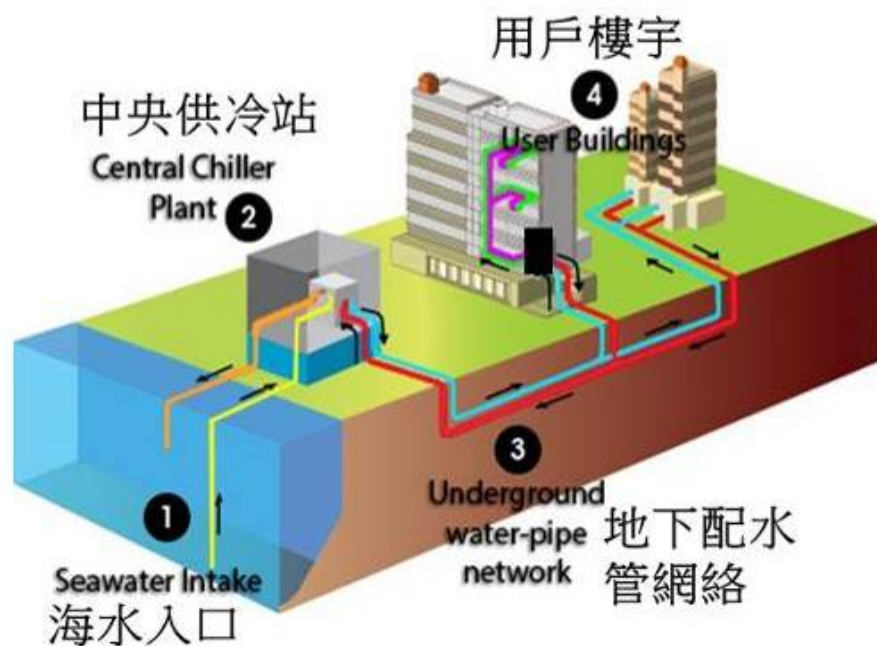


An example of the implementation of environmental initiatives can be found in the new Trade and Industry Tower in the Kai Tak Development Area (KTDA), with the provision of energy-efficient air conditioning system by its connection to the District Cooling System (DCS)*in the KTDA.

* The DCS is one of the major infrastructure facilities in support of the sustainable and environmentally-friendly development at KTDA. To promote energy efficiency and conservation, the Government is constructing a first-of-its kind DCS in KTDA for a planned total of about 1.73 million square metres of non-domestic air-conditioned gross floor area, requiring about 284 megawatts of refrigeration cooling capacity. The DCS is an energy-efficient air-conditioning system as it consumes 35% and 20% less electricity as compared respectively with traditional air-cooled air-conditioning systems and individual water-cooled air-conditioning systems using cooling towers. The technology has been widely adopted in other parts of the world, such as Europe and the United States. Implementation of a DCS in the KTDA will bring about significant environmental benefits. Due to better energy efficiency, the maximum annual saving in electricity consumption upon completion of the entire system is estimated to be 85 million kilowatt-hours, with a corresponding reduction of 59 500 tonnes of carbon dioxide emission per annum.

In addition to energy saving, the DCS will bring about the following benefits to the KTDA :-

- Reduction in upfront capital cost for installing chiller plants at the buildings, at about 5-10% of the total building cost.
- More flexible building designs for user buildings as installation of individual chillers and the associated electrical equipment would not be required.
- Reduced heat island effect in the KTDA and no noise and vibration arising from the operation of the heat rejection equipment and chillers for air-conditioning plants as such equipment would no longer be necessary for buildings subscribing to the DCS. Also, DCS can contribute to air quality improvement and the vision of achieving low carbon economy.
- A more adaptable air-conditioning system to the varying demand as compared to individual air-conditioning systems. For each individual building, by bringing in additional cooling capacity from the DCS, its cooling capacity can be increased without carrying out extensive modification works.



