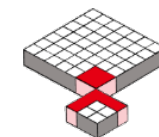




環保報告 ENVIRONMENTAL REPORT 2025



Government Property Agency
The Government of the Hong Kong Special Administrative Region
of the People's Republic of China

1. Introduction

This report sets out the work of the Government Property Agency (the Agency) in environmental protection in 2025 and the results. As the steward of government properties, we would continue to proactively subject all our activities to the closest environmental scrutiny.



Tseung Kwan O Government Offices



Treasury Building



West Kowloon Government Offices



Trade and Industry Tower

2. The Agency’s environmental policy

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

For information about the Agency’s profile, please visit our website at

<https://www.gpa.gov.hk/en/about-us.html>.

3. Highlights of the year

Contributions to Government’s overall environmental goal

Energy saving in government buildings

In FY2024/25, the Agency met the energy saving target for buildings under our management compared with energy consumption in FY2018/19. ([Part 4.1.1](#))

Greater use of energy management tools

Up to 2025, retro-commissioning of the major building services installations in 25 buildings was carried out to achieve optimal operational efficiency. ([Part 4.1.3](#) & [4.1.4](#))

Developing renewable energy

Up to 2025, a total of 23 buildings had been equipped with renewable energy (RE) systems. We continued to work with Architectural Services Department (ArchSD) and Electrical and Mechanical Services Department (EMSD) to incorporate RE technologies in our buildings as much as reasonably practicable. ([Part 4.1.4](#))

4. Performance and progress on key environmental reporting areas

4.1 Energy saving and green buildings

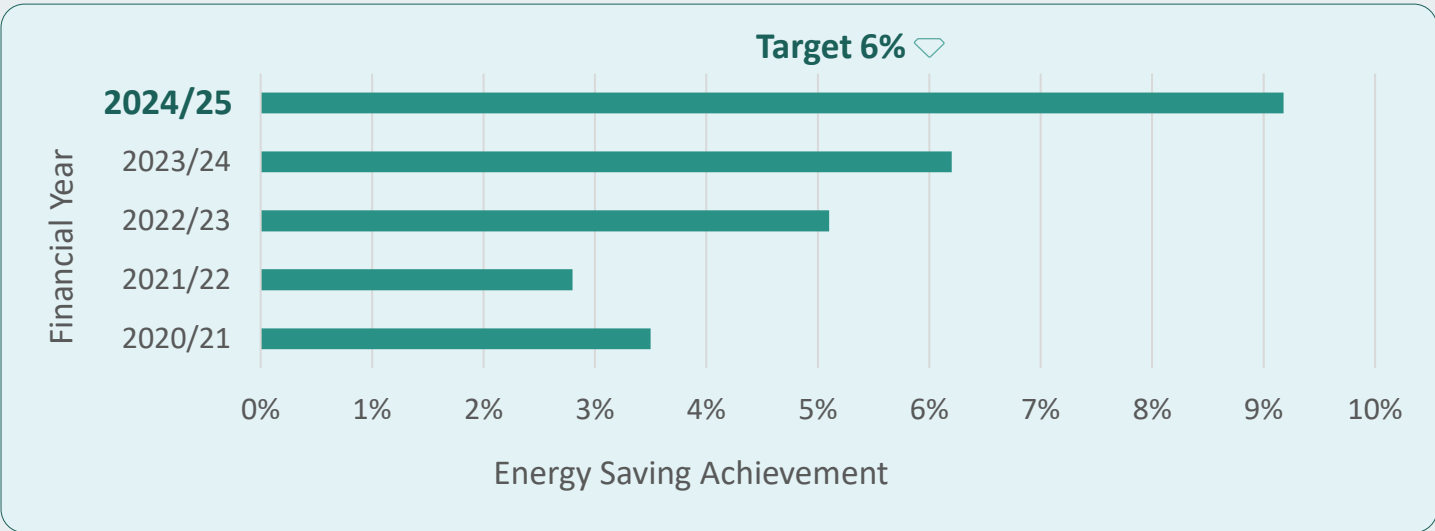
4.1.1 Energy consumption and saving, and RE generation

