

Requiring more buildings to conduct regular energy audits & Shortening the interval of energy audits

Shortening the interval
of energy audits

~~10 Yrs~~
5 Yrs

Requiring more buildings to
conduct energy audits

Currently, the Buildings Energy Efficiency Ordinance (BEEO) requires that commercial buildings and portions of a composite building for commercial use to conduct energy audits at an interval no longer than 10 years, through which energy saving potentials of buildings could be identified.

Based on the energy audit reports of buildings having had conducted their second energy audit, the energy utilisation index of these buildings has dropped by 20% on average compared to their first energy audit. This has demonstrated that energy audits can help to strengthen the management of energy use and achieve energy savings for buildings. Therefore, we are expanding the coverage of types of buildings for energy audit from the current two types to 11 (as per Schedule 4 of the BEEO).

Two types of buildings that currently require energy audit:-

1. Commercial building
2. A portion of a composite building that is for commercial use

The nine types of buildings to be included are (total 11 types):-

3. Building that is occupied principally for an education purpose
4. Building that is occupied principally as a community building including a community hall and social services centre and composite building occupied as 2 or more such places
5. Building that is occupied principally as a municipal services building including a market, cooked food centre, library, cultural centre and indoor games hall and composite building occupied as 2 or more such places
6. Building that is occupied principally for medical and health care services including a hospital, clinic and rehabilitation centre
7. Building that is owned by the Government and used principally for the accommodation of people during the performance of any function of the Government
8. Passenger terminal building of an airport
9. Railway station
10. Building that is occupied principally as a data centre
11. A portion of an industrial building that is occupied principally as a data centre



如欲了解詳情，請瀏覽機電署網頁：
For further details, please visit the EMSD's website:
<https://www.emsd.gov.hk/beeo/>



With reference to our experience on the implementation of the Ordinance, data from energy audit reports, and views collected from public consultation, we note that it would be more cost-effective to conduct energy audits in larger buildings given their larger energy saving potential. Therefore, we recommend that, with the exception of data centres, small and medium-sized buildings with a gross floor area not exceeding 7 000 m² should be exempted from conducting energy audits. As the coverage of types of buildings have been increased in terms of electricity savings, we estimate that an additional 450 million kWh of electricity, equivalent to the annual electricity consumption of about 136 000 three-person households, will be saved in 2035 when this proposed amendment comes into full effect.

Besides, to encourage the timely adoption of these equipment and technologies in existing buildings, thereby utilising the benefits of conducting energy audits, we propose shortening the interval of energy audits from the current 10 years to five years. This makes our practices comparable to those in our neighbouring regions, such as the Chinese Mainland, Singapore, and Tokyo, Japan.

This Amendment Ordinance takes effect on 20 September 2026, allowing sufficient time for the industry to prepare for compliance with the new requirements.

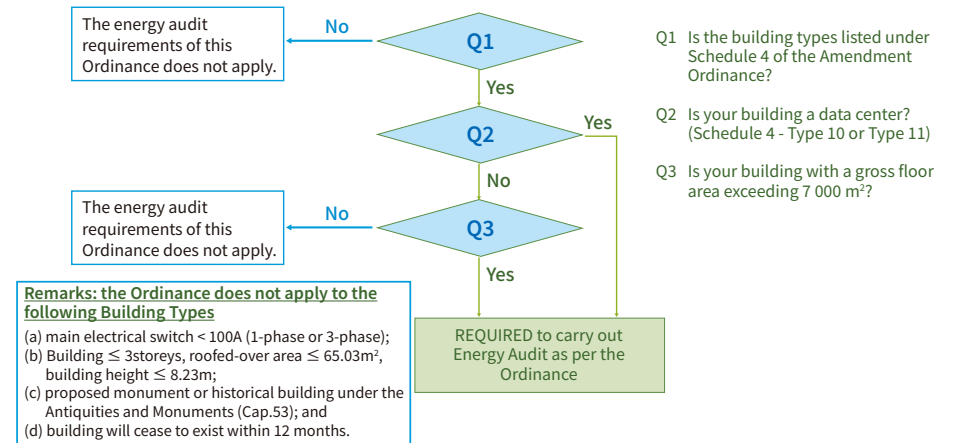
The Electrical and Mechanical Services Department (EMSD) will conduct its promotional and outreach efforts, timely informing relevant building owners of the latest statutory requirements and providing technical support to assist in compliance with the new legislation.



