



By E-MAIL

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Legislative Council Secretariat  
3<sup>rd</sup> Floor, Citibank Tower,  
3 Garden Road, Central,  
Hong Kong.

Attn: Ms Mandy Poon  
Clerk to Bills Committee

**Green Council Submission for Bills Committee Meeting on**  
**Buildings Energy Efficiency Bill**

Thank you for inviting Green Council officials to contribute comments and suggestions on the measures to impose mandatory energy efficiency compliance requirements for air-conditioning installations, electrical installations, lift and escalator installations, lighting installations, and overall energy performance in respect of certain types of buildings. For the Committee's consideration, I am pleased to submit on behalf of the Green Council the following pre-meeting comments, questions and recommendations:

**General**

- (a) With the Green Council being the preeminent Hong Kong organization advocating and overseeing the Hong Kong Green Label Scheme<sup>1</sup> (HKGLS), we applaud and support the HKSAR Government in taking a decisive and immediate position regarding the transition of building energy efficiency compliance standards promulgated by Electrical and Mechanical Services Department (EMSD) from a voluntary compliance scheme to a mandatory legislative measure. Improving building energy efficiency is considered to be a vector for improving local air quality and alleviating the adverse effect of climate change.

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<sup>1</sup> This is an independent, not-for-profit and voluntary scheme that has operated since 2000. Its focus is to identify, differentiate, certify and recognize environmentally preferable products produced and/or marketed in Hong Kong. For more details, please visit → [www.greenlabel.org.hk](http://www.greenlabel.org.hk).



- 2 -

- (b) As a point for clarification, it is our understanding and recommendation that, as stated in the Legislative Council Brief on Building Energy Efficiency Bill (File Ref: ENB 24/26/22), detailed provisions concerning registration and regulation of the registered energy assessors shall be clearly documented **at the time when the Bill is being formulated and finalized** rather than at some later time and/or through some other process. Our confusion and concern relates to *Clause 11* that seems contradictory to this understanding and states that the detailed provisions “...will be made in a piece of subsidiary legislation to be made by the Secretary for the Environment”.
- (c) We advocate that surveillance energy audits be routinely conducted by registered energy assessors during ten year interval periods in order to verify actual energy efficiency compliance.

#### Specific Comments

- (d) For pre-enactment buildings (particularly for those with a floor area of not less than 500 square metres or do not cover a main component of the central building services installations) which are not required to improve energy efficiency unless major retrofitting works will be performed, responsible persons or owners are not required to obtain the Forms of Compliance (FOC). The authority should take a reference with the latest amendment bill for the implementation of mandatory building and window inspection schemes (an amendment bill to be tabled at the LegCo on 3<sup>rd</sup> February) which owners of buildings aged 30 years or above, except domestic buildings not exceeding three storeys, will be required to carry out inspections and, if necessary, repair works of the common parts, external walls and projections of the buildings once every 10 years. In other words, despite of having exemption for lowering the additional burden on owners of pre-enactment buildings resulted from the retrofitting works, responsible persons or owners of the exempted buildings shall also have their buildings' energy efficiency improved mandatorily through the provision of technical and financial assistance from the Government.

The above summarizes the Green Council position on the proposed Building Energy Efficiency Bill and related issues. On behalf of and as the CEO of the Green Council, I hope that the Committee will consider and make appropriate amendments to enhance and strengthen the draft legislation.

Yours sincerely,

Linda W P Ho  
Chief Executive Officer  
LH/tc