Energy consumption and saving, and RE generation in FY2024/25		
Energy consumption*	RE generation	Energy saving**
232,690,000 kWh	172,000 kWh	23,543,000 kWh

* Energy consumption in JUBs and quarters under comparable operating conditions in FY2018/19

** Compared with energy consumption in FY2018/19

Energy saving target



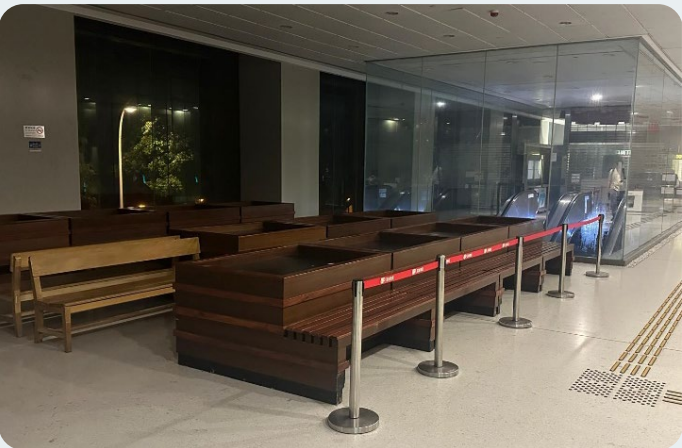
The Government set a 6% energy saving target for government buildings from FY2020/21 to FY2024/25, adopting FY2018/19 as the base year. The above diagram displays our energy saving progress for JUBs and quarters, showing the Agency has exceeded the target for buildings under our management since FY2023/24.

4.1.2 Energy efficiency management

In managing our properties, we enhanced energy efficiency through -

- adopting core air-conditioning hours in JUBs;
- setting air-conditioned temperature at 25.5°C in summer;
- reducing excessive lighting fittings and minimising illumination level during off-peak hours in common areas without adversely affecting normal operation;
- optimising operating hours of lifts and escalators;
- monitoring energy consumption by local meters; and
- monitoring energy consumption in JUBs on a monthly basis to plan for energy saving strategies.

Joint-user general office buildings



Switching off portion of lightings at Queensway Government Offices during non-operating hours



Suspending lifts during non-peak hours at Tseung Kwan O Government Offices

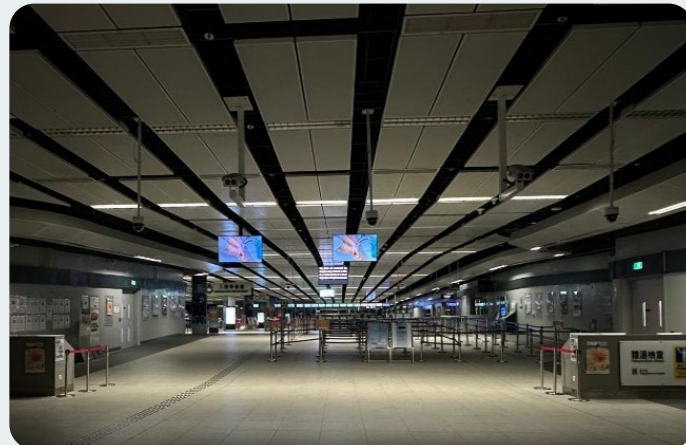


Switching off external lightings at Trade and Industry Tower during non-operating hours



Optimising operating hours of escalators at North Point Government Offices

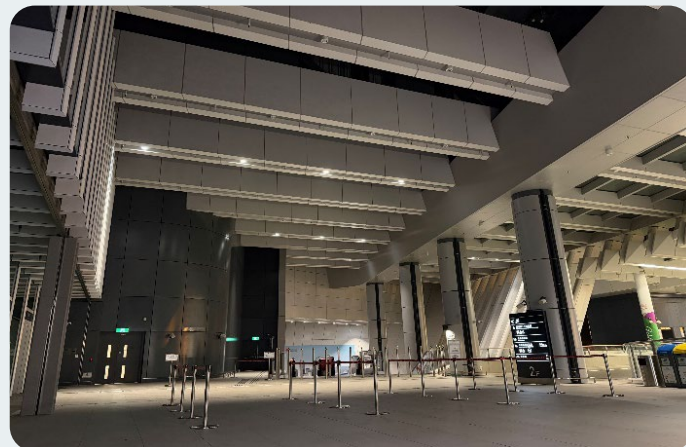
Boundary control points (BCPs)



