



# *Corporate Sustainability*

*Contributing to a Greener Future*

URA's sustainability vision is to meet our community's aspirations for quality living and benefit the next generation through environmentally friendly urban renewal. Striving for this goal, our work attends to people needs, respects the natural environment, and contributes to the sustainable development of the city through the optimal use of our resources. As a statutory organisation charged with the mission to tackle urban dilapidation, we are guided by the intrinsic relationship between the three dimensions of sustainability: environmental, social, and economic.

## “Greening” the Operation

URA has undertaken annual carbon audit for our own operations and managed properties since we started the first one in 2012. Besides systematically assessing our environmental performance, the carbon audit also serves to raise awareness and encourage behavioural change among our colleagues to combat climate change. Through our concerted efforts, we have successfully put in place the action plan resulted from the first carbon audit and achieved a like-for-like carbon reduction of 7% in 2013/14 as compared with our baseline level in 2011/12 (the new properties that came into operation after the baseline carbon audit are excluded from this comparison). With an expanding team and a growing portfolio of offices to take on more urban renewal work, it is important for us to manage our carbon footprint responsibly.

To assert our on-going commitment to control and manage our carbon emissions, the URA headquarters has further gone through an independent verification of the carbon audit under the Hong Kong Awards for Environmental Excellence’s (HKAEE) Carbon Reduction Certificate Scheme in 2013/14, which requires us to continually monitor and report our emissions level for

the next 3 years in order to maintain the certification.

The carbon audit exercise has offered us valuable experience in walking the talk, as we recognize that the influence of our policies and practices does not cease at our own operations and properties, but extends to buildings covered by our redevelopment and rehabilitation works. Coordinated through our joint venture partners, the commercial portions of our redevelopment projects have duly completed the energy audits stipulated by the Building Energy Efficiency Ordinance. As more and more of our projects will come to completion in the next few years, we expect to see the carbon reduction effect to propagate and make a bigger impact.

## Project planning and design

Quality living is not confined only to the residential buildings but also the surrounding built environment that serves the community. Over the years, the URA has adopted a combination of measures to uplift the old urban areas in Hong Kong. In the planning and design of moderate to large scale projects, we have endeavoured to include open space and community/



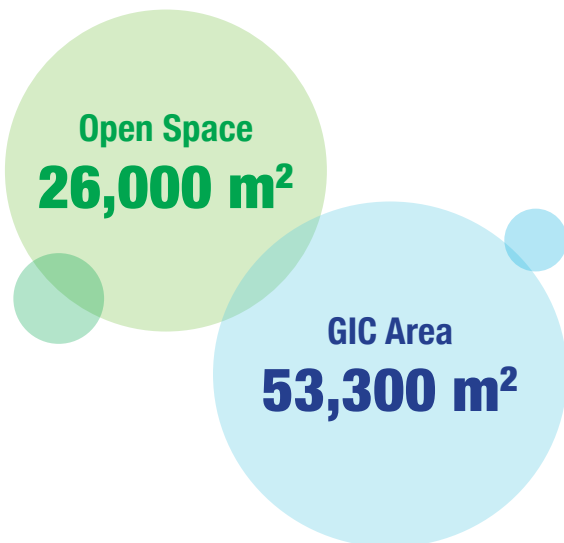
The URA is awarded the Carbon Reduction 5% Certificate of the Hong Kong Awards for Environmental Excellence in 2014, which is a recognition of our achievement in reducing our carbon footprint.



Green features in URA's project.

institutional areas as far as practicable, as in the cases of Tsuen Wan Town Centre, Lee Tung Street, Kwun Tong Town Centre, and Peel Street/Graham Street. The latitude to incorporate such provisions within the site, in comparison, will be limited for small scale projects.

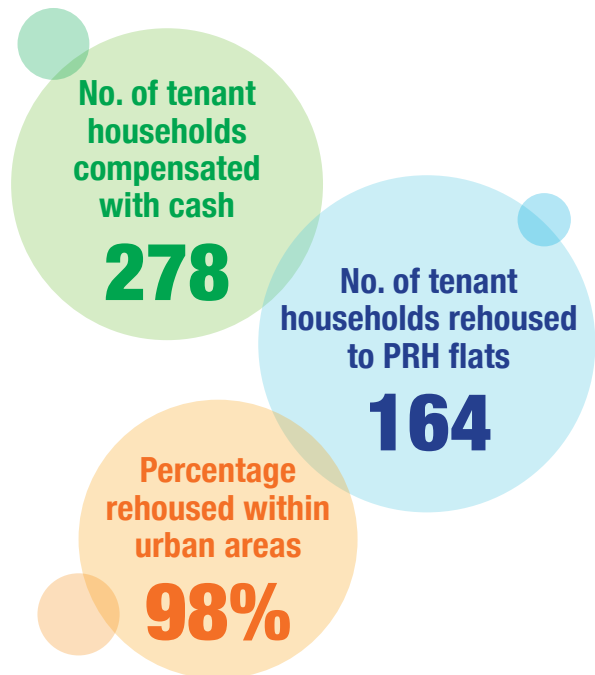
On the other hand, to enrich the cultural characteristics and enhance the environmental quality at the district level, the URA has delivered a number of community projects including the Pak Tsz Lane Park in Central (completion in 2012), Mallory Street/Burrows Street Revitalization Project in Wan Chai (completion in 2013), as well as street landscape improvement works in Tai Kok Tsui (commencement of phase 3 in 2013/14).



