

# Corporate Sustainability



The URA's Flat-for-Flat project at Kai Tak has achieved BEAM Plus Provisional 'Platinum' rating from the Hong Kong Green Building Council for its sustainable building design.

Sustainability is URA's corporate commitment. It interweaves the various stages of urban renewal as well as being a tenet that drives our policies and operations. In addition to environmental sustainable efforts, we are also committed to ensuring social sustainability in our work. In the latter half of 2012, a dedicated team was set up to coordinate our sustainability efforts.

**Project planning and design** – The redevelopment of Kwun Tong Town Centre illustrates a comprehensive and forward-looking planning process that includes optimisation of the disposition and form of buildings to ensure adequate noise mitigation and air ventilation; preservation of 25 old trees and the employment of vertical and rooftop greenery techniques to provide a green coverage of around 30% (making it one of the greenest spots in the city); utilisation of water-cooled chillers and mixed-mode air-conditioning system in the commercial portion to lower the energy consumption.

A number of public engagement workshops and roadshows were organised in the past few years to collect stakeholders' views.



The first banyan tree is transplanted in the Kwun Tong Town Centre project.

Open Space	26,000 m <sup>2</sup>
GIC Area	53,000 m <sup>2</sup>

*(Based on 48 redevelopment projects commenced by the URA up to March 2013)*

**Acquisition and Rehousing** – The URA's acquisition policy comprises cash compensation or rehousing, both of which can improve the living standards of affected households. For example, among the respondents in a social impact tracking study commissioned by the URA and undertaken by the Chinese University of Hong Kong for the Kwun Tong Town Centre project, more than 70% of affected domestic respondents feel satisfied with their improved quality of living after relocation while 85% of non-domestic respondents have continued business in better premises in the district after relocation.

No. of tenant households compensated with cash	244
No. of tenant households rehoused to PRH flats	107
Percentage rehoused within urban areas	98%

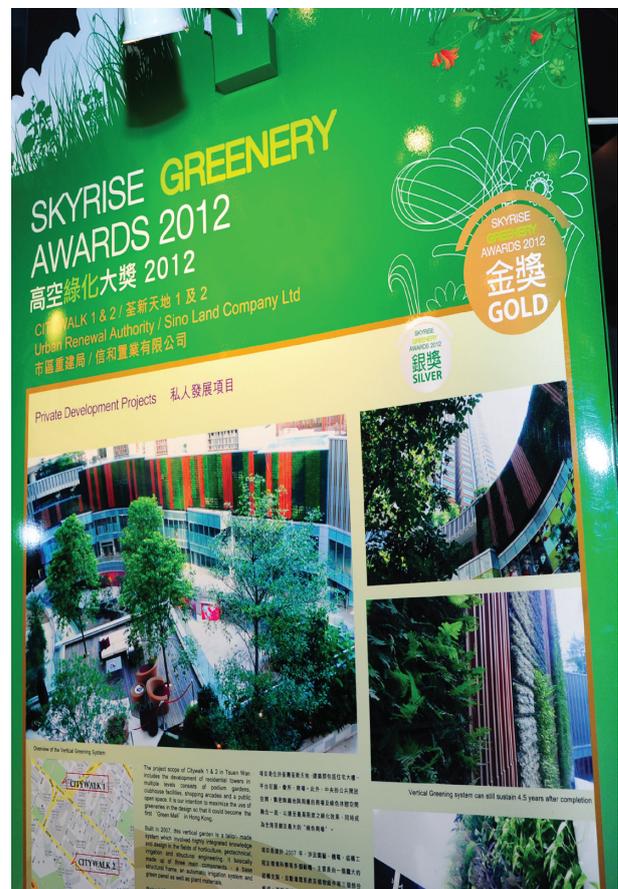
(For projects in progress during 2012/13 financial year)

**Works and Contract Management** – URA recognises that it is in a position to be an advocate of green building design as part of urban renewal, and high environmental standards are therefore imposed on both our self-developed projects and projects that are implemented through joint ventures. Eight redevelopment projects have achieved the Hong Kong BEAM Platinum (Final) rating as of March 2013. Setting a high green building standard for these eight projects has motivated the respective designs to optimise use of resources through various measures. It also propagates an important supply chain effect on the downstream consumers as the residential flats were installed with energy-efficient and water-efficient appliances.

Annual Energy Reduction	7% - 20%
Annual Water Saving	30% - 41%
Construction Waste Recycling	50% - 98%

(Based on 8 Projects attaining BEAM Platinum (Final) Rating as of March 2013)

As the URA's first self-developed project, the Flat-for-Flat development at Kai Tak has been tailor-designed from the perspective of end users, with practical flat layout, facilities conducive to community building, and environmentally-friendly features that lessen the residents' long term management and maintenance costs. Cross ventilation, double-glazed low-e windows, and high efficiency air conditioners were built into the design to lower the annual energy use by around 16%, while low flow water fixtures coupled with rainwater harvesting and grey water recycling systems would reduce annual water consumption by over 40%. Targeted for completion in 2016, the project is one of the first two residential projects in Hong Kong that achieved the provisional Platinum standard under the new BEAM Plus green building accreditation scheme.



The Citywalk 1 & Citywalk 2 projects in Tsuen Wan win the Gold Award of the Skyrise Greenery Awards 2012.

**Property Management** – To embrace more diversified uses of the urban space, the URA has offered concessionary tenancy to non-governmental organizations (NGOs) and social enterprises (SEs) both in our acquired properties and dedicated preserved historical buildings, e.g. Hong Chi Association, Hong Kong Federation of Youth Groups and New Life Psychiatric Rehabilitation Association.



A social enterprise “rwb 330” at the ground floor shop, 192 Prince Edward Road West.

Rental to NGOs and SEs in URA properties	2080 m <sup>2</sup>
Rental to NGOs in managed GIC areas	3890 m <sup>2</sup>

(For 2012/13 financial year)

URA also provides space for various Government Departments and organisations to carry out a wide range of activities, training, displays and exhibitions, including the arts, youth activities, education, tourism, hobbies and so on. A total of 20 events with URA's assistance/sponsorship had been staged at venues operated by the URA and its joint-venture partners such as Central Oasis, Urban Renewal Resource Centre and Citywalk.

**Building Rehabilitation** – Being a means to delay urban dilapidation and to provide timely relief to people living in dilapidated buildings, building rehabilitation is a vital part of urban renewal. By extending the useful life of the buildings concerned, rehabilitation effectively contributes to the reduction of solid waste that may otherwise be generated during buildings demolition, thereby lessening the burden on our landfills which are nearing their capacities.

Loan and Subsidies Released	over \$166 million
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(For 2012/13 financial year)

## Greener Operations

**Carbon Audit** – URA recognises the value of leading by example, and in that connection has conducted the first corporate carbon audit in late 2012 covering our own operations and managed properties. It enables us to better understand the environmental performance of our operations and identify ways to reduce our corporate carbon footprint. Based on the assessment, the energy intensity of our offices is lower than the average in Hong Kong for similar type of occupancy. Nevertheless, an action plan has been prepared with a greenhouse gas (GHG) reduction target of 3-5% (compared with the baseline year 2011/12). The relevant measures comprising delamping, relamping to more energy efficient lightings, Managed Print System, and so on will be implemented in phases in our offices and managed properties beginning from the third quarter of 2013.

At the same time, more data will be collected in ensuing years to gradually expand the scope of our carbon audit for more comprehensive environmental management.