

Targets and Outlook



We endeavour to meet our quantitative flat production target and enhance the sustainability of the local public housing. By setting challenging yet realistic annual targets on environmental, social and economic aspects, we strive to improve and gauge our sustainability performance and direct it towards sustainability excellence. In 2015/16, we have set 66 targets which are detailed below.

Environmental Awareness Raising Targets

Review and monitor environmental awareness in Public Rental Housing (PRH) by partnering with green groups and the Statistics Section to conduct survey on PRH residents.

Monitor environmental awareness and enhance general awareness of Hong Kong Housing Authority (HA) staff by reviewing and implementing training and publicity strategies.

Collaborate with green groups to conduct environmental awareness programmes in the PRH.

Enhance environmental performance of contractors on site.

Promote PRH tenants' awareness and participation related to waste separation at source, waste reduction and green management initiatives through various publicity channels, such as EMAC newsletters and activities, broadcasting of Announcement of Public Interest and rolling text in Housing Channels and other activities with green group.

Enhance staff environmental awareness and knowledge by organising seminars related to Waste Management Plan, legislation updates and environmental issues, displaying environmental issues at the HA Headquarters' (HAHQs) Green Corner and organising campaigns to promote environmental protection.

Enhance community awareness on environmental protection by organising programmes to promote environmental protection messages.

Energy Efficiency Targets

Reduce electricity consumption of landlord services installation in new domestic blocks by adopting Energy Codes and obtaining energy certificates for completed blocks.

Explore and study the application of more energy efficient equipment, monitor the performance of the lift system with regenerative power at Kai Tak Sites 1A and 1B (Kai Ching Estate and Tak Long Estate), monitor the performance of the trial installation of Light Emitting Diode (LED) bulkheads at Kai Tak Site 1A (Kai Ching Estate), and pursue certification of LED bulkhead lightings under the “LED lighting product certification scheme” for mass application in HA’s domestic blocks. Implement the environmental lighting controls using motion-sensors and push buttons at the communal areas of domestic blocks and implement gearless lift and regenerative power for lift with a capacity of 18kW or above in all new projects under design.

Enhance electricity consumption in existing PRH blocks by studying and evaluating the replacement of existing light fittings equipped with electromagnetic ballast by more energy efficient lighting source and/or electronic ballast.

Conduct carbon audit in 14 typical PRH block types for monitoring and benchmarking purpose.

Reduce energy consumption of the HA office premises by performing various energy saving initiatives.

Adopt green design for building services equipment by installing the solar-powered lights in each new estate for educational purpose, and conducting carbon emission estimation and energy estimation of domestic blocks at detailed design stage.

Greening and Landscaping Targets

Provide green treatment to newly formed slopes, such as providing hydroseeding, planting or other appropriate green treatment to soil or rock slopes.

Add new vegetation and promote greening in new housing estates to meet the minimum target of one tree per 15 PRH flats. Conduct annual tree surveys to ensure all new housing estates meet the target. Achieve an overall target of 30% green coverage, and at least 20% as a minimum for public housing developments at planning design and implementation stage.

Promote local residents and the community to participate in early plant raising for new housing estates.

Promote community involvement in greening of the new PRH estates by introducing communal planting areas/ community farms in master landscape layout plan at design stage.

Re-landscape and upgrade the existing landscape facilities in the selected PRH estates by improving soft landscaping through Landscape Improvement Programme.

Greening and Landscaping Targets

Promote green environment in PRH estates with Estate Management Advisory Committee's support and to increase tenants' awareness and promote community participation in greening of PRH through the provision of greening activities in the estates, such as organising tree planting days and developing community gardens in selected estates.

Improve the slope appearance in the existing PRH estates by providing green treatment to hard surfaced slopes and improving existing vegetated slopes. Also, chunam surfaces will be improved through hydroseeding, stone pitching and toe planters.

Promote staff involvement in greening activities by arranging staff/tenants to participate in Tree-planting Day.

Material Usage and Hazardous Materials Management Targets

Further abate the remaining asbestos-containing materials in the existing HA managed properties by implementing asbestos abatement programme through estate redevelopment programme and asbestos removal works.

Use softwood timber from sustainable sources for all types of timber door cores in the new public housing estates.

Use timber from sustainable sources for temporary works during construction.

Enhance the use of "green" materials and components.

Maintain the remaining asbestos containing materials in satisfactory condition in the existing PRH estates by conducting two condition surveys per year to monitor the condition of ACM and engaging registered asbestos contractor for inspection, making recommendation and emergency repair to underground asbestos cement water mains.

Use environment-friendly paper for printing of all publicity materials.

