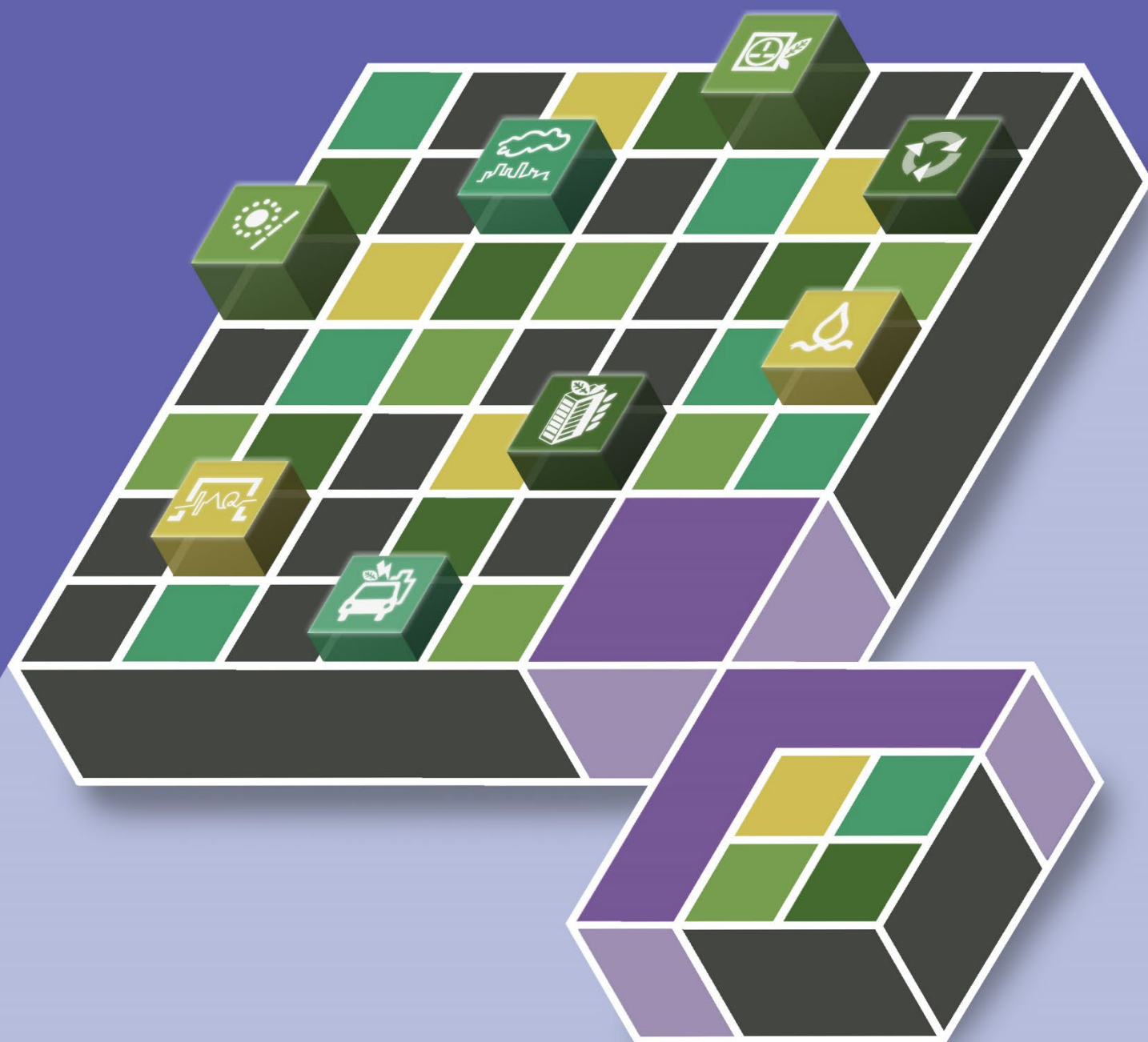
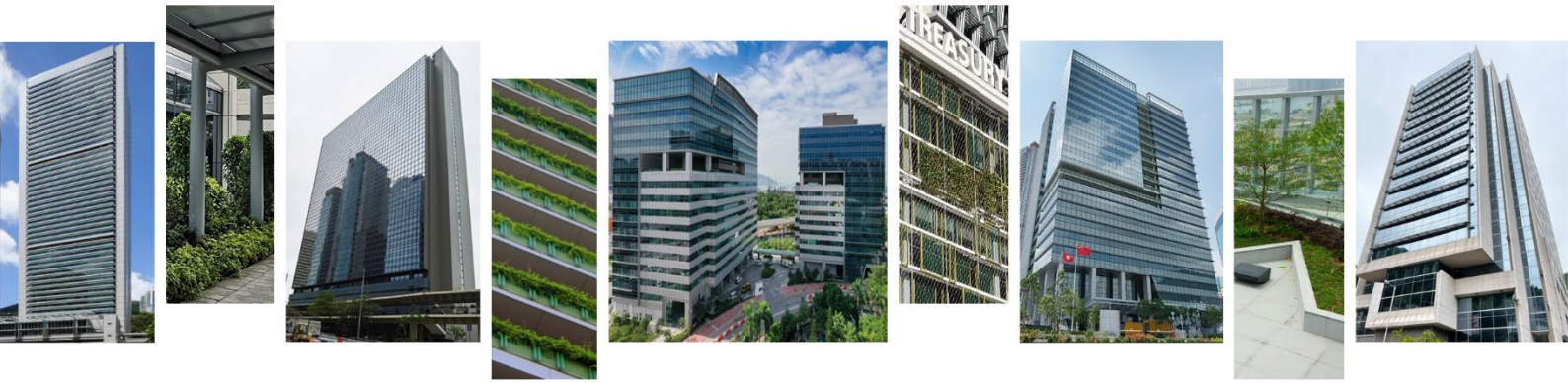