Apart from the DCS, there are other state-of-the-art energy-efficient designs and technologies for the Trade and Industry Tower project. Energy conservation and environmental features adopted in the project also include desiccant wheels dehumidification for fresh air, automatic static pressure reset control for air supply, free air cooling system for large server rooms, heat recovery system for condensate, brushless motor for fan coil units, light-emitting diode type down lights and landscape lights, task lighting, lift power regeneration system and sun tracking light pipes while renewable energy technologies adopted include photovoltaic system, solar hot water system, solar chimney and daylight sun-tubes.



Furthermore, the recycling and other environmental features incorporated in the Trade and Industry Tower are rainwater for landscape irrigation, automatic refuse collection system and the use of low Volatile Organic Compound (VOC) materials including carpet, composite wood and agrifiber products.



In 2014, the Trade and Industry Tower was presented with the Grand Award of the Green Building Award in the sub-category of "Buildings Under Construction - New Buildings". The Green Building Award is co-organised by the Hong Kong Green Building Council and the Professional Green Building Council.

The Green Building Award jury highly commended the Trade and Industry Tower's strong emphasis on energy conservation and greening. The use of a range of renewable energy technologies and various energy saving devices, the landscaped areas at the ground floor and the vertical greening at the external facade impressed the jury, which considered that the energy performance of the building would enhance its position as a new step in the field of sustainability and green buildings.



The project has also achieved the Platinum rating in the Building Environmental Assessment Method (BEAM) Plus Provisional Assessment of the Hong Kong Green Building Council, and will be assessed under the Leadership in Energy and Environmental Design™ (LEED®) certification programme.



The next new JUB project in the pipeline, i.e. the West Kowloon Government Offices development, is scheduled to commence construction works in 2015. The project will continue to adopt various forms of energy efficient features and renewable energy technologies which will reflect the Agency's commitment to the construction of new green buildings.



For the new Government office accommodation at Cityplaza Three which will be acquired through a property exchange, the Agency also worked with the relevant departments and stakeholders with a view to exploring the adoption of energy-saving design in the office fitting-out works. Energy conservation and environmental features in this project include occupancy sensor, LED light, individual electricity check meter and the use of environmental friendly and recycled materials.

For existing Government properties under our management, the Agency has been working closely with EMSD and ArchSD in exploring new energy-saving opportunities with a view to further reducing energy consumption. Three major energy consumption areas, namely air-conditioning, luminaries, and lift operation were identified for continued and focused action. We also carried out energy retrofit projects proposed by EMSD to upgrade the existing installations progressively in a cost-effective manner according to a coordinated implementation programme for the five years from 2014 to 2019.

The programme included replacement of existing plant and equipment at the end of their economic life with more energy-efficient alternatives, such as installing frequency inverters, electromagnetic descaling systems and high efficiency chillers in air-conditioning systems; replacing existing T8 fluorescent lights with T5 lights; replacing spot ceiling lights with compact fluorescent lights; replacing quartz lights in all lifts with Light Emitting Diodes (LED) type; replacing existing exit sign lighting with LEDs; installing LED lightings in the staircases.

Two new major energy retrofit projects identified respectively for two separate JUBs, i.e. Cheung Sha Wan Government Offices and Tsuen Wan Government Offices, will be implemented in 2015. The projects, when completed, will help achieve significant energy saving in the long run.

With the progressive implementation of energy-saving projects according to the current programme and energy-saving measures, EMSD has advised that an estimated total saving in the region of \$5.5M could be achieved from the years 2014 to 2019.

To promote the use of renewable energy in existing buildings, the Agency worked with EMSD to install anidolic sun-light pipes in the carparking area of Shun Lee Disciplined Services Quarters on pilot basis. The sun-light pipes help maximise usage of renewable energy by reflecting external sunlight to internal carparking area through a pure silver base mirror-finished aluminium tube. The system saved approximately 1,100 kWh electricity and 12-man hours for maintenance per annum.



In examining the site utilisation of different development projects, the Agency continued to ensure that the proposed projects optimised the development potential of the sites and would cater for the user departments' long-term operational needs. Where the proposals involve the re-provisioning of any existing facilities, consideration will be given to the beneficial use of the existing accommodation after re-provisioning. The Agency also reminds the related departments of the need to follow guidelines of Environmental Protection Department (EPD) in addressing environmental concerns when they draw up their development proposals.