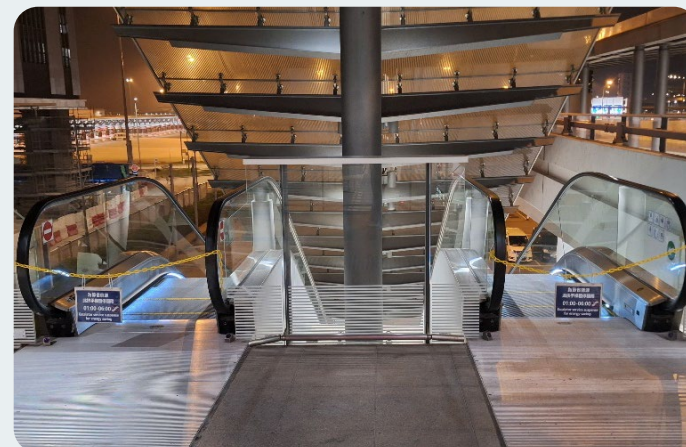
Switching off unused lightings at Heung Yuen Wai Boundary Control Point (HYW BCP) during non-operating hours



Suspending lifts during non-peak hours at HYW BCP



Switching off external lightings at HYW BCP during non-operating hours



Optimising operating hours of escalators at Hong Kong-Zhuhai-Macao Bridge Hong Kong Port (HZMB HKP)

4.1.3 Energy audit

We worked with EMSD to implement energy saving opportunities according to energy audits as much as reasonably practicable. ([Part 4.1.4](#))

4.1.4 Improvement of energy performance

Energy saving projects

We strove to reduce energy consumption, and closely worked with EMSD to explore energy saving measures on actual operation requirements and implement energy saving projects in our existing buildings, including -

- replacing existing plant and equipment with more energy-efficient alternatives;
- upgrading central control and monitoring system for energy management;
- installing motion sensor for lighting devices in common areas; and
- replacing lighting fittings with LED lights.



Replacement of air-cooled chiller at Eastern Law Courts Building

Retro-commissioning (RCx)

We worked with EMSD to arrange RCx for building services systems in JUBs with annual energy consumption greater than 1,000,000 kWh.

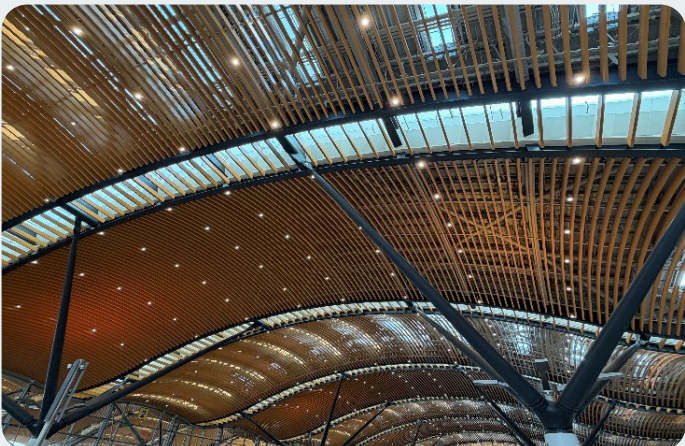
We had implemented the energy saving opportunities identified during RCx process, including adjustment of temperature set point and operating hours for air conditioning system to improve energy efficiency and performance.