# 環保報告 Environmental Report 2022





## 1. Introduction

This report sets out the work of the Government Property Agency (the Agency) in environmental protection in 2022 and the results. As the steward of government properties, we will continue to proactively subject all our activities to the closest environmental scrutiny.

## 2. Environmental Policies

Our functions mainly cover acquisition and allocation, management and utilisation of government properties. Our environmental policies are to –

- contribute to environmental conservation by adopting sustainable designs, building materials and installations in new joint-user general office buildings (JUBs) and quarters, and in fitting-out and refurbishment projects;
- manage government properties under our purview in an environmentally responsible manner;
- implement green office management through effective housekeeping; and
- promote awareness and participation among staff in environmental protection, reducing pollution and enhancing energy conservation and efficiency.

## 3. Green Management Committee

The Green Management Committee (GMC) of the Agency operates as a focal point in tackling environmental issues covering our functions. GMC continues to review the overall strategy for green management and oversee implementation of environmental policies in the Agency.

## 4. Environmental Initiatives

### 4.1 Environmental Conservation in New JUBs

#### *(a) Environmentally Friendly Design Objectives*

We have introduced environmentally friendly objectives in the design of new JUB projects -

- optimisation of site development potential;
- use of sustainable design to cater for present and future needs; and
- adoption of energy-efficient and renewable energy installations to facilitate energy-saving, renewable energy collection and green management of the properties in the long run.



Treasury Building in Cheung Sha Wan

#### *(b) Sustainable Design and Achievement*

Treasury Building, as a new JUB completed in 2022, has adopted various sustainable design features, including -

- solid wall façade system to achieve low Overall Thermal Transfer Value;
- external sun shading devices to optimise the shading effect;
- renewable energy technologies, e.g. power regenerative lifts and photovoltaic panel system;
- other energy-efficient features, e.g. rainwater harvesting system, variable speed drive chiller, automatic demand control ventilation and heat recovering system; and
- landscaping, podium garden and vertical greening at podium façade.





Certificate of Final Platinum rating under the BEAM Plus New Buildings obtained by West Kowloon Government Offices

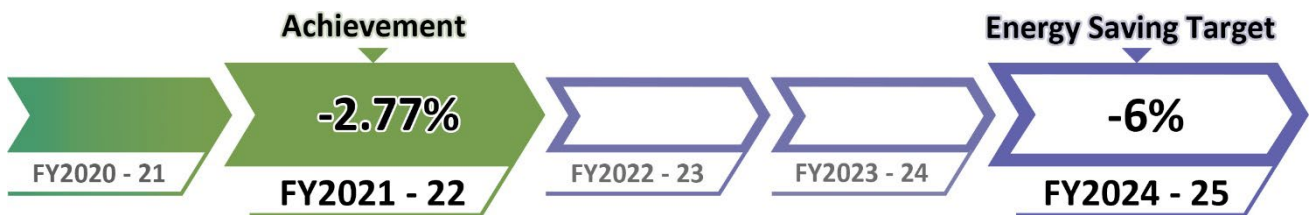


Certificate of Provisional Gold rating under the BEAM Plus New Buildings obtained by Treasury Building

