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The Abstract:

Decoupler bypass system has been widely used in chiller plants of commercial buildings for over 20 years. This system can reduce pump power and acts as a means for chiller sequencing control. Most of the older designs used the surplus/deficit flow at the bypass pipeline and the return chilled water temperature for chiller sequencing. Such control strategies often lead to inefficient plant operation under certain conditions. Among those, mismatch of cooling load demand with chilled water flow demand is one of the common problems encountered. For new buildings, such problems can be dealt with by more modern designs such as primary variable flow systems. But conversion of existing plants may be costly and often found not possible due to various constraints. The objective of this project is to try using innovative approach to come up with a practical and cost effective method to improve the efficiency of a 6,400TR chiller plant of a commercial complex. The conversion only involves the change in chiller control strategies.

In this study, an action-research approach is used to understand the problem of inefficiency, to create simple and innovative control strategy, to implement the developed control logic and to carry out measurement and verification on the saving. The new approach has achieved a saving of 435,000 kWh per year with virtually zero investment, a year-round operating efficiency improvement of chiller by 1.9%, without sacrificing thermal comfort. This reduces the release of CO2 by 261,000 kg per year. The same method can be easily applied to numerous existing buildings with similar problems and will reduce environmental impact significantly if such method is widely adopted.

The Speakers:

Mr. Cary W.H. Chan

Mr. Chan is a professional engineer. He is currently the Head of Technical Services of Swire Properties Management Limited who is responsible for overseeing the operation and maintenance of Swire Properties' investment portfolio. His major interests are on energy and environment conservation. Over the years, a lot of energy saving initiatives have been successfully implemented with substantial improvements in energy performance of their buildings. In the past few years, Mr. Chan has been sharing his experience through publications in professional journals and talks at technical seminars.

Mr. Paul S.K. Sat

Mr. Sat graduated with a BEng (Hons) degree in Building Services Engineering at the Hong Kong Polytechnic University in 1994 and started his career as an engineer with Parsons Brinkerhoff (Asia) Ltd until 1999. He worked as a Research Associate in 1997, 2000-2002 and acquired his PhD degree in 2003 at his Alma Master Department. He joined the Swire Properties Management Ltd in 2003 and is now a Building Engineer at the Technical Services Department. His major interest includes building energy conservation, system optimization and fault diagnosis in air-conditioning system. He is continuing with his part-time MBA study in the City University of Hong Kong.





ASHRAE Night 2006: 21 February 2006 (Tuesday)

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