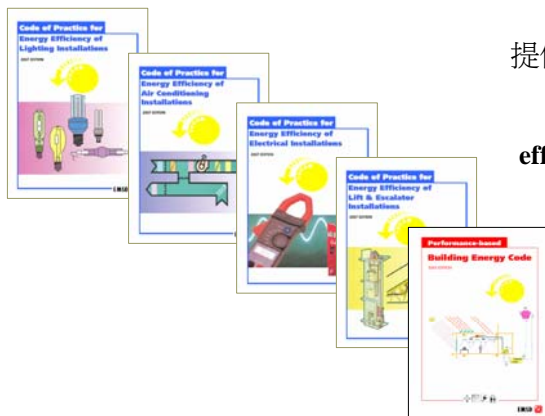


# Buildings Energy Efficiency Bill 《建築物能源效益條例草案》

## Background 背景

### Building Energy Codes (BEC)

#### 《建築物能源效益守則》(《守則》)



提供基本能源效益標準規範，  
簡單及容易採用  
**Setting minimum energy  
efficiency standards, simple and  
easy to follow**

## Prescribed Buildings 訂明建築物

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- ❑ commercial building ;  
商業建築物；
- ❑ non-residential or non-industrial portion of a composite building ;  
綜合用途建築物的非住宅或非工業部分；
- ❑ hotel and guesthouse ;  
旅館；
- ❑ common area of a residential building ;  
住宅建築物的公用地方；
- ❑ common area of the residential or industrial portion of a composite building ;  
綜合用途建築物的住宅或工業部分的公用地方；

3

## Prescribed Buildings 訂明建築物

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- ❑ common area of an industrial building ;  
工業建築物的公用地方；
- ❑ educational building ;  
教育用途的建築物；
- ❑ community building ;  
社區用途的建築物；
- ❑ municipal services building ;  
市政用途的建築物；
- ❑ medical and health care services building ;  
醫療及健康護理服務的建築物；

4

## Prescribed Buildings 訂明建築物

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- building which is owned by the Government and used predominantly for accommodation of people during the performance of any function of the Government ;  
由政府擁有，並主要用作在執行政府的任何職能期間容納人的建築物；
  - passenger terminal building of an airport ;  
機場的客運大樓；
- and 以及
- railway station  
鐵路車站

5

## Post-enactment Buildings

### 條例生效後建築物

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- Buildings that obtain the consent to the commencement of building works for superstructure construction from the Building Authority after the commencement date of the new legislation  
新法例生效日期後獲建築事務監督發出有關上蓋建築物的建築工程展開同意書的建築物

6

## Post-enactment Buildings 條例生效後建築物

	Central building services installations 中央屋宇裝備裝置	Building services installations serving individual unit 個別單位的屋宇裝備裝置	
		with floor area <500m <sup>2</sup> 樓面面積 少於500平方米	with floor area ≥500m <sup>2</sup> 樓面面積 500平方米或以上
Need to comply with BEC? 是否需要遵守《守則》?	✓(occupation approval stage) (佔用准許階段) ✓	✓	✓
Need to obtain Certificate of Compliance Registration from EMSD? 是否需向機電署取得 遵行規定登記證明書?	✓(occupation approval stage) (佔用准許階段) ✓(10-year renewal) (每10年續領一次)	✓(for installations provided by developers at the occupation approval stage) (發展者在佔用准許階段提供的裝置) x (10-year renewal) (每10年續領一次)	
Need to obtain Form of Compliance from registered energy assessors? 是否需向註冊能源效益評核人 取得遵行規定表格?	✓(major retrofitting works) (主要裝修工程)	x	✓(major retrofitting works) <sup>1</sup> (主要裝修工程) <sup>1</sup>

發展者  
Developer
  業主  
Owner
  負責人(佔用、管有或控制建築物或單位的人)  
Responsible persons (persons who occupy or are in possession or control of buildings or units)

<sup>1</sup> Also applicable to major retrofitting works in common area ≥ 500m<sup>2</sup>, owners are responsible to comply with the requirement 亦適用於在樓面面積500平方米或以上的公用地方進行的主要裝修工程，並由業主遵守有關規定。

7

## Pre-enactment Buildings 條例生效前建築物

- Buildings that obtain the consent to the commencement of building works for superstructure construction from the Building Authority on or before the commencement date of the new legislation

新法例生效日期當日或以前獲建築事務監督發出有關上蓋建築物的建築工程展開同意書的建築物

8

## Pre-enactment Buildings 條例生效前建築物

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Need to comply with BEC? 是否需要遵守《守則》?	✓ (major retrofitting works) (主要裝修工程)	x	✓ (major retrofitting works) (主要裝修工程)
Need to obtain Form of Compliance from registered energy assessors? 是否需向註冊能源效益評核人取得遵行規定表格?	✓ (major retrofitting works of main component) (主要裝修工程)	x	✓ (major retrofitting works) <sup>1</sup> (主要裝修工程) <sup>1</sup>

業主  
Owner
  負責人 (佔用、管有或控制建築物或單位的人)  
Responsible persons (persons who occupy or are in possession or control of buildings or units)

<sup>1</sup> Also applicable to major retrofitting works in common area ≥ 500m<sup>2</sup>, owners are responsible to comply with the requirement 亦適用於在樓面面積500平方米或以上的公用地方進行的主要裝修工程，並由業主遵守有關規定。