## 4.2 Energy Saving in Property Management

### (a) Energy Saving Target

The Government has set a 6% energy saving target from FY2020-21 to FY2024-25 under comparable operating conditions in FY2018-19 as the baseline. Up to FY2021-22, an overall 2.77% energy saving in buildings under our management has been achieved.



### (b) Energy Saving Projects

We strive to reduce energy consumption and have been working closely with Electrical and Mechanical Services Department (EMSD) to explore energy saving measures on actual operation requirements and implement energy saving projects in our existing buildings, including -

- replacement of existing plant and equipment with more energy-efficient alternatives;
- upgrading of central control and monitoring system for energy management;
- retro-commissioning of building services system to check energy performance;
- installation of motion sensor for lighting devices in common areas; and
- replacement of lighting fittings with LED lights.



Water-cooled screw chiller with variable speed drive replacement works at Lai Chi Kok Government Offices



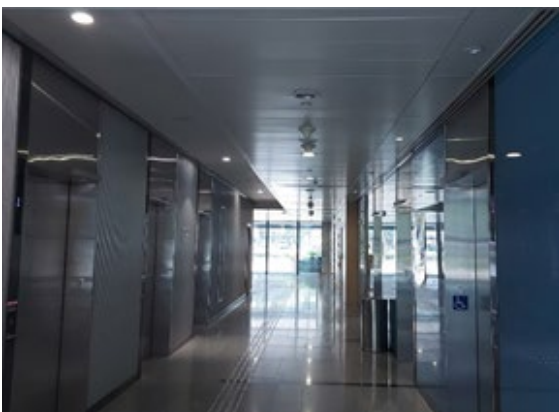
Direct seawater-cooled chiller replacement works at Kowloon Government Offices

In 2022, we worked with EMSD to conduct energy audits in selected JUBs and quarters to identify other energy saving opportunities to further improve energy performance.

**(c) Energy Efficiency Management**

In managing our properties, we have enhanced energy efficiency through -

- minimising illumination level of lighting, optimising operating hours of lifts and escalators, adopting core air-conditioning hours, etc.;
- reducing number of lighting fittings, installing motion sensors for lighting and timer switches for building services installations, etc.;
- monitoring energy consumption in JUBs on a monthly basis to plan for energy-saving strategies; and
- maintaining 25.5°C as the average indoor air-conditioning temperature of JUBs in summer.



Reduced illumination level of common areas to a minimum during off-peak hours at Trade and Industry Tower



Occupancy sensor for lighting control at West Kowloon Government Offices



Local meter to monitor electricity consumption at Harbour Building



#### ***(d) Renewable Energy Technologies***

We have been working with Architectural Services Department (ArchSD) and EMSD to adopt renewable energy (RE) technologies in new JUB projects, and employ RE technologies in existing JUBs and quarters with sustainable maintenance solutions.



Photovoltaic panel system at Mui Wo Government Offices (left) and Tuen Mun Government Offices (right)



Solar powered LED lamps at 111 Mount Butler Road



Solar bollards at Shun Lee Disciplined Services Quarters

### **4.3 Waste Management**

#### ***(a) Solid Waste Collection and Recycling***

We have implemented waste separation and recycling programmes for JUBs, quarters and a boundary control point. We have recorded quantities of the recyclable wastes on a monthly basis for effective performance monitoring. Other waste recycling activities for glass bottles, plastic recyclable materials, electronic equipment, red pockets and mooncake boxes have also been carried out.

