

Construction Industry Council
4th Progress Report of Committee on Environment and Technology

Purpose

This paper outlines the main points discussed at the 4th meeting of the Committee on Environment and Technology held on 26 October 2007. The record of attendance is at Annex A.

Issues Discussed

2. Members discussed the following items –
- way forward on construction standards
 - way forward on promotion of green buildings.

Progress on Matters Arising from the 3rd Meeting on 30 August 2007

3. Members noted the following –

Paragraph 13(a) and (b)

The way forward on construction standards and promotion of green buildings would be discussed later in the meeting.

Paragraph 13(c)

Members had no comments on EPD's paper on contaminated land standards.

Way Forward on Construction Standards

4. While there was no central construction standards body in Hong Kong, BD was mastering the development of design codes and standards in relation to the basic safety and hygiene of private buildings. For infrastructure projects and public building projects, the public sector clients (including the works departments under DEVB, HD, MTRC and Airport Authority Hong Kong) had well-established specifications and design codes. The requirements for materials and workmanship in these specifications were specified mainly by making reference the standards developed by leading standards bodies (in particular the British Standards published by the British Standards Institute (BSI)). Most of these

specifications also embodied modifications to the reference standards to suit local conditions.

5. Members considered that a co-ordination mechanism anchored upon CIC should be implemented to facilitate a more concerted approach in the development and improvement of local construction standards. The mechanism would facilitate the pursuit of industry-wide initiatives on construction standards including better alignment of the reference standards and local modifications adopted by the various client organizations in drawing up their specifications so as to avoid unnecessary differences in requirements and lower the cost of compliance, review of the merits of adopting other standards as alternative to or replacement of British Standards so as to better take advantage of the globalization trend in the procurement of construction materials, assessment of the impact of the replacement of British Standards by Eurocodes by 2010 on the local construction industry and identifying measures for coping with the change.

6. Members proposed to conduct an overall review of local construction standards so as to provide a basis for deliberating on the co-ordination mechanism and to entrust the assignment to a Task Force on Construction Standards for Buildings and another Task Force on Construction Standards for Infrastructures to be formed under the Committee.

7. The first task force would conduct an overall review of the construction standards used for buildings in Hong Kong, identify the problems and issues associated with the various types of standards, recommend the way forward for tackling them and identify the roles to be played by CIC in the process. The second task force would conduct a similar exercise for infrastructures. The two task forces would focus on specifications for materials and workmanship but would also look at other pertinent aspects of construction standards. They are expected to complete the review within six months. (The proposed membership and terms of reference of the task forces are at Annexes B and C respectively.)

8. Members agreed that a paper on the way forward should be submitted to CIC for consideration and that the task forces should be formed upon receiving endorsement from CIC.

Way Forward on Promotion of Green Buildings

9. Members learnt through the discussions in previous meeting of the Committee that there was no focused forum in Hong Kong for promoting green buildings. Promotion efforts were spread across the organizations pursuing the initiative on voluntary basis including the HK-BEAM Society

and the Professional Green Building Council (PGBC). However, the scope of the HK-BEAM Society was limited to promoting BEAM as an assessment method while the activities of PGBC were mainly on networking with overseas organizations and organizing seminars or similar functions for raising the awareness of green buildings. It was also apparent that the effectiveness of both organizations was affected by the lack of resources.

10. Having considered the institutional arrangements adopted in other leading economies, Members considered that for the long-term a focused forum should be established to pool together the industry-wide efforts in developing green buildings through pursuing general initiatives such as formulating industry-wide promotion strategy, securing industry and government support for green buildings. The focused forum could also work on specific initiatives such as developing a technical manual for providing detailed guidelines on design, construction and operation of green building, overseeing the adoption and development of BEAM as the integrated assessment scheme for the industry, promoting assessment of key aspects of environmental performance (such as air ventilation assessment for buildings) and advocating linkage between financial incentives for provision of green features to improvements in environmental performance determined through such assessment.

11. Members considered two possible options for the focused forum –

- Option 1 - establishing it as a task force under the Committee; and
- Option 2 - establishing it as an independent entity wholly owned by CIC.

12. Members generally preferred Option 2 since a task force could only cover a limited duration. On the other hand, an independent entity could better sustain the promotion efforts and its independent identity could help in securing better industry and community support.