*(Based on 54 redevelopment projects commenced by the URA up to March 2014)*

## Acquisition and Rehusing

The URA's acquisition policy comprises cash compensation, flat-for-flat option for owner occupiers, or rehusing, which can improve the living standards of affected households. During 2013/14, acquisition offers were made to owners of 612 property interests (the figure does not include those for the industrial building redevelopment project pilot scheme). In particular, we have advanced the commencement of the demand-led redevelopment project at Kai Ming Street after the residents received demolition orders from the Buildings Department in December 2013.



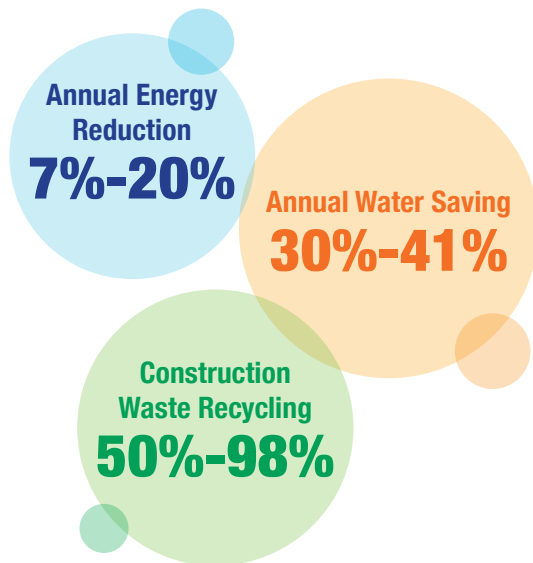
*(For projects in progress during 2013/14 financial year)*



Lime Stardom is one of the URA projects accredited with the Platinum rating by Hong Kong BEAM.

## Works and Contract Management

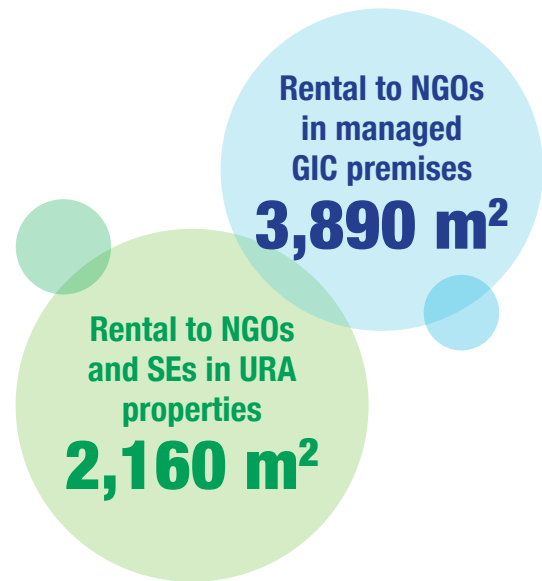
URA recognises that it is in a position to be an advocate of green building design as part of urban renewal, and high environmental standards are therefore imposed on both our self-developed projects and projects that are implemented through joint ventures. Eight redevelopment projects have achieved the Hong Kong BEAM Platinum (final) rating as of March 2014. 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.



(Based on 8 Projects attaining BEAM Platinum (Final) Rating as of March 2014)

## 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. In addition, the meeting rooms at the Urban Renewal Resource Centre that are available to the public for uses relating to building rehabilitation and urban renewal purpose have seen a substantial increase in usage during 2013/14.



(For 2013/14 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,



The Oasis Gallery at the Central Oasis is a popular venue for community events.



A public activity at the Urban Renewal Resource Centre.

hobbies and so on. More than 50 community events/programmes with URA's assistance/sponsorship had been staged at URA's venues such as Central Oasis, G7 Centre at Wing Lee Street, Urban Renewal Exploration Centre, Urban Renewal Resource Centre and commercial premises operated by URA with its joint-venture partners.

## 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. The rehabilitation schemes operated by the URA assist owners of old buildings to discharge their responsibilities in building maintenance by providing financial and technical assistance. Recognizing that the old buildings typically have poor energy performance due to obsolete design and aging equipment, suggestions on cost-effective measures to reduce electricity consumption from the building's central electrical services have been made on the dedicated rehabilitation website launched by the URA in early 2014.

Loan and Subsidies  
Released over  
**\$112 million**

*(For 2013/14 financial year)*