Achievements in waste management in 2022 are -

- awards (Diamond, Gold and Bronze Awards, Award of Enhancement and Certificate of Merit) issued by Environmental Protection Department (EPD) in Programme on Source Separation of Commercial and Industrial Waste;
- Certificates of Merit issued by EPD in Commendation Scheme on Source Separation of Domestic Waste;
- Friends of EcoPark Certificate of Appreciation issued by Environmental and Ecology Bureau (EEB) for sustaining the support given to recycling business in EcoPark;
- Hong Kong Green Organisation Certificates - Wastewi\$e Certificate (Good Level) and Energywi\$e Certificate (Excellent, Good and Basic Levels) issued by Environmental Campaign Committee; and
- appreciation certificates for participation in various programmes organized by EEB and EPD in -
  - Rechargeable Battery Recycling Programme;
  - Fluorescent Lamp Recycling Programme; and
  - Peach Blossom Trees Recycling Programme.

### ***(b) Food Waste Reduction and Recycling***

Our property management agents participated in several food collection campaigns in quarters, such as Food Collection of the Chinese New Year Campaign by Food Grace and Recycling of Food by Food Angel.

We have implemented a food waste recycling pilot scheme in some quarters to convert food waste to useable fertiliser. We have worked closely with EPD by sharing the amount of waste turned into useable fertiliser and reviewing the collection arrangement and results.



Food waste composter at Kwai Yung Court

### ***(c) Fitting-out Recycling and Reusing***

#### **Leased-in Offices**

In leasing office premises, we have liaised with landlords to waive reinstatement liability upon lease expiry as far as practicable to encourage recycling and reusing the fittings or fixtures by the incoming tenants. In 2022, some landlords agreed to waive the reinstatement liability upon lease expiry.

We have invited departments to adopt existing fitting-out in newly leased offices as far as possible to minimise the extent of fitting-out and future reinstatement works. In 2022, some departments agreed to wholly or partly adopt the existing fitting-out of the newly leased offices in Wan Chai and Kowloon Bay to help waste reduction in office renovation.

For leases with reinstatement liability clause, in vacating premises, we have negotiated with landlords to repossess the property in its “as-is” condition and do away with reinstatement requirement such that the future tenant can make use of our existing fittings and decoration to help reduce waste generated in the renovation. We have successfully persuaded landlords to retain some existing fittings or fixtures for a number of office de-leasing cases.

### Leased-out Surplus Quarters

We have leased out surplus quarters on an “as-is” basis to achieve the objective of environmental protection. For leased-out surplus quarters, we have adopted a flexible approach in requiring outgoing tenants to fulfil their reinstatement obligation. For fittings or fixtures which are still in good condition and useful to incoming tenants, we will waive the tenant’s reinstatement obligation.

## 4.4 Water Consumption and Indoor Air Quality Management

### (a) Water Consumption

We have worked closely with ArchSD to implement proper periodic maintenance and housekeeping measures to the water supply system, including -

- water saving devices, such as sensor water taps and dual flush toilet cisterns, with suitable water efficiency grade of the Water Efficiency Labelling Scheme to be installed whenever feasible in renovation and maintenance projects;
- flow controllers to water taps of toilets and pantries installed in all existing JUBs whenever feasible; and
- posters placed in prominent places to encourage water saving.



Dual flush toilet cisterns in Hong Kong-Zhuhai-Macao Bridge Hong Kong Port



Sensor water tap in joint-user general office buildings



Other water saving systems have been installed in new buildings, such as rainwater harvest system for irrigation in West Kowloon Government Offices and Hong Kong-Zhuhai-Macao Bridge Hong Kong Port (HZMB HKP). In HZMB HKP, waste water is also treated by sewage treatment plant and subsequently fed to reclaimed water plant for flushing purpose.

### (b) Indoor Air Quality

Under EPD's Indoor Air Quality (IAQ) Certification Scheme, our premises obtained Excellent Class and Good Class in IAQ in 2022 –

**Indoor Air Quality Certificate (Excellent Class)**  
室內空氣質素檢定證書《卓越級》

Valid period: 04 Jun 2022 to 03 Jun 2023  
有效日期: 04 Jun 2022 到 03 Jun 2023

I hereby certify that the indoor air quality of the following location(s) has fully complied with the Excellent Class of the Indoor Air Quality Objectives.  
本人證明下列地點的室內空氣質素完全符合「卓越級」室內空氣質素指標。

Name of building: North Point Government Offices  
建築物名稱: 北角政府合署  
Address: 333 Java Road, North Point  
地址: 北角渣華道333號

