

**HKCA Submission to  
Panel on Environmental Affairs on the  
Mandatory Implementation of the Building Energy Codes**

**Background.** The Government proposes the implementation of a mandatory scheme on the Building Energy Codes (BECs) through a separate legislation. The BECs promulgated by the Electrical and Mechanical Services Department (EMSD), once enacted, will be mandatory to new commercial buildings and the communal areas of new residential and industrial buildings in both the private and public sectors as well as major retro-fitting works in existing buildings. Also certain building owners and property management companies will be required to arrange energy audits for buildings every 10 years. It is estimated that implementation of the proposal will result in energy saving of approximately 2.8 billion kilowatt hours in the first decade for new buildings.

**The HKCA** has already conducted consultation among members on the aspects of the proposal, and would like to offer the following comments:

1. It is in everyone's interest to reduce pollutants to the deteriorating environment and given the potential for energy efficiency to reduce pollution and greenhouse gas emissions, the HKCA fully supports the Government's move in Mandatory Implementation of Building Energy Codes.
2. The saving in running cost, given the ever increase in fuel cost for energy generation, should out weight the increase in capital cost in the design, construction and equipment provision need to comply with the BEC.
3. The choice of complying materials and equipment, if incorporated in the design stage, of the new buildings will have little impact on the overall development cost and their time for completion.
4. Considerations need to be given, on a case by case basis, to review the applicability of the BEC for retro-fit existing buildings to ensure that only practical requirements are introduced.
5. The Government should facilitate researches to come up with best practices examples and design samples for retro-fitting buildings to help

disadvantaged existing building owners to comply with these measures if necessary.

6. HKCA wishes to see an energy efficiency benchmark of buildings for their respective owners and tenants on the basis of these minimum energy efficiency requirements.
7. The proposal addresses that suitable design provisions to meet the energy efficiency standards and requirements in the BECs would be provided in the approved building plans or other plans. Design team of developer is therefore to play a pivotal role in construction projects by ensuring the sustainability standards be included in their design and inception processes. Accordingly, it is important for the developers to select competent design teams, and communicate with them their sustainable expectations for the project. We believe that an effective exchange of views at all levels throughout different stages of a project is crucial to its success.
8. It is required that for new buildings covered by Annex C, a penalty system would be introduced against those developers who fail to obtain the Certificate of Compliance within the specified period. However the proposal does not mention any specified period for issuing of a Certificate of Compliance by the EMSD. Also we can expect a reasonable and realistic period for the EMSD to process the Certificate of Compliance so that in the course of which substantial completion and occupation of the buildings would not be inhibited.

**In Closing.** The HKCA commends the move of the Government in strive for improving our living environment. We endeavour to work closely with the Legislators and Authorities and committed to contribute to a balanced sustainable development of Hong Kong. HKCA members have supported the Blue Sky Campaign and committed to an industry Clean-Air Charter in 2007. We will strive to encourage our members to minimise contamination to the environment at the construction phase of works hand in hand with all other stakeholders.

HKCA  
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