Replacement of air handling units at Wang Cheong Building

Energy-efficient features and technologies

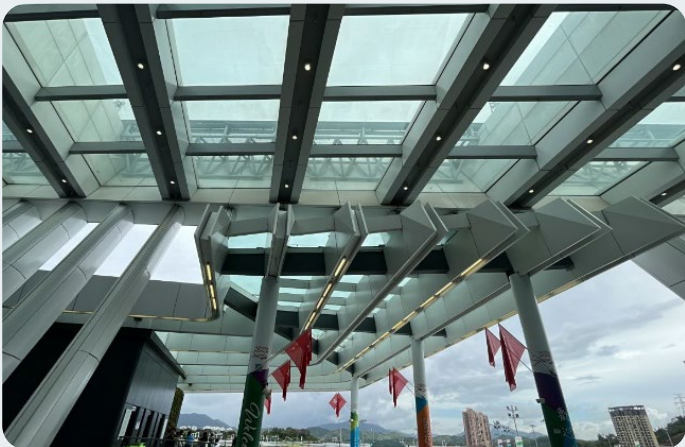
We adopted various energy-efficient features and technologies in JUBs and BCPs, including -



Use of daylight at Passenger Clearance Building at HZMB HKP



Service-on-demand escalators at HZMB HKP



LED lightings with automatic control at Passenger Terminal Building at HYW BCP



Power regenerative lifts at West Kowloon Government Offices



Service-on-demand escalators at Trade and Industry Tower



Use of daylighting at Tseung Kwan O Government Offices

Renewable energy technologies

We worked with ArchSD and EMSD to explore opportunities for installing RE systems at our buildings.



Photovoltaic panel system at North Point Government Offices

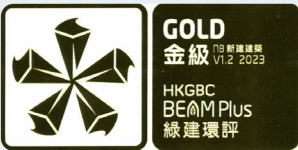


Solar lamp poles at Kwai Yung Court



Solar hot water system at West Kowloon Government Offices

4.1.5 Green building recognition



Gold rating under BEAM Plus New Buildings Version 1.2



Platinum rating under BEAM Plus New Buildings Version 1.2



Treasury Building



West Kowloon Government Offices

4.1.6 Greening and landscaping

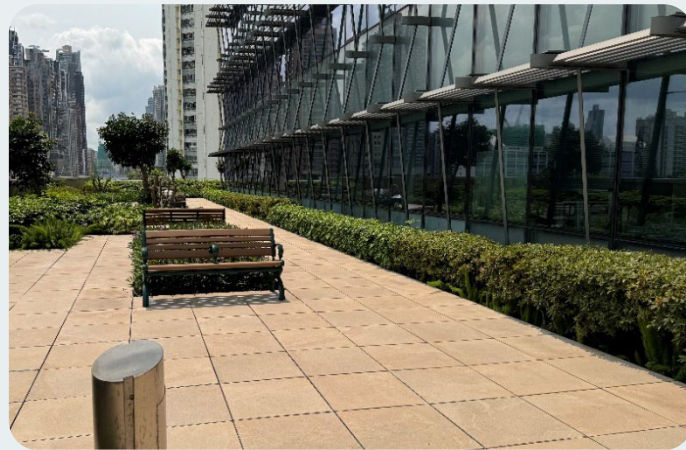
We adopted landscaping at pedestrian level, roof gardens, podium gardens and vertical green system at façades in our new buildings for environmental and amenity benefits.



Landscaping at HZMB HKP



Landscaping at HYW BCP



Podium garden at Treasury Building



Landscaping at Trade and Industry Tower



Vertical greening at Tseung Kwan O Government Offices

4.1.7 Low Carbon Construction and Materials

In newly completed Tseung Kwan O Government Offices, we adopted a low carbon construction approach to minimise construction waste, including using -



MiC construction for toilets at Tseung Kwan O Government Offices

- precast concrete roofing tile;
- metal formwork for column construction;
- modular integrated construction (MiC) for toilets and electrical rooms; and
- multi-trade integrated mechanical, electrical and plumbing for air-conditioning system and electrical system.

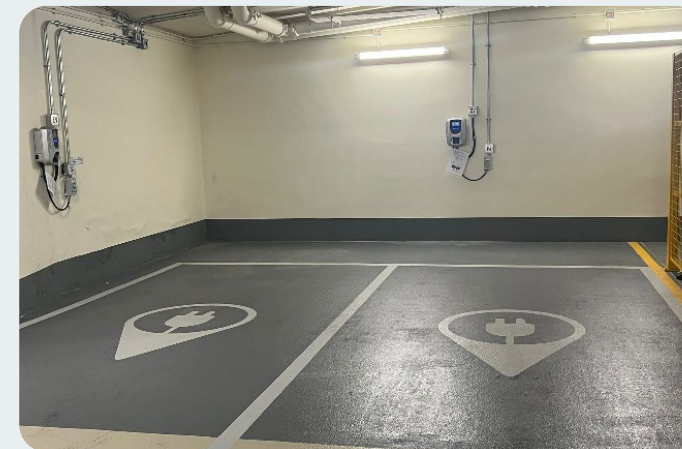
4.2 Green transport

4.2.1 Adoption of EVs in the government fleet

We planned to replace the conventional fuel-propelled departmental vehicles by electric vehicles or other environmentally friendly vehicles.

