



**THE HONG KONG ASSOCIATION OF
PROPERTY MANAGEMENT COMPANIES**
香 港 物 業 管 理 公 司 協 會

Your Ref.: EP 86/08/64(07)

22nd January 2008

Secretary for the Environment
Energy Division (2)
Environment Bureau
46/F, Revenue Tower
Wan Chai
Hong Kong
(Attn.: Mr. Elvis Au)

Dear Mr. Au

A Proposal on the Mandatory Implementation of the Building Energy Codes

Thank you for your invitation to provide our view on the captioned proposal.

After consultation with our members, we are pleased to submit our opinions on the following six questions: –

Q1) Do you agree that Hong Kong should pursue the mandatory implementation of the BECs?

Ans.: Agree.

Q2) What broad categories of buildings should be covered?

Ans.: The following four broad categories of building should be covered:

- (a) All new buildings;
- (b) Government Buildings (semi-official/subsidiary/institutional);
- (c) Existing commercial and office buildings under major renovation;
- (d) Existing residential/industrial building under major renovation (common areas only).

Q3) Are there any specific types of functional use within the selected categories that should be exempted from the mandatory scheme, and if so, what are they?

Ans.: Yes, innovative design, new technology, use of decorative lightings and special needs should be exempted under the scheme.

Q4) Do you consider that existing buildings should also be required to improve their energy efficiency performance?

Ans.: Agree.

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- Q5) If your answer to Question 4 is affirmative, which of the following options do you consider as most appropriate-**
- **requiring compliance with the BECs after a reasonable transitional period; or**
 - **requiring compliance with the BECs only when there are major retro-fitting works, such as when the works involve replacement of major components of the types of installations covered by the BECs or when the coverage of the retro-fitting works exceed a certain percentage of the building's gross floor area; or**
 - **mandating conduct of energy audits and display of the audit results.**
 - **Any other options?**

Ans.: Requiring compliance with the BECs after a reasonable transitional period.

- Q6) As a general direction, whether we should –**
- **adopt the recently updated BECs for the HKEERSB as the mandatory standards; or**
 - **incorporate a regular review system to uplift the standards with reference to the prevailing international standards as far as possible; or**
 - **introduce a tiered arrangement, i.e. with the BECs issued by the EMSD as the minimum standards applicable to all covered buildings, and a higher set of standards be introduced to give recognition to buildings that achieve better energy efficiency to encourage superior environmental performance.**

Ans.: Introduce a tiered arrangement, i.e. with the BECs issued by the EMSD as the minimum standards applicable to all covered buildings, and a higher set of standards be introduced to give recognition to buildings that achieve better energy efficiency to encourage superior environmental performance.

In addition to the above questions, we have the following views:

- (A) Implementation by Phases
The BECs should be implemented by two phases :
Phase I - All new buildings and government buildings;
Phase II - Existing commercial/office buildings and residential/industrial building under major renovation.
- (B) Partial Compliance
If the major renovation does not cover all facilities/system in the building, allowance should be given for partial compliance, e.g. compliance for conditioning installations BEC is required when major renovation is only carried out for A/C system.
- (C) Financial Consideration
An assistance scheme can be established to provide financial support to building owners.

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(D) Penalty

As most of the powers (including financial and decision making) are controlled by the building owners/Incorporated Owners, the property management should not be liable for failure in obtaining and renewal of the Certificate of Compliance within the specified period. There should be a clear penalty system and more views from relevant organizations should be obtained.

(E) Building without Management Company

For common areas of buildings, the chances of successful carrying out renovation/building services upgrading works are rare. It would be more effective if the management of all buildings carried out by management company becomes mandatory.

As the BECs have already been implemented in Hong Kong since 1998, our Association fully support the mandatory implementation so as to improving the regional environment and fulfilling the applicable convention and consensus.

With Best Regards,

Yours sincerely
For and on behalf of
The Hong Kong Association of Property Management Companies

Kendrew C Y Leung
President

cc.: Clerk to Panel, Legislative Council Secretariat – by email