SYMPOSIUM ON GREEN BUILDING LABELLING

An industry-wide event organised with the full support of the Provisional Construction Industry Co-ordination Board (PCICB)

19 March 2004
Hong Kong Convention & Exhibition Centre
Symposium on Green Building Labelling 2004

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Dear Delegates,

**Message from the Chairman of the Organising Committee**

On behalf of the Organising Committee, I wish to welcome all of you to this Symposium on Green Building Labelling which is an industry-wide event with the full support of the Provisional Construction Industry Co-ordination Board.

The Symposium is jointly organized by the Hong Kong Professional Green Building Council and the HK-BEAM Society, together with our co-organisers, the Buildings Department and the Environmental Protection Department of the HKSAR, with a view to providing a platform for all stakeholders to review the latest development of green building labelling both outside and in Hong Kong and to consolidate the way forward for an effective green building labelling system in Hong Kong in the new millennium.

The success of this Symposium relies un-doubtfully on the support of the stakeholders including our supporting organizations, speakers, guests, sponsors, organizing committee members, and most importantly your attendance.

I wish to take this opportunity to thank our Guest of Honour, Michael SUEN Ming-yeung, Secretary for Housing, Planning and Lands of the HKSAR and our Special Guest, Mr Keith KERR, Chairman of the Provisional Construction Industry Co-ordination Board for their kind support.

Yours sincerely,

Ir Reuben Chu Pui-kwan
Chairman, Organising Committee of the Symposium
Dear Delegates,

PGBC Chairman’s Message

On behalf of the Professional Green Building Council, I wish welcome all of you to this Symposium on Green Building Labelling.

Needless to say, we are now living in a time that the world is most concerned about sustainable development. This issue is not just to safeguard ourselves but more importantly, we need to build environmentally friendly buildings for our generations to come. PGBC sees her role in promotion of this concept and to facilitate designers understanding of the criteria in the design of green buildings.

I wish to thank the organisers and the sponsors who have invited experts in this field to speak to us concerning various systems to evaluate buildings that are sustainable in our environment. I am certain that through your active participation, we shall be successful in the future improvements of the built environment in Hong Kong.

Yours sincerely,

Professor Patrick Lau, SBS
Chairman, Professional Green Building Council
Dear Delegates,

HK-BEAM Society Founding Chairman’s Message

It gives me great pleasure to welcome you to this Symposium.

The labeling of building performance has been of interest to various parts of our industry for almost a decade. It was this interest that drove a number of private sector stakeholders, under their own initiative, to sponsor the development of the Hong Kong Building Environmental Assessment Method (HK-BEAM) in 1996.

In the eight years since, building professionals from all disciplines have donated countless hours of their time to help in the continued evolution of the scheme. Their reward has been to see HK-BEAM adopted by almost 100 commercial, institutional and residential developments in Hong Kong. Amounting to over 50 million ft$^2$ of space, this makes HK-BEAM one of the most widely adopted voluntary building labeling schemes around the world.

All of the buildings assessed under HK-BEAM now benefit - over their whole life cycle - from improved internal conditions, enhanced health and amenity, reduced environmental and community impacts, and lower operating costs. Assessments have helped to inform and engage developers, designers, builders, suppliers and users alike. We are convinced that this has contributed, at a building level, to Hong Kong's journey towards sustainable development.

Looking forward, it is clear that our community calls for a single and widely recognized environmental labeling system for buildings. The HK-BEAM Society, and its members and supporters, are keen to see that the experience, acceptance and recognition of HK-BEAM are not wasted but used as the foundation with which to achieve such a goal. We will continue to work, with modest financial resources, towards an evolving and improving HK-BEAM that benefits a greater number of buildings.

I take this opportunity to thank all of those, both from the private sector and from government, who have so far contributed to the success of HK-BEAM, and invite your future support in furthering these achievements. Please do enjoy today's symposium.

Yours sincerely,

Michael I Arnold
Founding Chairman, HK-BEAM Society
Professor Lau, distinguished guests, ladies and gentlemen,

I am delighted to join you today at the Symposium on Green Building Labelling, an occasion for building experts and professionals to exchange views and experience on labelling systems of green buildings locally and internationally, and for discussing the way forward for the setting up of such a scheme in Hong Kong.

In recent years, there are rising community aspirations for environmentally friendly and sustainable buildings. Developers and building professionals have responded positively and have taken steps to adopt green designs, green features and environmentally friendly construction methods. The provision of balconies, communal sky gardens and the wider use of pre-cast concrete elements, to quote but a few examples, are now being widely used in building projects. Indeed, in recent years, the Buildings Department has received an increasing number of building proposals with green features and a healthy trend has steadily been set.

While the momentum of green building design and construction is gradually building up, a system of positive recognition would further bring market forces into play to promote and sustain this development.