4.2.2 Electric vehicle (EV) charging facilities

EV charging facilities had been installed in selected car parking spaces at new JUBs and BCPs.



EV chargers in ancillary carpark at Tseung Kwan O Government Offices



EV chargers in public carpark at HYW BCP

4.3 Carbon management

In 2025, we conducted carbon audits for 46 JUBs, 62 quarters and 2 BCPs. The total greenhouse gas emission for our buildings with annual electricity consumption over 500,000 kWh was about 137,580 tonnes of carbon dioxide equivalent.

We had continued the implementation of various carbon reduction measures to take forward the recommendations of the audits.

Energy saving	Upgrading and optimising building services installations
Paper saving	Digitalising documents and using recycled paper
Water saving	Utilising grey water and water saving devices
Recycling activities	Applying diverse waste separation and recycling initiatives

4.4 Waste reduction and recycling

4.4.1 Waste disposal and recovery

We implemented waste separation and recycling programmes for JUBs, quarters and BCPs, and recorded waste quantities monthly for performance monitoring.

Waste quantities in 2025					
Collected recyclables: (kg)	Paper	Metal	Plastic	Glass	Waste disposed (L)
	983,360	40,350	43,360	61,110	166,559,300



Recyclables collection at HZMB HKP



Recyclables collection at Cheung Sha Wan Government Offices

4.4.2 Separation, storage and collection of recyclables

We continued to provide waste separation bins for paper, plastic and metal in JUBs, quarters and BCPs. In new quarters, recycling corners had also been provided to collect recyclables, such as glass bottles, rechargeable batteries, used clothes and fluorescent tubes.

4.4.3 Food waste reduction and recycling

We participated in Environmental Protection Department (EPD)'s pilot scheme on point-to-point food waste collection for selected government quarters -

- Chai Wan Police Married Quarters
- Fire Services Department (FSD) Pak Shing Kok Married Quarters
- Fan Garden
- Kwai Yung Court
- Stanley Junior Staff Married Quarters
- West Kowloon Disciplined Services Quarters
- Shun Lee Disciplined Services Quarters



Used clothes collection bin at Fan Garden



Smart Food Waste Bin at Shun Lee Disciplined Services Quarters



Recycling corners at FSD Pak Shing Kok Married Quarters

4.5 Other green performance

4.5.1 Indoor air quality

Our premises obtained Excellent Class and Good Class in EPD’s Indoor Air Quality Certification Scheme in 2025 -

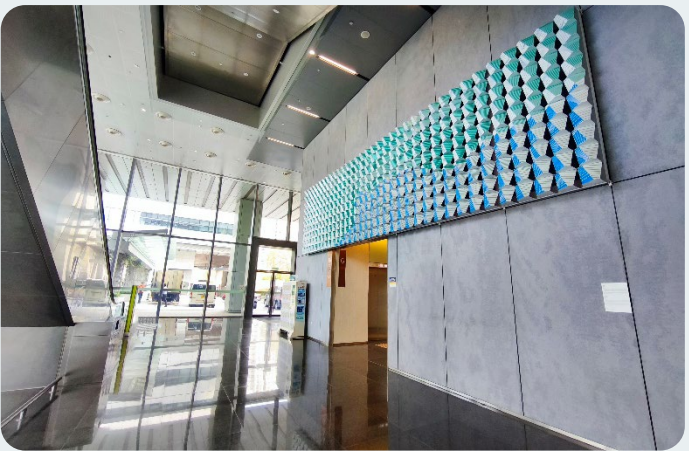
Excellent Class

- North Point Government Offices
- Trade and Industry Tower
- Treasury Building
- Tuen Mun Government Offices
- West Kowloon Government Offices
- HZMB HKP
 - Arrival and Departure Private Car Passenger Clearance Annexure
 - Immigration Building (Arrival and Departure)
 - Passenger Clearance Building
- HYW BCP
 - Passenger Terminal Building



