

# Chinachem Group Sustainability Conference 2022

Creating Social Impact on the Zero Carbon Journey in Hong Kong



**Bernadette Linn**

Secretary for Development  
The Government of the HKSAR

## Summary

### *Opening Remarks*

- Linn began by thanking Chinachem Group and the Hong Kong Green Building Council for co-organising the Conference and said she was encouraged by the wide range of inspiring topics to be explored at the event.
- The 2021 United Nations Climate Change Conference held in Glasgow highlighted that climate change is one of the most defining issues of our time. Hong Kong aims to have emissions peak before 2030 and commits to achieve carbon neutrality before 2050.
- Linn drew attention to Hong Kong's plan to achieve net-zero electricity generation before 2050 and the challenges the city faced in doing so as a high density built environment. The Hong Kong Climate Action Plan 2050 announced in October 2021 sets out four major decarbonisation strategies, namely, net-zero electricity generation, energy saving and green buildings, green transport and waste reduction.
- She also raised the spatial development strategy issued in October last year. The Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 calls for the development sector to further enhance energy performance of buildings and to integrate smart, green and resilient initiatives into the built environment. These clear development strategies, she said, would move us steadily towards our decarbonisation target.
- Challenges bring new opportunities. The government will press ahead with various new development projects including the Lantau Tomorrow Vision and the Northern Metropolis. Linn believed these two projects would present numerous opportunities to nurture our community's resilience to climate change and help us meet our sustainable development goals.
- Additionally, the government has been promoting green technology in public work projects, for example, introducing renewable energy systems in infrastructure works such as the solar farm at the Siu Ho Wan Sewage Treatment Works, as well as district cooling systems in new town developments and extensions.
- Development Bureau is also working closely with the Environment and Ecology Bureau to review and develop green building targets for government buildings.
- Linn also discussed the Building Department's new GFA concession mechanism, slated to be launched in early 2023. This mechanism requires new private developments to achieve a specific rating under the Building and Environmental Assessment Method plus (BEAM Plus) in order to apply for GFA concessions.
- She then thanked Chinachem Group for its efforts in integrating green construction technology in the Tonkin Street project, the first high rise private residential project in Hong Kong to adopt Modular Integrated Construction (MiC). Not only was construction time shortened by 30%, construction waste and noise were reduced by 68% and 75%, respectively. MiC also significantly improves quality, safety and sustainability performance of the construction works.
- She was pleased by the interest shown among other developers in adopting MiC following measures introduced by the government, including GFA and site coverage concessions.
- Linn was also delighted to learn of Chinachem's second MiC project, which would offer 10 times the number of flats than that of the Tonkin Street project.
- Linn concluded by calling on industry stakeholders to commit and collaborate to overcome climate change and to advance our sustainable built environment goals.



CHINACHEM GROUP  
華懋集團

# 華懋集團

## 可持續發展論壇 2022

### 香港零碳之旅 · 創造社會效益



甯漢豪  
發展局局長  
香港特別行政區政府

#### 重點

#### 開幕辭

- 甯漢豪感謝華懋集團與香港綠色建築議會合辦可持續發展論壇，並就論壇探討廣泛而具啟發性的議題感到鼓舞。
- 2021年於蘇格蘭格拉斯哥舉行的聯合國氣候變化大會，指出氣候變化是我們當前最迫切的問題之一。香港的目標是在2030年之前達到排放值的頂峰，並承諾在2050年前實現碳中和。
- 甯漢豪強調香港計劃在2050年前實現淨零發電，但卻面對高密度樓宇環境的挑戰。2021年10月公布的《香港氣候行動藍圖2050》列出四大減碳策略，包括淨零發電、節能與綠色建築、綠色運輸和減少廢物。
- 她提及去年10月發表的全港空間發展策略——《香港2030+》：邁向超越2030年的規劃願景和策略，呼籲業界進一步提高建築物的能源績效，並將智能、綠色和靈活的設施融入建築設計。這些明確的發展策略將令我們穩步朝向減碳的目標邁進。
- 挑戰帶來新機遇。政府將積極推展多個新發展項目，包括「明日大嶼願景」及「北部都會區發展」。甯漢豪相信這兩個項目將提供大量機遇，不但可以提升我們社區應對氣候變化的能力，亦可幫助我們實現可持續發展的目標。
- 此外，政府一直在公共工程項目推廣綠色技術，例如在小蠔灣污水處理廠的基礎設施工程中引入太陽能發電場等可再生能源系統，以及在新市鎮發展或擴展地區項目引入區域供冷系統。
- 發展局正與環境及生態局合作，檢討和制定政府建築物的綠色建築目標。
- 甯漢豪談及屋宇署將於2023年初推出新的私人發展項目總樓面面積寬免機制，該機制要求新的私人發展項目在建築上需達到綠建環評 (BEAM Plus) 的指定級別，才可申請總樓面面積寬免。
- 她感謝華懋集團將綠色建築技術引入東京街項目，這是香港首個採用「組裝合成」建築法 (MiC) 的多層私人住宅發展項目，不僅施工時間縮短了30%，建築廢物和噪音亦分別減少68%和75%。MiC還顯著提高建築工程的質量、安全性和可持續性表現。
- 在政府推出總樓面面積寬免及建築面積和場地覆蓋寬免等措施後，其他發展商也表示有意採用MiC。
- 她很欣慰得知華懋集團正籌劃第二個以MiC技術興建的項目，單位數量更是東京街項目的10倍。
- 最後，甯漢豪呼籲業界持分者承諾並合作克服氣候變化，共同向可持續建築環境目標推進。