To this end, we have pledged to establish a green building labelling system in the 2001 Policy Address. A consultancy study was commissioned by the Buildings Department in 2002 to draw up a comprehensive environmental performance assessment scheme of buildings. This study also ties in with a recommendation of the Construction Industry Review Committee three years ago, which urges the industry to construct for excellence. A green building labelling scheme has the potential of bringing benefits to various sectors of the community. For developers and building professionals, the scheme provides recognition of their environmentally friendly building innovations and brings the added advantage of promoting their image and reputation. For potential homebuyers, the labelling scheme can facilitate the making of more prudent and informed decisions. As buildings earmarked as green developments are more likely to be competitive in terms of selling and leasing, the system will nurture the kind of market forces conducive to the creation of a larger green building stock. Overseas experience has also demonstrated that building assessment and labelling schemes have helped in upgrading the general quality of living.

Here in Hong Kong, many practitioners in the construction industry have already started the formulation of environmental assessment schemes for buildings. In the course of developing a comprehensive assessment scheme for Hong Kong, the Buildings Department's consultant will examine in detail the various environmental performance assessment systems developed in Hong Kong and overseas. These systems include the Building Research Establishment Environmental Assessment Method, the Hong Kong Building Environmental Assessment Method and the Intelligent Building Index. The consultant will also gauge the views of building end-users. In this connection, views expressed today will in this connection be of great use to us. The consultancy study is expected to be completed by the end of this year, to be followed by wider consultation with stakeholders and building end-users.

Moreover, the incorporation of green features which promote energy efficiency, better handling of wastes and improved indoor environmental quality are important for our long term sustainable development. To this end, I am happy to note that the Government, building professionals and experts are working hand-in-hand to developing a comprehensive and widely accepted green labelling system for benchmarking the environmental performance of buildings in Hong Kong. We of course look forward to developers to continue to exercise their ingenuity to innovate, construct greener buildings and actively participate in the future scheme.

Last but not least, I wish you all a fruitful and successful conference.
The "Symposium on Green Building Labelling" is organised with a view to consolidating the way forward for a green building labelling scheme in Hong Kong. The underlying objective of green building labelling is to promote high performance, sustainable buildings.

The development of green building labelling is in a fast-moving field. This Conference will review the latest development in green building labelling both outside and in Hong Kong. What lessons can we learn from various international / national green building labelling systems? What should be the way forward for Hong Kong in the development of an "effective" green building labelling system in the new millennium?

To accelerate the development and implementation of green building practices requires sensible policies and concerted efforts of all the stakeholders. The audience of this symposium will consist of architects, engineers, landscape architects, surveyors, planners, facility managers, contractors, developers, experts, environmental professionals and other concerned people from the Government, non-government, professional, commercial, and academic sectors.
Introduction of Professional Green Building Council (PGBC)

PGBC
The "Professional Green Building Council" (環保建築專業議會) (hereinafter called "the PGBC") is constituted as a company by guarantee. It was formed in 2002 by four Founding Members:

- The Hong Kong Institute of Architects (HKIA),
- The Hong Kong Institution of Engineers (HKIE),
- The Hong Kong Institute of Landscape Architects (HKILA), and
- The Hong Kong Institute of Surveyors (HKIS).

There are four Boards under the Council to oversee respective work, namely:

- Board of Internal Affairs,
- Board of Public Affairs,
- Board of Education and Research, and
- Board of Sustainability.

Objectives
The PGBC is a non-profit making research and educational institute to promote a better sustainable built environment through professional involvement. Its objectives are:

- To conduct collaborative research and publish research results on local and global developments of green buildings;
- To organize research seminars and training courses in green building design and technology; and
- To advise the government on the formulation, setting up and monitoring of a local green building labeling scheme.

Honorary Advisor / Advisors

Honorary Advisor

- Mr. SUEN Ming Yeung, Michael, GBS, JP
  Secretary for Housing, Planning & Lands

Advisors

- Mr. LEUNG Chin Man, JP
  Permanent Secretary for Housing, Planning & Lands (Housing)
- Mr. YUE Chi Hang, JP
  Director of Architectural Services
- Mr. WU Moon Hoi, Marco, JP
  Director of Buildings
- Mr. TSAO Tak Kiang, JP
  Director of Civil Engineering
- Mr. LAI Sze Hoi, Roger, JP
  Director of Electrical & Mechanical Services
- Mr. LAW Robert John Steen, JP
  Director of Environmental Protection
- Ms. WONG Sean Yee, Anissa, JP
  Director of Leisure & Cultural Services
- Mr. FUNG Chee Keung, Bosco, JP
  Director of Planning
- Mr. KO Chan Gock, William, JP
  Director of Water Supplies

The Registered Office of the PGBC, c/o 19/F., One Hysan Avenue, Causeway Bay, Hong Kong. Website : www.hkpgbc.org
Introduction of HK-BEAM Society

Our Mission
The HK-BEAM Society is the non-profit and member-based association that owns and implements HK-BEAM, the Hong Kong Building Environmental Assessment Method. Initiated in 1996, HK-BEAM has become Hong Kong’s most widely recognised industry benchmark to measure, improve and label the environmental sustainability of buildings. Over 90 developments, covering some 59 million ft², have so far been submitted for voluntary certification to HK-BEAM.