Good Class

- All other JUBs suitable for IAQ monitoring



West Kowloon Government Offices under IAQ certification scheme



HYW BCP under IAQ certification scheme

4.4.4 Achievements in waste management



Awards (Gold, Silver, Bronze and Enhancement Awards, and Certificate of Merit) issued by EPD in the Commendation Scheme on Source Separation of Commercial and Industrial Waste



Awards (Bronze Award and Certificate of Merit) issued by EPD in the Commendation Scheme on Source Separation of Domestic Waste



Wastewi\$e Certificates (Excellent, Good and Basic Levels) issued by Environmental Campaign Committee in the Hong Kong Green Organisation Certification



Fluorescent Lamp Recycling Programme



Natural Christmas Trees Recycling Programme



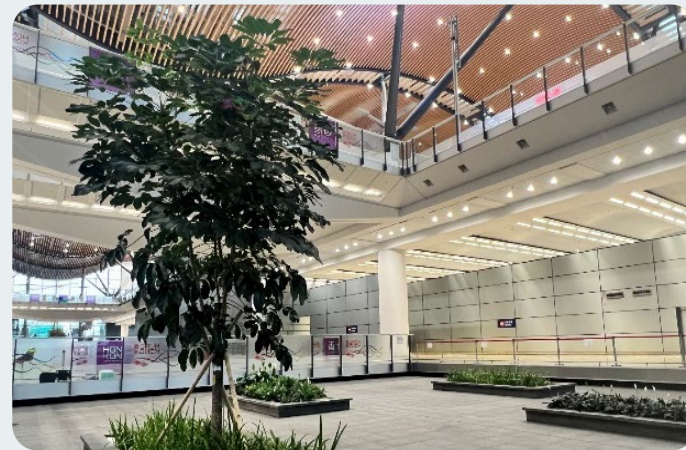
Peach Blossom Trees Recycling Programme

4.5.2 Water management

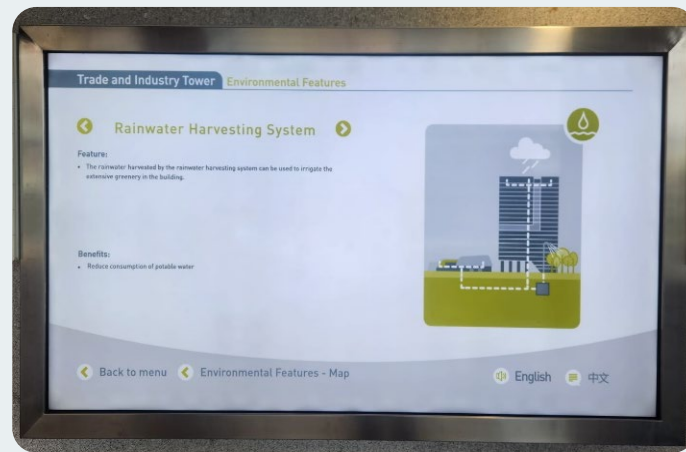
In new JUBs and BCPs, rainwater harvesting systems were installed to provide recycled water for irrigation, helping conserve fresh water. In HZMB HKP and HYW BCP, wastewater was treated through a water reclamation process and reused for flushing and watering.

We worked closely with ArchSD to enhance the water supply systems of our premises, including -

- installing water saving devices, such as sensor water taps and dual flush toilet cisterns, whenever feasible in renovation and maintenance projects;
- installing flow controllers to water taps of toilets and pantries in all existing JUBs whenever feasible; and
- placing posters in prominent places to encourage water saving.



Indoor plant irrigation by rainwater harvesting system at HZMB HKP



Utilisation of rainwater harvesting system for irrigation at Trade and Industry Tower

4.5.3 Green operation in commercialised / leased-out Premises

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

Waste reduction

- prohibiting use of disposable tableware in government canteen;
- avoiding provision of plastic bottled water in food and catering premises; and
- prohibiting sale of plastic bottled water measuring 1 litre or less through automatic vending machines.

