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香港地產建設商會

**THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG**

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**The Real Estate Developers Association of Hong Kong**

**Comments on the Ozone Layer Protection (Products Containing Scheduled Substances) (Import Banning) (Amendment) Regulation 2009**

Given the impact of Chlorofluorocarbons (“CFCs”) and Hydrochlorofluorocarbons (“HCFCs”) on the Ozone Layer, the new requirements of the Montreal Protocol on Substances that Deplete the Ozone Layer and the availability of environmentally friendly alternative products, we are generally supportive of the Administration’s initiative in proposing the Ozone Layer Protection (Products Containing Scheduled Substances) (Import Banning) (Amendment) Regulation 2009.

However, the Montreal Protocol only addresses protection of the stratospheric ozone layer. Apart from ozone depletion, global warming is another big environmental issue. We would draw the Administration’s attention to the schedule of banning of equipment using HCFC-123 (R123). Amongst all HCFCs, R123 has a very low overall impact on the environment because of its high efficiency, low Ozone Depletion Potential (ODP), very low Global Warming Potential (GWP), very low emissions in chiller operation and very short atmospheric lifetime. This refrigerant is commonly used for centrifugal chiller plants in Hong Kong. The Administration should take a more flexible approach to the banning of R123. Leadership in Energy and Environmental Design (“LEED”, the Green Building Rating System developed by U.S. Green Building Council) has made an approach of balancing the environmental impact of both ozone depletion and global warming to award assessment credits under the LEED scheme. The Administration should make similar approach and decide on the schedule of banning as when feasible alternatives are available.

We believe that the production and consumption of specific chemicals proved to be harmless to the environment should be permitted after careful assessment. Adequate quota of R123 should be allowed for the servicing of equipment after such equipment is banned. The Administration should support and voice out this issue at international meetings on the Protocol.