Control of hazardous materials to minimise harm to environment by collecting all disposed mercury-containing lamps in the HAHQs for special waste treatment.

Waste Management Targets

Promote recovery of domestic waste for paper by arranging publicity activities in the PRH estates.

Promote recovery of domestic waste for aluminium cans by arranging publicity activities in the PRH estates.

Promote recovery of domestic waste for plastic bottles by arranging publicity activities in PRH estates.

Promote recovery of domestic waste for used clothes by allowing charity organisations to collect used clothing and to promote used clothes recovery in the PRH estates.

Reduce domestic waste by promoting waste reduction through various publicity campaigns such as Estate Management Advisory Committees newsletters and activities, and other joint activities with green groups.

Promote waste separation at source and green management initiatives by implementing Source Separation of Domestic Waste Programme in all estates, and setting up collection point in the PRH estates for collecting domestic recyclable from tenants with incentives such as cash or household sundries for exchange.

Reduce A3 and A4 paper consumption in the HA offices by performing various initiatives to reduce paper consumption.

Collect waste paper in all HA offices and implement various initiatives to encourage paper recycling.

Water Conservation Targets

Reduce flushing water consumption by using 6-litre single or dual flush water-closet suite.

Reduce irrigation water consumption by providing low maintenance rain water harvesting system (RWHS) or other types of root-zone irrigation system in new PRH developments.

Study the performance of the RWHS by reviewing the effectiveness and maintenance/electricity expenditure of the RWHS system for all commercial centres and PRH estates where the system was installed, and analysing the overall performance of conventional and newly developed simplified RWHS in existing commercial centre and estates.

Reduce water consumption at the HAHQs by recording and monitoring water consumption.

Social Targets

Continue the implementation of the Marking Scheme for Estate Management Enforcement in all the PRH estates and non-domestic premises to enhance the living and business environment.

Conduct various initiatives for the HA staff, for example, activities organised by the HA Staff Club.

Maintain active communications with staff and obtain feedback to enhance operational effectiveness.

Continue to actively work with relevant stakeholders to promote better understanding of the HA's policies and initiatives through different publicity channels.

Safety Targets

Incorporate a safety pledge with commitment to site safety through listing requirements of service providers. Fully implement the accreditation of OHSAS 18001 on provision of cleansing service in property services agents contracts and cleansing contracts as a listing requirement.

Continue to closely monitor the contractors' performance through mechanisms such as Performance Assessment Scoring System (PASS), Building Services PASS, Piling PASS, Demolition PASS, Maintenance Assessment Scoring System (MASS), Lift MASS, Housing Authority Safety Auditing System (HASAS), HASAS (Maintenance & Improvement), Surprise Safety Inspection Programme and Housing Authority Lift and Escalator Nominated Sub-contracts Safety Auditing System, surprise safety inspection for building maintenance works, surprise check to lift works contractors for lift term maintenance and lift modernisation works.

Continue to tighten monitoring of contractors with high accident rates. Introduce the occupational injury alert and warning triggering system for property, cleansing and security services.

Strengthen safety training on site management for contractors and supervisory staff.

Explore enhancements in contract controls for site safety, e.g. provision of gates at vehicular ingress / egress for traffic control, safe delivery of materials by vehicles to sites.

Continue to tighten control measures for high-risk operations on site.

Streamline Safety Auditing System to focus resources on high-risk activities and fine-tune safety audit criteria for building services installation.

Continue to hold regular seminars and forums on best safety practices with the participation of contractors and project teams.

Continue to partner with industry stakeholders in territory-wide safety campaigns and publicity.

Continue to provide safety training for our staff, e.g. Refresher Site Safety PASSPORT Web Course for new works staff and Occupational Safety & Health Courseware for maintenance works and estate management staff through e-Learning Portal.

Enhance personal protective equipment for contractors' site personnel and our works staff.

Continue to develop the Occupational Injury & Disease Surveillance System for capturing accident and incident data on site.

Continue to develop mobile applications to streamline management of safety, quality and productivity on site.

Continue to update the Site Safety Website with site safety information and multi-media materials. Improve the website to comply with Web Content Accessibility Guidelines requirements and migrate the website HA / Housing Department (HD) website by mid 2016.

Continue to issue best practice circulars to contractors, service providers and frontline staff.

Foster safety awareness of safety use of lifts and escalators in public estates.

Implement measures to enhance road / roadside work safety for cleansing and security service providers.

Improve safety of office operations with potential health and safety risks.

Economic Performance Targets

Implement the rent adjustment mechanism.

Continue to minimise the vacancy of the PRH estates.

Conduct tenancy control and education campaigns with an aim to reduce abuse of housing resources.

Continue to review older estates and enhance their preventive maintenance and restoration.

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