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IS THE INTERIOR DESIGN  
INDUSTRY MERELY SURVIVING?

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# GREEN IS THE NEW GOLD

THE FINANCE INDUSTRY HAS FINALLY AWAKENED TO THE NEED TO HAVE SUSTAINABILITY-RELATED FUNDING SOLUTIONS AND ARCHITECTURE CAN HELP TO DRIVE IT.

WORDS  
DAVID HO

IMAGES  
LWK + PARTNERS,  
ISTOCK IMAGES

The world is going in a greener direction and the architecture industry is following suit.

In Singapore, the government is working on making capital more accessible for firms that are developing projects with "positive environmental impact" as its goal.

It is providing 70 percent risk-share for loans made by participating financial institutions to local firms, according to Enterprise Singapore.

The Enterprise Financing Scheme-Green (EFSGreen) will be supported by partner financial institutions, such as DBS, HSBC, OCBC and UOB.

The EFSGreen covers those developing green infrastructure, along with project developers for clean energy, circular economy and clean transportation.

It is open for applications from now till 31 Mar 2024.

"Demand for green solutions is set to grow globally as countries and industries strive to set practices and targets to control the adverse impact that emissions have on global warming," says Png Cheong Boon, the CEO of Enterprise Singapore.

"EFSGreen is meant to enable green technology innovators in Singapore to have easier access to green financing, in order to create ever-evolving, ever-improving solutions

"These enterprises are pushing new boundaries and bearing additional risks in enabling technologies for the transition towards a green economy.

"This in turn will help other enterprises adopt green solutions and capture opportunities globally."



IVAN FU,  
DIRECTOR,  
LWK + PARTNERS

"However, we play an important role as thought leaders and green building practitioners to facilitate the development and realisation of green construction," says Ivan Fu, the Director of architecture firm LWK + PARTNERS.

He adds that his firm has been working with a growing number of developers and investors who have made the fight against climate change part of their corporate commitment.

He is aware of the type of green finance offerings out there, "Currently, most of the focus has been on green bonds, green loans and sustainability-linked loans.

"Green bonds and green loans are offered for individual construction projects that help mitigate climate change, while sustainability-linked loans are based on a company's overall sustainability performance.

"These products provide an extra financing option for developers and investors to lower their cost of capital and generate savings that can be reinvested into advancing ESG initiatives."

Green bonds and loans make up one class of green finance products.

"Typically, real estate trust funds and large property developers issue green bonds to raise funds," says Sean Kidney, CEO of the Climate Bonds Initiative, an international

LWK + PARTNERS created a living streetscape for Aoti Vanke Centre in Hangzhou, China.

## WHAT TO KNOW

With a lot of green reserved for green construction, architects are becoming aware of sustainability financing and their role in it.

"Architecture is a knowledge-driven field, not capital-driven, so we as architects may not be the most likely targets or direct beneficiaries of green financial products.

SEAN KIDNEY,  
CEO,  
CLIMATE BONDS  
INITIATIVE



NGO working to mobilise global capital for climate action.

"For property-related bonds, we typically see quite a lot of issuance from big companies like Swire and City Developments Limited. It garners both capital and attention for them."

Another category would be sustainability-linked offerings, which tie the borrower's performance against certain sustainability-linked key performance indicators.

"Sustainability bonds are now at US\$2.6 trillion, with the green bonds segment comprising US\$1.6 trillion."

"There is a lot of enthusiasm for it in the region, particularly in Singapore and Hong Kong," says Kidney.

"The primary metrics for certifying that they are green are emissions per square meter and energy efficiency."

"These criteria are in line with the aim (set by the World Green Building Council) to have all buildings green by 2050."

It is not just new buildings that benefit from those kinds of financing.

"Retrofitting" existing buildings to meet those metrics can also help projects qualify for some fiscal boons.

"Those that are retrofitting existing buildings to be green may be able to claim part of the cost or qualify for loans, depending on the performance metric set out by authorities," says Kidney.

### THE ARCHITECT'S ROLE

As an architect, Fu is eager to play his part to ensure performance metrics are met.

"We are happy to see these incentive boosts for low-carbon, energy-efficient developments; we provide design expertise and technical know-how for the best practices towards net zero carbon."

"More importantly, we ensure that the green

designs, engineering and energy management are internationally benchmarked for the buildings to achieve maximum impact and efficiency," he says.

Efforts are being made to see who can rightfully partake in green finance.

"It is indeed a landmark achievement that Hong Kong Construction Industry Council has launched a Sustainable Finance Certification Scheme in 2021 to assess and certify projects/products/equipment on their environmental impact so that different parts along the supply chain can take part in green finance," says Fu.

"Without the initial investment capital, it is hard for the research and development of sustainable building materials, technologies or construction methods to come to fruition."

The Monetary Authority of Singapore has launched its Project Greenprint to pilot four digital platforms that meet the financial sector's demand for good data on sustainability. It is expected to help divert green finance capital to more scalable sustainability projects.