13. Given the high priority accorded by the community to sustainability, the operation of the focused forum should be funded by CIC using industry levy and its operation should be supported by CIC staff. CIC should also back up the focused forum in applying for other sources of funding such as the Sustainable Development Fund administered by the Council for Sustainable Development. Subject to the drawing up of a business plan, the ballpark figure for the annual budget of the focused forum was about \$5 million which would cover development of guidelines, sponsoring research and development as well as education and promotion activities.

14. The focused forum would not duplicate the efforts of other organizations engaged in green buildings but would co-ordinate and fund their work where appropriate. In particular, the proposal would not affect the status of BEAM as the integrated assessment scheme for the industry. The HK-BEAM Society would continue to own, develop and operate BEAM. The focused forum would dovetail BEAM with the overall strategy for promoting green buildings including securing its wider adoption by the industry.

15. Members agreed that a paper on the way forward should be submitted to the CIC for consideration.

Any Other Business

16. Having considered an invitation made by the HK-BEAM Society, the Committee recommended CIC to nominate Mr Peter LEE Kai-kwong to represent CIC in the HK-BEAM Society Executive Committee.

Further Actions

17. The following further action was agreed –

- (a) the Secretariat would prepare papers on the way forward for construction standards and promotion of green buildings for submission to CIC; and
- (b) Mr Peter LEE Kai-kwong would be recommended to CIC as CIC's representation in the HK-BEAM Society Executive Committee.

**CIC Secretariat
November 2007**

Committee on Environment and Technology

**4th Meeting held at 2:30 pm on 26 October 2007
in Conference Room 1201, Murray Building**

Record of Attendance

Present

Mr Conrad Wong	Chairman
Mr CHEUNG Tat-tong	
Prof KO Jan-ming	
Mr LAM Wo-hei	
Mr Peter Lee	
Mr P H Ho	Hong Kong Federation of Electrical and Mechanical Contractors
Mr NG Shiu-ming	Association of Plastering Sub-contractors
Mr C K Au	Buildings Department
Mr Y C Chan	Development Bureau
Ms Betty Cheung	Environmental Protection Department
Mr Ken Cheung	Housing Department

Absent with Apologies

Dr Andrew Chan
Mr Pang Long
Mr Derek Zen

In Attendance

Construction Industry Council Secretariat

Mr K H Tao	Chief Assistant Secretary for Development (Works) 1
Mr Solomon Wong	Assistant Secretary for Development (Works) Public Works Systems Administration 1

Committee on Environment and Technology

Task Force on Construction Standards for Buildings

Chairman – Dr Andrew Chan

Members

- Interested Committee Members
- Representatives of the following organizations –
 - Hong Kong Institute of Architects
 - Hong Kong Institution of Engineers
 - Hong Kong Institute of Surveyors
 - Association of Consulting Engineers of Hong Kong
 - Association of Architectural Practices
 - Hong Kong Construction Association
 - Hong Kong Federation of Electrical and Mechanical Contractors
 - MTR Corporation
 - Architectural Services Department
 - Buildings Department
 - Development Bureau
 - Electrical and Mechanical Services Department
 - Environmental Protection Department
 - Housing Department

Terms of Reference

- (a) to conduct an overall review of the construction standards used for buildings in Hong Kong and identify the problems and issues associated with the various types of standards; and
- (b) to recommend the way forward for tackling these problems and issues and identify the roles to be played by CIC in the process.

Committee on Environment and Technology

Task Force on Construction Standards for Infrastructures

Chairman – Mr Y C Chan (also representing Development Bureau)

Members

- Interested Committee Members
- Representatives of the following organizations –
 - Hong Kong Institution of Engineers
 - Association of Consulting Engineers of Hong Kong
 - Hong Kong Construction Association
 - MTR Corporation
 - Buildings Department
 - Civil Engineering and Development Department
 - Development Bureau
 - Drainage Services Department
 - Environmental Protection Department
 - Highways Department
 - Housing Department
 - Water Supplies Department

Terms of Reference

- (a) to conduct an overall review of the construction standards used for infrastructures in Hong Kong and to identify the problems and issues associated with the various types of standards; and
- (b) to recommend the way forward for tackling these problems and issues and identify the roles to be played by CIC in the process.