

ROUNDTABLE 2

Topic: Leadership Driving for the Sustainable Built Environment

This Roundtable focuses on the importance of leadership in driving change. Expert panelists will discuss the use of data to showcase outcomes and results in order to demonstrate environmental, financial and other benefits, as well as using decision-making tools to clarify and help leaders make sense of different types of challenges. The case of Singapore and Hong Kong will be raised on how government leaders approached developing policies for sustainable buildings and environment, and a specific corporate leader will share experience on how decisions have been made and what will continue to drive change.

SESSION CHAIR

Christine LOH, Under Secretary for the Environment, The Government of the Hong Kong Special Administrative Region

SPEAKERS

Topic: Why we should be Assessing Building Performance from the Point of View of the Users and How It Can Be Done

George BAIRD, Emeritus Professor, Building Science, School of Architecture, Victoria University of Wellington

Douglas WOO, Chairman & Managing Director, Wheelock and Company Ltd.

Topic: Innovative and transformative leadership in the built environment – The Cynefin decision-making framework and the search for tipping points

Greg FOLIENTE, Enterprise Professor, University of Melbourne; Regional Director in Asia-Pacific, iiSBE; Founding Director, nBLue Pty Ltd

Topic: Singapore's drive towards a Sustainable Tropical City

TAN Tian-chong, Deputy Managing Director, Built Environment Research and Innovation Institute, Building and Construction Authority

ABSTRACT

Singapore has been striving towards achieving a sustainable built environment for more than a decade. A number of initiatives were shaped and successfully implemented under the Singapore's Green Building Masterplans, covering a wide range of policies, programmes and measures. Driven by government leadership through BCA, we have greened (certified through BCA Green Mark standards) over 30% of buildings in Singapore and are on track to achieve our goal of greening at least 80% of our building stock by 2030.

Moving forward, an aspirational goal is set for Positive Energy Low-rise, Zero Energy Medium-rise and Super Low Energy High-rise (PE-ZE-SLE) Buildings in the Tropical Urban City. The government, industry, and academia are jointly developing a technology roadmap to guide the implementation and further spur innovation in green buildings.

Topic: Building Inclusive and Sustainable Communities through Transit Integration

Lincoln LEONG, Chief Executive Officer, MTR Corporation

ABSTRACT

Hong Kong's experience in building sustainable and inclusive communities through transit integration may have relevance to cities around the world that are facing challenges arising from urbanisation. It is an example of how 'value capture' principles can be adopted in an urban environment to help cities meet their development needs for housing and transportation in ways that are user-friendly, and also financially and environmentally sustainable.

In Hong Kong, the MTR Corporation's railway services form the backbone of the local public transport system, carrying around 5.6 million passenger journeys every weekday with a world-class on-time performance of 99.9%.

Residential and commercial properties have been developed above or adjacent to railway stations and depots to create communities that are fully integrated with the railway network, and also offer a range of facilities and services to meet the diverse needs of individuals of all ages.

In this way, Hong Kong has evolved an integrated rail and community development model that is financially and environmentally sustainable for the long term. Through integrated station development, railway patronage is stimulated, profits from property sales can be used to finance new railway projects, and fares can thus be kept at reasonable levels without the need for government subsidies.

The model follows a transit-oriented development approach centred around a high-quality low-carbon railway service, which connects to bus, minibuses, tram and taxi services. Building residential and commercial properties above railway stations optimises the use of scarce and valuable land in an urban environment. Seamless transport connections provide maximum convenience for people living and working above the stations, while unnecessary road traffic is also reduced.

To promote sustainable building design, construction, operations and maintenance, new residential property developments are required to achieve Hong Kong BEAM Plus Gold certification as a minimum.