Our mission is to improve the environmental sustainability of buildings across their life cycle (planning, design, construction, operation, maintenance, management and deconstruction) whilst providing healthier and more comfortable living and working conditions. We pursue this by developing, with wide industry engagement, practical yet rigorous standards against which buildings of all types can be assessed.

Our Members
The HK-BEAM Society comprises individual and corporate member categories, both free of charge. Our individual members, more than 130 in number, originate from all industry disciplines - designers, contractors, suppliers, consultants, clients, users and managers - in the private and public sectors. Our corporate members include architectural and engineering practices, developers, product and service providers, construction companies, and various trade and professional associations seeking consensus on building labeling in Hong Kong.

Members contribute through their participation in the Executive Committee and various working groups, providing advice and guidance in the continued development of HK-BEAM. Current initiatives include finalisation of the latest standards for New Building Developments (HK-BEAM version 4) and Existing Building Developments (HK-BEAM version 5), both currently under beta testing through pilot assessments.

For More Information
Visit www.hk-beam.org for the latest on our work, our members, and the achievements of buildings assessed under HK-BEAM. You can also download the HK-BEAM standards, supporting guidelines, and membership application forms. Alternatively, contact our secretariat at the Business Environment Council:

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Symposium on Green Building Labelling

PROGRAMME

8:45am  Registration

9:00am  Welcome speech
Ir Reuben CHU
Chairman, Organising Committee of the Symposium

Guest of Honour Speech
The Hon Michael Ming-yeung SUEN GBS, JP
Secretary for Housing, Planning & Lands

Opening Speech
Mr Keith KERR
Chairman, Provisional Construction Industry Co-ordination Board (PCICB)

Session 1  Moderator:
Professor John BURNETT
Chair Professor, Department of Building Services Department, Hong Kong Polytechnics University

9:30 am-11:00 am  Keynote Speech
Mr Nils K LARSSON
Co-founder & Executive Director, International Initiative for a Sustainable Built Environment (iiSBE)

CASBEE: New Labelling System Based on Environmental Efficiency & Designed To Fit All Lifecycle Stages
Professor Shuzo MURAKAMI
Chair, Japanese Sustainable Building Consortium (The Research Committee for CASBEE)
Chair, SB05/Tokyo (The 2005 World Sustainable Building Conference in Tokyo)
National Conference Board President, Institute for Building Environment and Energy Conservation
Professor, Department of System Design Engineering, Faculty of Science and Technology, Keio University

The Status of Green Building Certification System in Korea
Dr Sang-dong PARK, Kee-Shik SHIN
President, Korea Green Building Council (KGBC)
Director, Green Building Program, Korea Institute of Energy Research (KIER)

Session 2  Moderator:
Mr K S WONG
Council Member, Professional Green Building Council
Adjunct Associate Professor, Department of Architecture, Chinese University of Hong Kong
Technical Manager, Ronald Lu & Partners (HK) Limited

11:20 am - 1:00 pm  HK-BEAM
Mr Kevin EDMUNDS
HK-BEAM Society

Comprehensive Environmental Performance Assessment Scheme
Dr HUI Ming Fong
Buildings Department, HKSAR
Current Research on Building Classification / Labelling System
Dr Daniel C W HO
Department of Real Estate and Construction, University of Hong Kong

Building Distinction: Green Design & Construction in the Orchards
Mr Stephen FONG
General Manager, Swire Properties Ltd.
Mr W. H. LAM
Director, Wong & Ouyang (HK) Ltd.
Mr Allan S. K. CHAN
Director, Hip Hing Construction Co., Ltd.

Lunch

Session 3
Moderator
Mr Kenneth CHAN
Vice Chairman, Professional Green Building Council

2:00 pm - 4:45 pm
Healthy Buildings - Providing Indoor Air of Good Quality
Dr Alain LAM
Environmental Protection Department, HKSAR

Passively Green - Labelling Light & Air in Hong Kong
Professor Edward Y Y NG
Department of Architecture, The Chinese University of Hong Kong

Achieving the Concept of Green Building Through the Hong Kong Energy Efficiency Registration Scheme for Buildings
Ir Welman LEUNG
Electrical & Mechanical Services Department, HKSAR

Building Assessment by IBI with Insights into Green Building Labelling
Ir Dr Albert SO
Chairman of Council, Asian Institute of Intelligent Buildings

Green Buildings: Reduction of Construction Waste
Ir. David WESTWOOD
Waste Reduction Task Force for the Construction Industry, Hong Kong

Sustainable Housing Design - A Practitioner’s Perspective
Mr John C.Y. NG
Housing Department, HKSAR

Closing Remarks
Professor Patrick LAU SBS
Chairman, Professional Green Building Council