Certified location(s): Whole Building  
檢定地點: 全幢

Approved HKIAS IAQ Signatory  
香港認可機構室內空氣質素簽署人員

Name: LAU Yan Kin  
姓名: 劉彦堅  
IAQ Certificate Issuing Body: CMA Industrial Development Foundation Limited  
室內空氣質素證書發機構: CMA Industrial Development Foundation Limited  
Signature: [Signature]  
簽署  
Date of issue: 14 Apr 2022  
簽發日期: 14 Apr 2022  
Certificate No.: 1938018202204 (2019)  
證書編號

(This certificate is issued based on the results of the HKIAS endorsed inspection report no. A0001452023.)  
(此證書是根據香港檢驗機構認可計劃檢驗報告編號 A0001452023 所得之結果發出)

Indoor Air Quality Certification Scheme for Offices and Public Places  
辦公室及公眾場所室內空氣質素檢定計劃

Indoor Air Quality Information Centre  
室內空氣質素資訊中心

#### Excellent Class

- Trade and Industry Tower
- West Kowloon Government Offices
- North Point Government Offices (NPGO)
- HZMB HKP –
  - Passenger Clearance Building;
  - Arrival and Departure Private Car Passenger Clearance Annexure; and
  - Immigration Building (Arrival and Departure)

#### Good Class

- All other JUBs suitable for IAQ monitoring

IAQ Certificate: Excellent Class obtained by NPGO

## 4.5 Other Green Initiatives

### (a) Carbon Audit

We have nominated our buildings to participate in carbon audits. Total greenhouse gas emission was about 152,240 tonnes of CO<sub>2</sub>-e for FY2021-22 on buildings with annual electricity consumption above 500,000 kilowatt hours under our management. We have implemented greenhouse gas reduction measures in various aspects such as energy, paper and water saving, housekeeping programme, and recycling activities recommended in the audits as normal practice.

### ***(b) Electric Vehicle Charging Facilities***

572 private car parking spaces (as at February 2023) in government car parks open to public use under the management of the Agency have been installed with electric vehicle (EV) chargers. We will continue to liaise with relevant bureaux and departments to increase EV charging facilities.

To facilitate EV drivers to use these charging facilities, we have made special arrangements with car park operators to reserve some parking spaces fitted with charging facilities during non-peak parking hours for priority use by EV drivers for recharging. To draw EV drivers' attention to the charging facilities, notices are displayed in these car parks.



EV chargers at Heung Yuen Wai Boundary Control Point public car park

### ***(c) Greening and Landscaping***

We have adopted landscaping at pedestrian level, roof garden, podium garden and vertical green system at façades in new buildings for environmental and amenity benefits.



Vertical greening at Treasury Building



Landscaping at Hong Kong-Zhuhai-Macao Bridge Hong Kong Port



Landscaping at West Kowloon Government Offices (top) and Trade and Industry Tower (bottom)

#### (d) Green Operation in Commercialised/ Leased-out Premises

For premises leased out to private tenants, we have incorporated green requirements in the tenancy agreements, including -

- lights out for external advertising signs from 11 p.m. to 7 a.m. to achieve energy saving and avoid light nuisance;
- prohibiting sale of plastic bottled water measuring 1 litre or less through automatic vending machines;
- not providing plastic bottled water in food and catering premises; and
- prohibiting use of disposable tableware in government canteens and government premises for eating or the like purposes (for tenancies which commenced from 2019 onwards).

We have encouraged new tenants of street-facing retail shops to sign up EPD's "Charter on External Lighting" to minimise light nuisance and energy wastage since December 2017.

#### (e) Green Housekeeping in the Agency's Offices

We have continued to implement effective green housekeeping in the Agency's offices –

- installing water saving devices in all toilets and pantries;
- adjusting hot and cold water supply of water dispensers to achieve energy saving;
- using 100% recycled paper and double-sided printing;
- engaging contractor of Government Logistics Department (GLD) for the collection of used paper for recycling; and
- implementing green housekeeping through GLD's bulk purchase contract or trade-in arrangements when purchasing new computers.

In 2022, we joined the green activity – "No air con night" organised by Green Sense to raise staff awareness on low carbon living.



No Air Con Night 2022 organised by Green Sense

## Comments and Suggestions

We welcome views and suggestions on this report.

You may contact us by -

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Telephone : 3842 6812 or 3842 6788