



屋宇設備運行及維修行政人員學會  
**Building Services Operation and Maintenance Executives Society**

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Y/Ref. CB1/BC/2/14

16 December 2014

Clerk to Bills Committee  
Legislation Council Secretariat  
Attn: Miss Mandy POON  
[mpoon@legco.gov.hk](mailto:mpoon@legco.gov.hk)

By Email and Mail

Dear Miss POON,

**Bills Committee on District Cooling Services Bill**  
**Meeting on 16 December 2014**

Thank you for your invitation to BSOMES (Building Services Operation and Maintenance Executive Society) for providing view on the District Cooling Services Bill.

BSOMES is Hong Kong based professional body established in year 2000 to promote the general advancement of the discipline, practice and management of building services operation and maintenance; and to raise the general public's awareness of the profession and its contributions to society and the status of its practitioners. Our members are mostly responsible for the operation and proactive maintenance, life cycle management of facilities as well as administration of renovation projects in the built environment.

In response to the invitation from the captioned Bill Committee, BSOMES is pleased to provide views below on the proposed District Cooling Services Bill for the consideration of the Committee:

1 General

District Cooling System (DCS) is one of the major infrastructure facilities in support of the sustainable and environmentally-friendly development to promote energy efficiency and conservation. BSOMES is in supportive of the proposed Bill in view of the benefits of reduction in upfront capital cost, more flexible building designs, reduced heat island effects and a more adaptable air-conditioning system.



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#### 2 Appeal Board Panel

The Government intends to recover both the capital and operating costs of the DCS from building owners or their authorized agents over the project life, which is estimated to be 30 years. Therefore, apart from the design and installation, the post-project on-going operation and maintenance, system re-commissioning, maintenance audits, contingency plan, risk assessment for O&M, etc. are crucial to the success of DCS charging principles. We consider that the Appeal Board Panel members should be extended with expertise on the BS O&M aspects. In this connection, we opine that it should include the constituent associations of BSOMES.

#### 3 Charging Mechanism

For the Capacity Charge and the Consumption Charge set at HK\$112.11/kW/month and HK\$0.19/kWh respectively, we would suggest the Government to benchmark with other commercial facilities in the nearby districts for justifications..

#### 4 Testing of Meter

Accuracy tolerance of 3% may be too significant to some users with major offices, data centers, etc. that demand huge amounts of cooling energy. We would suggest the Government consider to formulate a revalidation process such that any overcharged chilled water fees can be refunded to the users, or vice versa. Some energy meter manufacturers recommend annual calibration, as such, those expensive meter calibration and replacement costs should be taken into consideration. We also suggest to consider the necessary provisions for energy meter calibration to avoid unnecessary interruption and shutdown of chilled water supply.

Yours sincerely,

For and on behalf of Building Services Operation and Maintenance Executives Society

Martin Wan  
BSOMES – President