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(ACE 47/94)
(for advice)

Building (Energy Efficiency) Regulations

Purpose

This paper seeks members' comments on the draft Building (Energy Efficiency) Regulations.

Background

2. On 21 March 1994, we briefed members on a proposal to introduce statutory control over overall thermal transfer value (OTTV) of new commercial and hotel buildings as one of the measures to increase energy efficiency in buildings (ACE 14/94). To implement this proposal, an amendment to the Buildings Ordinance to empower the Secretary for Planning, Environment and Lands to make regulations for the purpose of promoting energy conservation in buildings was passed by the Legislative Council on 6 July 1994.

3. The regulations on energy efficiency will require the external walls and roofs of new commercial and hotel buildings to be designed and constructed to have suitable OTTV and require authorized persons to provide relevant information. The actual OTTV standard and the method of calculation will be stipulated in a code of practice to be issued by the Building Authority. The standard will be 80 W/m² for the external walls and roofs of the podium constructed within the first 15 metres above ground level and 35 W/m² for the external walls and roofs of the rest of the building. A review of the standard will be conducted two years after the implementation of statutory control.

Building (Energy Efficiency) Regulations

4. We have prepared the draft Building (Energy Efficiency) Regulations (at Annex 1).

Clause 2

This Clause provides the definition of various terms in the Regulations, in particular, the definition of "commercial buildings" and "hotel".

Clause 3

This Clause provides that the Regulations apply to commercial buildings and hotels.

Clause 4

This Clause requires that the external walls and roofs of new commercial buildings and hotels should be constructed to have a suitable OTTV.

Clause 5

This Clause requires that relevant information, such as plans and calculations on OTTV, should be submitted to the Building Authority.

Clause 6

This Clause exempts from the Building (Planning) Regulations any projection from the external wall of a building which is genuine sunshade and projects no more than 1.5 metres from the external wall.

5. For members' reference, the draft code of practice to be issued by the Building Authority is at Annex 2.

Public Consultation

6. We have consulted building professionals and representatives from the power companies via the Energy Efficiency Advisory Committee on the proposed introduction of OTTV control and have gained their support.

Implementation

7. We intend to table the Regulations before the Legislative Council and introduce the code of practice by the end of this year. The Regulations will take effect three months after their introduction and the publication of the code of practice.

Conclusion

8. Members are invited to comment the draft Building (Energy Efficiency) Regulations.