





Green Building as a Solution for Better Life in Hong Kong

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Problems: Climate Change & City

- Collective action problem for proactive climate change policy at the state & international level
- Yet, cities lead the way in climate change policy
 - Cities emit 70% of GHGs; 50% world populations live in cities.
 - City governments have tools to tackle climate change problems



Buildings in US & Hong Kong

- Buildings in the US account for 40% GHG emissions
- 67% of HK GHG emissions comes from electricity generation
- 90% of electricity generation is related to buildings
- Thus, improving building energy efficiency is imperative to save energy, cost and the environment

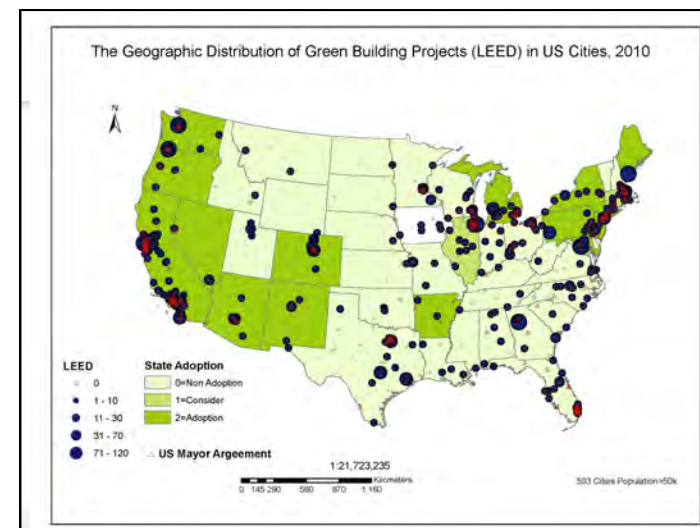


Green Building and the LEED

- Efficient Energy & Water use
- Reducing waste, GHG emissions & environmental impact
- Protecting health
- Long term benefits, But
- Short-term cost
- Lack of awareness

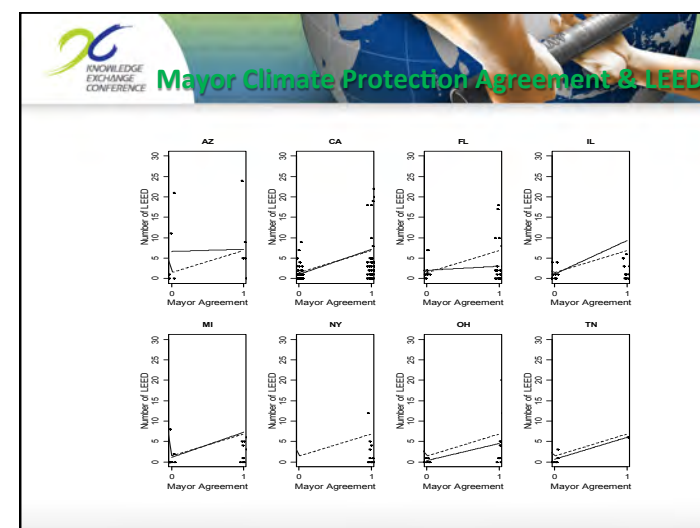
Puzzles


- Why do the levels of adoption in voluntary green building program (the LEED) vary across cities?
- Under what conditions do private sectors adopt green buildings?
- How does mayor's commitment to climate change policy and policy by doing influence the adoption of voluntary green building certification?



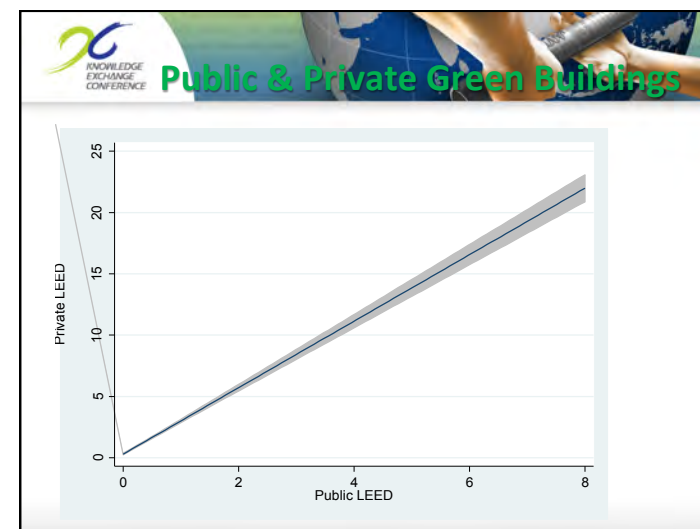
Political Leadership & Green Building

- Leadership provides a vision to follow
- Leadership changes institutional and financial (budget) settings
- Green building as a tangible measure to achieve climate change agreement
- Ready-made green building certificate (LEED or BEAM Plus in HK) as a legitimate assessment of building sustainability



 **Policy by Doing & Green Buildings**

- Role-model
 - Visible member of the community
 - Leading by example
- Three mechanisms of influence
 - Symbolic leadership
 - Creating markets and reducing uncertainty
 - Telegraphing Actions



 **Policy Implications & Knowledge Transfer**

- Political will and leadership matters
- Governmental leading by doing can facilitate private adoption of green buildings
- Multi-stakeholder involvement
- Interdisciplinary research
- Energy auditing for buildings
- Retrofitting existing building
- Various regulation, incentives, and financial scheme
- Tackling climate change problems
- Hong Kong as Asian Green Building Capital