7.2 Energy Efficiency



As a means to monitor electricity consumption, the Agency records monthly statistics on total power consumption of JUBs and conveys the information to the Building Management Committee (BMC) of each JUB. At BMC meetings, energy-saving is a standing item on the agenda for a regular review of the results by the BMC concerned (which is formed by the user bureaux/departments in the building); and for planning future energy-saving strategies. To achieve further improvements, the Agency has installed floor-by-floor energy monitoring meters with Local Monitoring Systems (LMS) in the relevant JUBs. With the completion of such installation, PMAs are now able to closely monitor the power consumption of individual floors. This will alert the user bureaux/departments in JUBs and the Agency to any irregularities; and enable follow-up examinations and formulation of remedial measures in collaboration with the Agency's works agents and PMAs.

Air-conditioning facilities account for a major part of the overall energy consumption in office buildings. The Agency has adopted measures to reduce energy consumption in all JUBs, including standardising the specified average room temperature of 25.5°C during the summer months and the core air-conditioning hours with a view to maintaining the workplace as a comfortably air-conditioned environment. Other measures including reducing the number of light fittings, installing motion sensor for public lighting devices, optimising the operating hours of lift services and public lighting, installing timers to switch off building services installations, etc. are continuously implemented.

Energy-saving measures implemented also include the removal of some light fittings for offices with excessive illumination levels identified; and encouragement of users to adopt good office practices, such as installing timers for electrical appliances, switching off computers when leaving the office, use of task lighting and addition of occupancy and daylight sensors etc. The Agency also performed regular checks to ensure that users and PMAs carry out energy-saving measures accordingly.

The previous cycle of Energy Audit for all JUBs has been completed, in accordance with the Energy Audit Code, under the Building Energy Efficiency Ordinance. Appropriate energy-saving measures have been implemented through retrofit programmes and housekeeping measures. The next round of energy audit to all JUBs will be conducted in FY 2015/16 and FY 2016/17 with a view to identifying further energy management opportunities (EMOs) specific to the operational and technical characteristics of individual buildings. EMOs recommended in the energy audit reports will be considered for early implementation as appropriate for achieving energy savings.

In 2009, the Government adopted a target-based green performance framework for new and existing Government buildings, with the target of 5% saving in electricity consumption of Government buildings from FY 2009/10 to FY 2013/14 under comparable operating conditions, using the electricity consumption in FY 2007/08 as the baseline. In this regard, the Agency has completed relevant improvement projects and implemented appropriate electricity saving measures. As a result, approximately 10% saving has been achieved which is more than the 5% reduction target.

Annual Electricity Consumption for JUBs

Year	Total Electricity Consumption (kWh)	Electricity Consumption under comparable operating conditions* (kWh)	% Saving under Comparable Operating Conditions
2007/08 (Base Year)	248,626,000	N.A.	N.A.
2009/10	246,703,000	245,506,000	-1.25%
2010/11	240,251,000	236,210,000	-4.99%
2011/12	230,462,000	227,990,000	-8.30%
2012/13**	233,387,000	229,436,000	-7.72%
2013/14	227,839,000	222,909,000	-10.34%

(Figures rounded to the nearest thousand)

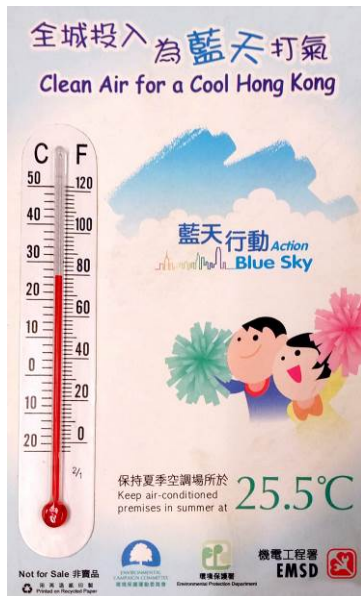
* **Comparable Operating Conditions**

Adjustment (normalisation) is needed for the comparison of consumption under changed operational profiles in order to reflect the actual savings on a like-for-like basis. Major factors like extension of opening hours and overtime work, additional A/C plant, office equipment etc., mean daily maximum temperature, number of working days will all be taken into consideration when carrying out the adjustment. The concept is adopted from the International Performance Measurement and Verification Protocol (IPMVP) which provides standard methods for documenting energy savings.

