

TARGETS AND OUTLOOK



We endeavour to meet our quantitative flat production targets and to enhance the sustainability of 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 2017/18, we have set 66 targets which are detailed below.

Environmental Awareness and Participation Targets

Review and monitor environmental awareness in public rental housing (PRH) by liaising with green groups and Statistics Section to conduct surveys of PRH residents.

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

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

Enhance the 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, rolling text in Housing Channel and other joint activities with green groups.

Enhance staff environmental awareness and knowledge by organising seminars related to Waste Management Plan, legislation updates and general seminars on environmental issues and campaigns to promote environmental protection.

Promote environmental message to HA staff by displaying environmental issues at HA Headquarter (HAHQ) Green Corner.

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

Energy Efficiency Targets

Reduce the electricity consumption of building services installations in communal areas of new domestic blocks.

Explore and study the application of more energy efficient equipment, mass application of LED bulkhead lightings at the communal areas of all newly designed 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 8kW or above in all new projects under design.

Conduct Carbon Audit in the 14 typical PRH blocks representing the majority of PRH block types for monitoring and benchmarking purpose, and to investigate measures for energy reduction when the building carbon emission is found exceeding the baseline figure.

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

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

Greening and Landscaping Targets

Provide green treatment to newly formed slopes such as hydroseeding, planting or other appropriate green treatments 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 community participation 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 and encourage PRH residents to participate in gardening and planting works within their own estates for recreation and education purpose.

Re-landscape and upgrade the existing landscape facilities in the selected PRH estates by planting more trees and flowers through Landscape Improvement Programme.

Promote community participation and increase tenants' awareness in greening of PRH estates, in collaboration with the Estate Management Advisory Committee, through organizing greening activities in the estates, such as tree planting days.

Improve the slope appearance in existing PRH estates by providing green treatment to hard surfaced slopes and improving the 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.

Hazardous Materials Management Targets

Abate the existing asbestos containing materials in HA construction sites by implementing proper asbestos removal works in demolition.

Implement asbestos abatement programme in PRH estates by promulgating and enhancing publicity of locations and proper handling of Asbestos Containing Materials (ACM), enhancing regular monitoring system on ACM, formulating the asbestos abatement programme, arranging regular training seminars and briefings and reminding project team to take proper mitigation measures.

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

Waste Management and 4Rs^[1] Targets

All softwood and at least 50% of timber used for all types of timber doors in the new public housing developments shall be from sustainable sources in compliance with BEAM Plus (New Building) requirement.

Use timber from sustainable sources for temporary works during construction.

Enhance the use of “green” materials and components.

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 glass bottles for recycling by arranging joint publicity activities with green groups in PRH estates.

Promote recovery of rechargeable batteries 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 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 groceries for exchange.

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

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.

Notes:

^[1] 4Rs include Reduce, Reuse, Recycle and Replace.

Water Conservation Targets

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

Reduce irrigation water consumption by providing Zero Irrigation Systems (ZIS) or other types of root-zone irrigation systems in new building projects.

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

Social Targets

Continue the implementation of the Marking Schemes for Estate Management Enforcement in all 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

Continue to closely monitor the contractors' performance through mechanisms such as the 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 inspections for building maintenance works, surprise checks of lift works contractors for lift term maintenance and lift modernisation works.

Continue to tighten monitoring of contractors with high accident rates through occupational injury alerts and warning systems.

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

Continue to enhance personal protective equipment for contractors' site personnel and our works staff.

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

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

Continue to implement measures to enhance road and roadside work safety for cleaning and security service providers.

Safety Targets (Cont'd)

Continue to improve safety of office operations with potential health and safety risks.

Continue to study the specification enhancement for provision of sunshade of gondola.

Continue to explore enhancements in contract provisions for safety innovation/measures. e.g., Virtual Reality technique for safety training, BIM for logistic planning and safety training, RFID for alert and warning system, RFID for access control to works area and plant, and checking plant certificate and workers' data, remote control of concrete skip.

Continue to review the Integrated Pay for Safety, Environment and Hygiene Scheme to include lunchtime safety talk, full payment only for safety critical pass item attaining a minimum score of 80 marks, setting aside a payment for release at the contract completion to encourage timely reporting of accident/incident, submission of drawing and specification for safety innovative measures as pre-requisite requirement for Pay for Safety, and setting a threshold of scores of all the 6 environmental performance indicators to achieve for release of payment.

Explore enhancements in contract requirements by including good safety measures such as electrical wheelbarrow, double lock ground release shackle for safe lifting of H piles, cordless power handheld tools and wearing proper gloves by workers, incorporating safety climate index survey and work safe behaviour, specifying duration for maintenance and checking of tower crane, separate power supply for tower crane operation, installing CCTV in control cabin of tower crane, arranging work roster for tower crane operator, implementing mentor and mentee scheme for training tower crane operators, requiring accreditation of safety supervisor under the Hong Kong Safety and Health Accreditation Scheme, and including relevant clause of Reference Materials on Site Welfare, Health and Safety Measures published by Construction Industry Council.

Continue to develop standardised oral commands with Occupational Safety & Health Council for the pointing-and-calling practice used by contractors in high risk activities.

Adopt universal design for all ages and abilities in modular flats, communal facilities and integrated community play areas, and implement barrier-free access to PRH block entrances, strategic estate facilities and transportation nodes to enhance safety, accessibility and spatial equity in the community.

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.