Similar schemes are popping up at different rates across the region. But that's not to say that much more can be done, especially with including smaller players.

"Despite the new opportunities, one must recognise that the impact varies significantly along the supply chain."

"The benefits do not often precipitate to the small and medium enterprises (SMEs) due to smaller scale of their innovations; yet, these companies are essential parts on a technical level for a greener construction industry," says Fu.

### TIME TO BLOSSOM

For players of all sizes, rumblings across the region spell further opportunity for green finance to blossom.

"By accelerating the buildout of low-



RAYMUND CHAO,  
ASIA PACIFIC CHAIRMAN,  
CHINA CHAIRMAN AND  
CEO OF PWC



carbon infrastructure, the Belt and Road Initiative can play a leading role in decoupling economic development from emissions growth for emerging and developing economies," said Raymund Chao, Asia Pacific Chairman, China Chairman and CEO of PwC.

"To capitalise on the increasing global appetite for green assets, the financial sector will play a vital role in channelling investment flows towards green energy and transportation projects."

Fu, who is based in Hong Kong, believes the city will play a big role in green finance for the region.

"Hong Kong, with its access to the world's largest carbon market, mainland China, is well-positioned to become Asia's key green financing hub," says Fu.

"If the building industry wants to benefit fully from this, we must establish the right reporting standards and assessment tools for funding providers to understand how our projects contribute to sustainable development."

The well is deep if more offerings are encouraged, which is starting from the top.

"There is no end to the availability of green finance in the region. However, there is a lack in supplies, such as bond issuances," says Kidney.

"Temasek Holdings and even the Hong Kong government have issued green bonds and the investor appetite has been shown to be there. Malaysia has been dealing with green sukuk (Islamic bonds)."

With that, Fu expects "a larger portion of the industry" to leverage green finance opportunities in the future.

The Qianhai  
FUTURE TIMES  
landscape design  
competition  
won by LWK +  
PARTNERS in  
partnership with  
DDON.

## 点绿成金

金融界终于醒觉到需要为可持续发展设立融资方案，而建筑界在其中有推动作用。

### 【节录】

#### 认清时局

现时大量资金预留作绿色建筑，建筑师也对可持续金融认知更多，也明白自己在当中的角色。

建筑事务所 LWK + PARTNERS 董事符展成表示：“建筑是一个知识带动而不是资本带动的领域，因此我们作为建筑师未必是绿色金融产品的主要目标或直接得益者。

“然而，作为思想领袖和绿色建筑实践者，我们在促进绿色建筑发展和落实绿色建筑方面发挥着重要作用。”

他亦提到，越来越多合作中的发展商及投资者视对抗气候变化为企业承诺。

对于市面上不同类型的绿色金融产品，他称：“现时市场关注的主要是绿色债券、绿色贷款和可持续发展表现挂钩贷款。

“绿色债券和绿色贷款是针对个别能应对气候变化的建筑项目，而可持续发展表现挂钩贷款则是基于企业的整体可持续发展表现而提供的。

“这些产品为发展商和投资者带来额外的融资渠道，减低融资成本，省下的成本就能再次投入到 ESG（环境、社会及管治）项目之中。”

## 建筑师的角色

作为一名建筑师，符展成致力确保各项相关表现能够达标。

他表示：“我们很高兴看到这些推动低碳节能项目的诱因，同时我们为实现净零碳提供设计专长和技术知识，制定最佳实践方案。

“更重要的是，我们确保绿色设计、工程和能源管理能够与国际标准接轨，让建筑物达至最高效率，作出最大积极影响。”

不同机构也正在推动绿色金融的参与度。

符展成举例：“香港建造业议会在2021年成功推出可持续金融认证计划，对项目/产品/设备的环境影响进行评估和认证，使供应链不同部分都能参与绿色金融，确实是一项标志性的成就。

“如果没有第一笔投资资金，可持续建筑材料、技术或施工方法的研发就很难取得成果。”

新加坡金融管理局推出绿色足迹计画（Project Greenprint），率先透过四大数字平台提供可持续发展方面的优质数据，回应金融业界需求，预计能鼓励资金流向更大型的可持续发展项目。

区内的相关计划以不同速度相继浮面，但进展并不理想，尤其在推动较小型单位的参与度上。

符展成解释：“尽管有不少新机遇，但必须承认，其影响对供应链不同部分有很大差异。

“由于中小企创新的规模较小，资金很少落到他们手中；但这些公司在技术层面上却是建筑业迈向绿色发展的重要组成部分。”

## 时机成熟

以香港为家的符展成认为，香港将为区内绿色金融发挥重要作用。

“中国内地享有全球最大的碳交易市场，而香港与之接通，顺理成章成为亚洲区内绿色金融关键枢纽。

“若建筑业想从中充分受惠，我们必须建立所需的报告标准及评估工具，让资金提供者了解我们的项目如何为可持续发展贡献。”

符展成预期未来将有“更多同业”能够抓紧利用绿色金融机遇。