** Slight increase in electricity consumption is recorded due to extra electricity consumption for renovation work and the increase in occupancy rate of some of the JUBs.

In line with Government's policy on energy-saving, the Agency encouraged tenants of our premises to follow the Government's practice in setting the air-conditioned temperature in all areas in the building and to frequently check and adjust the room temperature to avoid excessive cooling.

In some of the tenancy agreements of leased-in premises, the upper limit of air-conditioning temperature provided was previously specified by the landlord at 23.5°C. Given that the room temperature for Government accommodation is now generally maintained at 25.5°C during the summer months and to support energy-saving, the Agency now requests all new leasing or renewal cases to adopt the 25.5°C limit.



The Agency also continued to implement the procurement of energy-efficient domestic electrical appliances for Government quarters under its management, such as refrigerators which comply with Energy Label Grade 1 under the Energy Efficiency Labeling Scheme operated by EMSD.



7.3 Greenhouse Gas Reduction



The Agency, working in accordance with the Commitment 4 of the Clean Air Charter which states that Government bureaux and departments “undertake to adopt energy-efficient measures in their operations”, will continue to adopt practicable energy-efficient measures and comply with the Environmental Policies in order to contribute towards improving the air quality of the territory.

Climate change has become a major challenge to the international community. With reference to internationally recognised guidelines, EPD and EMSD have produced their own guidelines for carbon audit of buildings in Hong Kong. The guidelines assist users and managers of buildings to improve the awareness of greenhouse gas emissions and to actively participate in combating climate change. The Agency supports the initiative and has nominated office buildings under its management to participate in the annual audit.

Carbon audits were carried out in 47 JUBs and 57 quarters in 2014. 25 JUBs and 20 quarters recorded decrease in Green House Gas (GHG) emission, while 22 JUBs and 37 quarters showed mild increase in GHG. The increases were mainly due to increase in electricity consumption arisen from additional electrical installations (mainly server rooms and their resultant 24-hour A/C supply), extended A/C, renovation works, and higher occupancy rates.

To improve future results, we have continuously launched programme for Floor-to-Floor Source Separation of Waste, recycling programmes and explored further energy-saving measures in conjunction with works agents and PMAs in all JUBs and quarters.

7.4 Indoor Air Quality

In response to EPD's launch of the 2008 Hong Kong Awards for Environmental Excellence Scheme, the Agency actively participated in the competition on the Sectoral Awards in the Public Sector and NGOs group. The Agency made arrangements for the buildings under its management to obtain Indoor Air Quality certification annually, and was acknowledged as one of the Top 10 organisations with highest participation rate in 2014.

All the JUBs suitable for such monitoring achieved "Good" Class for Indoor Air Quality in 2014.



7.5 Waste Reduction and Management

In line with the setting up of the Food Wise Hong Kong Steering Committee to formulate and oversee the implementation strategies of the Food Wise Hong Kong Campaign to reduce food waste to be disposed of at landfills, the Agency and its PMAs signed up as Food Wise Partners under the Food Wise Hong Kong Campaign. We are committed to implementing measures for reducing food waste, and supporting the Food Wise Hong Kong Campaign and similar initiatives to encourage behavioural and cultural changes that engender respects for our precious food and natural resources in the management of our properties.

We also display at our properties posters for promoting the best practices and behavioural changes to reduce food waste and the awareness and acceptance of food waste reduction best practices.



The Agency has also initiated a food waste recycling pilot scheme since 2013 in some Government quarters. The idea of converting food waste to useable fertiliser via a composting process is an initiative to support green living. We have worked closely with EPD to achieve desirable results in the scheme. In order to promote residents' awareness of proper management of food waste and their participation in the food waste recycling scheme, our PMAs concerned organise from time to time promotional and educational activities in those Government quarters accordingly.

