

## 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 2014/15, we have set 65 targets which are detailed as follows:

### Environmental Awareness Raising Targets

Review and monitor environmental awareness of residents in public rental housing (PRH) by partnering with green groups and our Statistics Section to conduct survey on PRH residents.

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

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

Enhance environmental performance of contractors on site.

Promote the PRH tenants' awareness and participation related to waste separation at source, waste reduction and green management initiatives.

Enhance staff environmental awareness and knowledge by organising seminars, displaying environmental issues at the HA Headquarters' (HAHQ) Green Corner and organising campaign.

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 green design for building services equipment by monitoring the performance of the PV Panel system at Kai Tak Sites 1A and 1B, installing solar-powered lights in new estates for educational purpose and conducting carbon emission estimation and energy estimation for projects with domestic blocks at detailed design stage.

Explore and study the application of more energy efficient equipment by monitoring the performance of the lift system with regenerative power at Kai Tak Sites 1A and 1B, monitoring the performance of the trial installation of Light Emitting Diode (LED) bulkheads at Kai Tak Site 1A, and pursuing certification of LED bulkhead lightings under the newly launched “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 of 18kW or above in all new projects under design.

Reduce electricity consumption in the 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.

### Greening and Landscaping Targets

Provide green treatment (e.g. hydro-seeding and tree planting) to newly formed 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.

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 plans at design stage.

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

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.

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 hydro-seeding, stone pitching and toe planters.

Promote staff involvement in greening activities by arranging staff 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 PRH 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 existing PRH estates by conducting condition surveys and engaging registered asbestos contractor for emergency repair.

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 HAHQ for special waste treatment.

### Waste Management Targets

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

Promote recovery of domestic waste for aluminium cans by arranging publicity activities in 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 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 in PRH estates by implementing Source Separation of Domestic Waste Programme in all estates, and setting up collection point in PRH estates for collecting domestic recyclable from tenants.

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

Collect waste paper in the 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 rain water harvesting system (RWHS) in new public housing developments.

Study the performance of the RWHS by reviewing the effectiveness and expenditure on the maintenance and electricity use of the RWHS system for all commercial centres as well as PRH estates where the system was installed.

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

### Social Targets

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

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

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

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, Housing Authority Lift and Escalator Nominated Sub-contracts Safety Auditing System, and Housing Authority Lift and Escalator Installation Safety Auditing System.

Continue to tighten monitoring of contractors with high accident rates.

Continue to strengthen safety training on site management for contractors and supervisory staff.

Incorporate SSIP score into PASS, Piling Pass and Demolition Pass score.

Explore enhancements in contract controls for site safety, e.g. compliance with the Code of Practice for the Loading of Vehicles, restricting the use of ladders for working at height.

Link SSIP scores with the 'Integrated Pay for Safety, Environment and Hygiene Scheme'.

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

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 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.

Establish a surprise safety inspection system for building maintenance works and continue surprise check for lift term maintenance and lift modernisation works.

Continue to issue Safety & Health Circulars to contractors, service providers and frontline staff.

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

Continue to provide safety training for our staff.

### **Economic Performance Targets**

Implement the rent adjustment mechanism.

Continue to minimise vacancy in PRH estates.

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

Continue to assess the older estates and enhance their preventive maintenance.