Energy saving in lighting

- lights out for external signs from 10 p.m. to 7 a.m. in new licence agreement of advertising areas.

We 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.

4.5.4 Fitting-out recycling and reusing

We encouraged recycling and reusing fittings to help waste reduction in office and surplus quarters renovations.

Moving to leased-in offices

- liaised with landlords to waive the reinstatement requirement; and
- encouraged departments to adopt the existing fitting-out in leased offices.

In 2025, some landlords agreed to waive the reinstatement liability in the lease. Some departments agreed to wholly or partly adopt the existing fitting-out of the leased offices.

Vacating leased-in offices

(leases with reinstatement liability clause)

- negotiated with landlords to repossess the property in its "as-is" condition.

In 2025, we successfully persuaded some landlords to repossess the property in its "as-is" condition.

Leased-out surplus quarters

- leased out surplus quarters on an "as-is" basis; and
- adopted a flexible approach in requiring tenants to fulfil their reinstatement obligation.

We retained the outgoing tenants' fittings and fixtures which were in good condition on a case-by-case basis.

4.6 Housekeeping measures in the Agency's offices

4.6.1 Paper consumption

Paper consumption in the Agency's offices in 2025	
Paper size	Reams
A4	3,330
A3	170

To reduce paper consumption, we implemented various saving measures -

- using 100% recycled paper;
- double-sided printing;
- collecting used paper for recycling; and
- distributing documents in digital format.

4.6.2 Green procurement

We followed the list of products with green specifications promulgated by EPD. In 2025, the Agency spent approximately \$2.2 million on purchasing various products and services from the list, including -

- toner cartridges;
- network products, e.g. LAN switches, routers; and
- LPG water heaters.

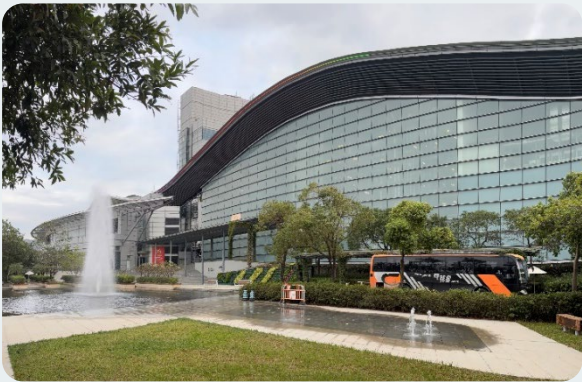
4.6.3 Green housekeeping

We assigned a Green Manager and an Energy Warden to implement green housekeeping in the Agency's offices.

Reducing paper consumption (Part 4.6.1)	
Reducing electricity consumption	• switched off lights and electrical equipment when not required; • set room temperature at 25.5°C in summer; and • issued regular reminders to all staff.
Using environmentally friendly office appliances	• used recycled toner cartridges for printers.
Reducing water consumption	• used self-closing or sensor water taps in toilets; and • posted notices in pantries and toilets to remind staff of reducing water consumption.

4.6.4 Green activity

In November 2025, we visited T · Park, which is a self-sustaining sewage treatment facility integrated with recreational, educational and ecological features, to raise staff awareness on reducing waste and energy consumption.



T · Park in Tsang Tsui, Tuen Mun

Environmental targets for 2026 onwards

We would continue implement the following measures at our premises for sustained improvement in environmental protection -

- incorporating sustainable features in new JUBs and renovation projects;
- adopting energy-efficient and RE technologies in existing properties where practicable;
- reducing electricity consumption in common areas of our premises;
- monitoring energy consumption in JUBs;
- reducing GHG emissions;
- maintaining greening and landscaping;
- reducing waste and facilitating waste collection and recycling programme;
- raising energy saving awareness of JUBs and BCPs users and quarters residents;
- monitoring indoor air quality;
- promoting environmentally friendly operations by tenants;
- facilitating waste reduction at source and updating green measures through tenancy agreements; and
- keeping up green housekeeping measures.

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