

G4



政綱 Election Platform:

The Green Ticket - Sustainable development

Scientists around the globe are converging with the conclusion that the effect of global warming is actually more serious than many originally believed. Within 20 years the sea level could rise such that many parts of Hong Kong could be under water. While the task to reverse this looks insurmountable, I believe there is much we can do as architects, surveyors and planners. I believe the time has come for major changes to the outdated planning, design and building requirements to bring it up to international level and beyond.

Planning - the government should provide greater incentives for achieving sustainable developments such as introducing planning gain and bonus plot ratio for achieving "green targets".

Design - the use of prescriptive method in design should be replaced with performance based with concessions for innovation on sustainability terms with clear sets of environmental codes on par with international standards.

Building Labeling - The implementation of mandatory sustainability energy and carbon labeling to give consumers the choice and to decide if they want to buy or rent environmental buildings.

New development - there should be more incentives for developers, the success in adopting the current nominal green features clearly indicate that there is a demand. Considerations for tax-breaks, tax-rebates, loans and grants could be a way forward.

Existing buildings - there is clearly a need to upgrade energy efficiency for old buildings. I would like to see government doing more with tax rebate or one off grants for renovations.

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