9

## Major Retrofitting Works 主要裝修工程

- Addition or replacement of a building services installation specified in a code of practice and the retrofitting works cover a total floor area of not less than 500m<sup>2</sup> under the same series of works within 12 months

增設或更換實務守則指明的屋宇裝備裝置，而有關的裝修工程屬12個月內同一系列的工程下，並涵蓋總樓面面積不少於500平方米的地方

## Major Retrofitting Works

### 主要裝修工程

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- Addition or replacement of a main component of a central building services installation  
增設或更換中央屋宇裝備裝置的主要組件

11

## Energy Audits

### 能源審核

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- Not a requirement under the Hong Kong Energy Efficiency Registration Scheme for Buildings  
並非「香港建築物能源效益註冊計劃」下的規定
- Through energy audits, building users could understand the energy performance of their buildings, and identify opportunities for enhancing energy efficiency and achieving energy savings  
透過能源審核，讓建築物的使用者了解建築物使用能源的情況，並尋求機會以提升能源效益和節約能源
- Only several overseas jurisdictions (e.g. the European Union, USA and Canada) have similar mandatory energy audit requirements  
只有數個海外地方(例如: 歐盟、美國及加拿大)有類近的強制性能源審核規定

12

## Energy Audits

### 能源審核

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- Common areas of 以下建築物的公用地方 –
  - (a) commercial building 商業建築物;
  - and 及
  - (b) commercial portion of a composite building  
綜合用途建築物的商業部分
- Covers both Post-enactment and Pre-enactment buildings  
涵蓋條例生效後建築物和條例生效前建築物

13

## Energy Audits

### 能源審核

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- Energy audit to be conducted once every ten years  
每十年進行能源審核
- Energy audit forms to be exhibited in a conspicuous position at the main entrance of the building  
在建築物主要入口的顯眼位置展示能源審核表格

14

## Registered energy assessors

### 註冊能源效益評核人

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Main duties under the Ordinance 條例下的主要責任 –

- Certify declarations for Certificates of Compliance Registration  
核證為獲取遵行規定登記證明書的聲明
- Issue Forms of Compliance for major retrofitting works  
就主要裝修工程發出遵行規定表格
- Conduct energy audits  
進行能源審核

15

## Registered energy assessors

### 註冊能源效益評核人

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- Registered professional engineers or corporate members of the Hong Kong Institution of Engineers in the following disciplines –
  - electrical;
  - mechanical;
  - building services; or
  - environmental以下界別的註冊專業工程師或香港工程師學會法定會員 –
  - 電機；
  - 機械；
  - 屋宇裝備；或
  - 環境

16



## Registered energy assessors

### 註冊能源效益評核人

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- Relevant post-qualification working experience and knowledge  
在取得專業資格後具備相關工作經驗和知識
- Register of registered energy assessors will be available to the public  
政府會擬備註冊能源效益評核人的紀錄冊，供公眾查閱

17

## After Public Consultation 完成公眾諮詢後

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- set up a Trade Task Force 成立業界工作小組;
- set up a Technical Task Force 成立技術工作小組;
- conducted a Business Impact Assessment  
進行營商環境影響評估;
- and 以及
- conducted consultation meetings with major stakeholders' organisations and Business Liaison Groups under the Economic Analysis and Business Facilitation Unit  
與主要持份者組織和經濟分析及方便營商處轄下多個營商聯絡小組舉行諮詢會議

18

## Business Impact Assessment

### 營商環境影響評估

- Major findings are as follow –  
主要研究結果如下 –
  - the policy will have net economic benefit to Hong Kong;  
此項政策將為香港帶來淨經濟得益;
  - the business impact of the policy option is positive in the long term;  
長遠而言這項政策會對營商環境帶來正面的影響;
  - Owners and tenants can obtain the greatest gain through installing energy-efficient building services installations and obtaining energy saving;  
透過使用具能源效益的屋宇裝備裝置，節省用電量，業主和租戶的得益最大

19

## Business Impact Assessment

### 營商環境影響評估

- Mandatory scheme will bring new business opportunities to the following categories of persons –  
強制計劃為以下類別人士帶來新的商機 –
  - Registered energy assessors  
註冊能源效益評核人
  - Contractors  
承建商
  - Suppliers  
供應商

20

## Business Impact Assessment

### 營商環境影響評估

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- Impact on small and medium enterprises (SMEs) is not significant -

中小型企業所受到的影響並不顯著 —

- 香港很多租約的期限都是1至3年左右，因此中小型企業或建築物負責人進行涉及主要裝修工程的情況不會經常出現

Many of the tenancy agreements in Hong Kong are about 1-3 years, major retrofitting works to be carried out by SMEs or responsible persons of buildings is unlikely to happen frequently

- 擬議的強制計劃並沒有強制要求建築物進行裝修工程以符合《建築物能源效益守則》。因此，中小型企業可在考慮到本身的現金週轉情況及工程的成本效益後，選擇進行主要裝修工程

The proposed mandatory scheme does not require mandatory retrofitting works to comply with BEC. SMEs may take into account its cash flow status and cost-effectiveness of the works in deciding to commence any major retrofitting works

21

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Thank you  
謝謝