The Agency's plan is to further promote and extend the food waste recycling scheme to other appropriate Government quarters by phases in the coming years.



西九龍紀律部隊宿舍
廚餘回收先導計劃

**歡迎住戶到管理處索取
由廚餘處理機製成的有機肥料/土壤改良劑**

請根據以下由有關部門建議的使用方式和用量混合後，才用作施肥：

- 與泥土混合後用作施肥
- 10 公升泥土與 1 公升堆肥混合後勻地用作施肥
- *泥土不用在沙灘、綠地、花圃及園藝處使用
- 請勿用於的苗及未成熟的植物

*各區產業科詳情請洽各區

In promoting waste reduction and recycling, apart from the 3-coloured collection bins placed in all properties under our management, the expanded mode of Floor-to-Floor Sources Separation of Waste Programme is implemented in some quarters. Collection of other waste recyclable items such as bottles, clothes, rechargeable batteries, etc. have also been implemented in some JUBs and quarters.

The Agency records data on the quantities of recyclable wastes collected under each category and reports them to EPD on a monthly basis. The total amount of recyclable waste collected at the venues managed by the Agency, including waste paper, metals and plastics, decreased by 5.84% from 1,136,835 kg in 2013 to 1,070,499 kg in 2014. The decrease of collected wastes is mainly due to lesser waste paper collected from Government quarters.



By incorporating suitable provisions in the property management contracts, the Agency implements environmental awareness programmes and green campaigns through PMAs in JUBs and quarters under the Agency's management.

In 2014, each of our 4 PMAs organised various environmental awareness activities, which included collection of used clothes, recyclable batteries, used red packets, empty candy biscuit boxes, moon cake tins, electrical and electronic equipment, spent mercury containing lamps and food waste, and donation of surplus canned food. The Agency received reports on such activities at its monthly meetings with PMAs.

Other environmental measures have also been carried out by the PMAs, including promotion of the use of environmentally friendly supplies (e.g. provision of degradable plastic rubbish bags to residents for consumption in Government quarters) in the management of Government buildings.

The following awards were received by the Agency and PMAs in 2014:

The Revenue Tower received the Silver Award (Pure Office) of Commendation Scheme on Source Separation of Commercial and Industrial Waste 2013/2014.



“Appreciation in Old Clothing Recycling” by the Salvation Army was awarded to Old Bailey Street Police Married Quarters, Kwai Fuk Court, Kwai Yung Court, Lai King Disciplined Services Quarters, Sheung Shui Disciplined Services Quarters, Sheung Shui Police Married Quarters, Tsing Yi Police Married Quarters, Yuen Long Police Married Quarters and Shun Lee Disciplined Services Quarters.

The Agency also worked to promote the reduction of wastes generated from office renovation.

In vacating Government's leased-in premises, the Agency has taken the initiative to encourage landlords to retain our existing fittings or fixtures as far as possible. For example, in a de-leasing case concerning an office property in Kwun Tong, whereby the building was to be redeveloped, the Agency negotiated for the landlord to repossess the property in its "as-is" condition and do away with the reinstatement requirement so as to reduce waste that could be generated in the process.

For leased-out surplus quarters, the Agency has adopted a flexible approach in requiring outgoing tenants to fulfill their reinstatement obligations. For fittings or fixtures which are still in good condition and useful to incoming tenants, the Agency will waive the tenant's reinstatement obligation. Apart from reducing construction waste, the arrangement also improves the marketability of the quarters for future leasing. Separately, the Agency has also disposed of surplus quarters in "as-is" condition.

In new leasing cases, the Agency liaises with the works agents and landlords to examine the possibility of retaining existing fittings or fixtures for use.



