



香港建築師學會
The Hong Kong Institute of Architects

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- 5 JAN 2:15

Our Ref. : BLA/LCBC/DCSBill/AF/cw/1412

31 December 2014

By Post

Ir Dr Hon LO Wai-kwok, BBS, MH, JP
Chairman
Bills Committee on District Cooling Services Bill
Legislative Council
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

Dear Ir Dr Hon LO

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

Thank you for your email dated 26 November 2014 inviting the Institute to give views regarding District Cooling Services Bill at the meeting of Bills Committee on District Cooling Services Bill on 16 December 2014.

Subsequent to the verbal presentation given by our Mr Franky Choi, Chairman of Environment and Sustainable Development Committee, at the captioned meeting, the Institute is pleased to deliver our written views, which is enclosed herewith for the Committee's consideration.

Yours sincerely

Ada Y S Fung JP FHKIA RA APEC Architect
President

Encl



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HKIA Response to District Cooling Services Bill

The Hong Kong Institute of Architects expresses our support to the Government's sustainable development policy, and in this case the District Cooling Services Bill. We would like to further our recommendation as follows :

1. Comprehensive Green Design Policies

District Cooling Services is one of the energy saving means while green building design strategies is equally important. Green building design is a direct implementation of sustainable development strategy. An effective reduction of heat Gain at building façade and massing could reduce the demand on the consumption of District Cooling Services substantially. We encourage an even more meaningful approach to buddle some extent of building development on District Cooling Services site to achieve Hong Kong Green Building Council's BEAM Plus green building certification. This aims to achieve sustainable development at both infrastructure and building design levels. Comprehensive green design policy is further encouraged as sustainable design criteria for District Cooling Services sites.

2. Pioneer Scheme Performance Review

Our government has positioned Kai Tak as the pioneer scheme to implement this District Cooling Services and perhaps the same approach would be conducted at other appropriate sites like West Kowloon Cultural District. We encourage the establishment of a real time energy saving monitoring system to review the effectiveness on both network and equipment performance of this District Cooling Services scheme. Another monitoring point should be set on the demand of District Cooling Services verse the indoor air conditioning temperature set by property management agents. This aims to both understand user's behavior and to uphold the effectiveness of sustainable living standard. Monitoring information should be available to both government and public in order to nourish green development in Hong Kong. Independent advisory organization should be set up to offer further insight on the improvement of District Cooling Services scheme in the future.

3. Environmental Concern

District Cooling Services involves circulation and discharge of water to and from water body, with this centralized operation network, it would be important to review the quality and temperature of discharge water, and any means to recover heat energy residue in order to further maximize the efficiency of District Cooling Services and to minimize any potential environmental issue. Moreover, precaution measures on any accidental damage during the running period should be planned ahead in order to safe guard normal operation of buildings linked to this system.



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HKIA Response to District Cooling Services Bill (cont.)

4. Financial Concern

In long run, there is difference between variable market cost on the individual installation of air-conditioning system and District Cooling Services ordered under the Bill. As Consumption Charge is related to the Cost of Electricity, which is related to the electricity bill under debate in recent years, it is essential to have a macro review on the variation of charging fee, construction and operation cost, fluctuation of market price, establishment of fee scale mechanism, categorization of charging rate to different building type and development scales, minimization of capital cost investment. Tariff review period should be shortened to biannual base in order to keep up the fast pace of development in Hong Kong.

Conclusion

In conclusion, we sincere hope that our government to achieve a sustainable development plan and roadmap should this scheme is to be applied to all districts over Hong Kong.

**The Hong Kong Institute of Architects
December 2014**