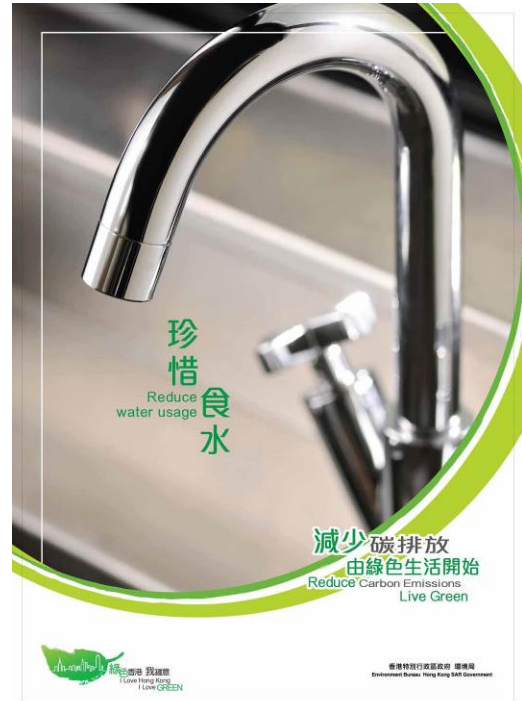
In scrutinising the fitting-out of Government offices, the Agency stipulated the inclusion of environmental friendly features in the tender specifications of Government Logistics Department (GLD) for partition screens and workstation panels:

- Wooden panels used in making partition screens and workstation panels should meet the low formaldehyde content/emission requirement of Class E1.
- All work stations feature energy-saving fluorescent tubes (T5 type) as task lights.
- Screen panels of computer equipment feature an off-switch to facilitate switching off when the equipment is not in use.

7.6 Water Management

To help create a healthy environment for water consumption and maintain water quality for buildings managed by the Agency, we registered for our JUBs to join Water Supplies Department's Quality Water Recognition Scheme for Buildings in 2014.

Water saving devices such as dual water cisterns and self-closing water tap were installed in the toilets of some JUBs including the Agency's own office. Besides, posters and notices were placed in prominent places in JUBs and Government quarters to encourage water saving.



7.7 Other Green Initiatives

(i) Electrical Vehicle Charging Facilities

To assist in promoting Government policy for a wider use of electric vehicles (EV) to help improve roadside air quality, reduce greenhouse gas emission and promote development of environmental industries, 150 standard EV chargers has since 2012 been installed in Government public car parks under the management of the Agency.

In 2014, 48 of these standard EV chargers were upgraded to medium chargers. To encourage EV drivers to use these charging facilities, special arrangements have also been made with the car park operators running our commercial car parks to reserve parking spaces fitted with charging facilities for priority use by EV drivers. To draw EV driver's attention to the charging facilities, notices are placed in conspicuous locations of these car parks. The Agency will continue to liaise with relevant departments and bureaux to increase related EV charging facilities to complement Government's energy-saving policy.



(ii) Tree Management and Greening

For new building projects, we will provide landscaping at appropriate areas. For example, in the new Trade and Industry Tower in the KTDA, landscaping will be provided at ground floor, the covered elevated walkway and the main roof, and there will be vertical greening at the building facades. The overall greening ratio will cover more than 30% of the site area.



In order to promote greening, tree care and public participation in associated activities organised by Government, the Agency and its PMAs joined The Green Partner Charter under the “Be Our Greening Partner” Campaign. The Campaign aims at engaging the people living and working in the managed properties to participate and contribute in the greening of Hong Kong. We are committed to supporting the Campaign to help foster love and care for the green environment and trees; enhance public knowledge of tree management; and build and sustain a beautiful and greener environment in the properties managed by the Agency.

The Agency has been working with ArchSD to explore feasibility of providing landscaping and green roof in existing JUBs and quarters. Inspection and maintenance of existing trees under the Agency’s management were carried out by the PMAs in accordance with relevant guidelines.



(iii) Light Out Requirement for External Advertising Signs

Through the incorporation of special provisions in tenancy agreements, the Agency has implemented the light out requirement for external advertising signs from 11p.m. to 7 a.m. The move is in line with Government's objective to promote energy saving and reduce the environmental problems arising from external lighting, including light nuisance and energy wastage.



7.8 Green Housekeeping and Activities



According to the latest Joint Technical Circular on Green Government Buildings, Green Managers and Energy Wardens are to be appointed by bureaux and departments to help implement the programme of green housekeeping. The Agency has assigned a Green Manager and an Energy Warden, introduced measures for increasing staff awareness and involvement in environmental issues, publicised our commitment to protect the environment and formulated related action plans and recorded our concerned achievements.

The Agency continues to re-circulate notices on environmental policies and green activities as well as circulars on housekeeping measures and energy conservation to all staff periodically through the intranet to remind them of proper green housekeeping measures.

In paper consumption, electronic mailing has been widely used by the Agency for communication and information dissemination within the office and with outside parties to minimise the use of paper. The Agency has continued to use 100% recycled paper, adopt double-sided printing and collect waste paper for recycling, thereby maintaining a similar level of paper consumption in 2014 as compared with that in the preceding year. However, room for further significant reduction in coming years may be limited as we have already reduced paper consumption for several years, and have initiated practically all necessary measures for paper reduction.

In the replacement of computer equipment, GLD now supplies new computer equipment with energy-saving features through bulk purchase contracts. New network printers with double-sided printing functions have replaced old ones. This practice has been in place for all newly acquired printers since 2007. Recycled toner cartridges are used for all computer printers.

As a user department in Revenue Tower, the Agency participates fully in EPD's programme of Source Separation of Commercial and Industrial Waste. The Agency has instructed the PMA concerned to collect separately recyclable waste paper, plastics and metals.

The Agency arranged with EMSD to conduct, as our green activity, a site visit to the DCS in the KTDA.

During the visit, EMSD introduced to our staff the latest energy saving technologies and the innovative construction method for the infrastructure of the DCS. The activity was well attended and received by the Agency's staff.



8. Environmental Targets for 2015 onwards

The Agency will continue to implement the following measures to promote environmental protection in the coming years:

- In collaboration with works agents, incorporate sustainability and energy-saving features in the design and construction of new Government office buildings and renovation projects; and facilitate implementation of renewable energy and energy-saving projects.
- Seek advice from ArchSD and EMSD to carry out planning and feasibility studies on the use of state-of-the-art energy-efficient designs and technologies for existing buildings.
- Carry out energy audit and re-audit in JUBs, and implement action plans for further energy-saving measures in conjunction with works agents and PMAs.
- Monitor electricity consumption and issue statistics to BMCs of JUBs each month to enhance the monitoring of energy consumption levels and facilitate the implementation of energy-saving measures.
- Maintain the indoor air-conditioning temperature of JUBs at 25.5°C in summer and shorten the operating hours of chillers as far as possible by rationalising the working hours of bureaux / departments in JUBs.
- Reduce the illumination level of common areas in JUBs outside office hours.
- Reduce the number of lifts and escalators in operation in JUBs during off-peak hours to a minimum without interrupting the normal service level.
- Continue to procure energy-efficient domestic electrical appliances meeting Energy Label Grade 1 under EMSD's Energy Efficiency Labeling Scheme.
- Carry out carbon audit on JUBs.
- Implement waste separation and recycling programmes in all JUBs and quarters, compiling monthly records on waste quantities for effective performance monitoring.
- Carry out technical feasibility for installation of food waste composter in quarters not covered in the pilot scheme.
- Continue to liaise with relevant departments and bureaux to increase related EV charging facilities in car parks under the Agency's management.
- Implement greening in the Agency's properties where practicable.
- Continue to impose condition in tenancy agreements of external advertising signs requiring operators to switch off lighting installations from 11p.m. to 7a.m.
- Conduct at least two environmental awareness activities annually in each JUB or quarters building.
- Continue to support and participate in environmental award schemes.
- Carry out annual internal environmental audit and review the findings to identify necessary improvements.
- Conduct environmental awareness activities annually for staff in the Agency.
- Keep up green housekeeping measures and encourage staff to adopt best practices for energy saving.

9. Comments and Suggestions

We welcome comments and suggestions regarding the report and environmental initiatives of the Agency.

Please contact the Agency by phone through Mr. Jonathan Chan, Secretary of the Green Management Committee (telephone number 2594 7756) or Mr. Oliver Tsoi, Deputy Departmental Secretary (Administration) (telephone number 2594 7605) or by sending e-mail to enquiry@gpa.gov.hk.