For further details, please visit the EMSD's website:
<https://www.emsd.gov.hk/beeo/>

Frequently Asked Questions (FAQs):

1. Do I need to conduct an energy audit for my building after the implementation of the Amendment Ordinance on 20 September 2026?



2. How to check the GFA and date of occupation approval of a building?

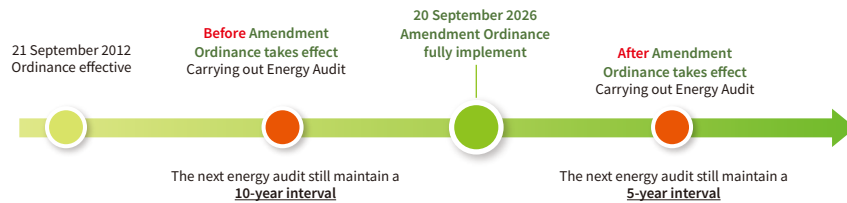
Answer: The Building Department (BD) has established an online platform through which building owners can register and verify the approved gross floor area (GFA) under Building regulation and Occupation Approval. For older buildings where the GFA cannot be determined from the record plans, building owners are advised to consult a qualified building professional—such as a registered architect, building surveyor, or authorized person—for expert assessment and estimation of the building's approximate GFA.

3. How to determine the GFA if no record could be found from relevant authority?

Answer: In cases where the relevant authority lacks records for the Gross Floor Area (GFA) of an existing building, reference may be made for determination of existing GFA to Guideline TPB PG-No. 43 issued by the Town Planning Board, as well as Practice Note APP-2 for Authorized Persons (AP), Registered Structural Engineers (RSE), and Registered Geotechnical Engineers (RGE) issued by the Buildings Department.

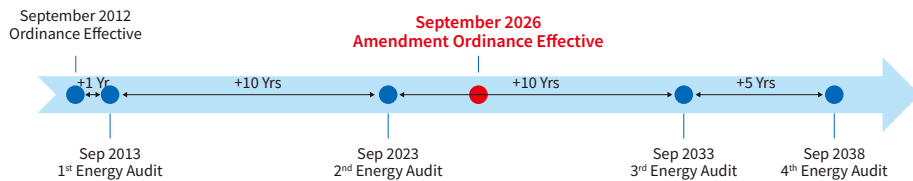
4. What are the transitional arrangements for commercial buildings/commercial portions required to conduct energy audits under the current "Ordinance"?

For commercial buildings/commercial portions **with Certificate of Compliance Registration (COCR)**

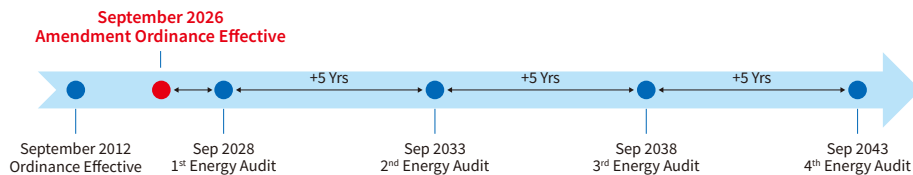


	Sample A	Sample B
First Energy Audit	Year 2013	Year 2028
2nd Energy Audit	Year 2023	Year 2033
3rd Energy Audit	Year 2033	Year 2038
4th Energy Audit	Year 2038	Year 2043

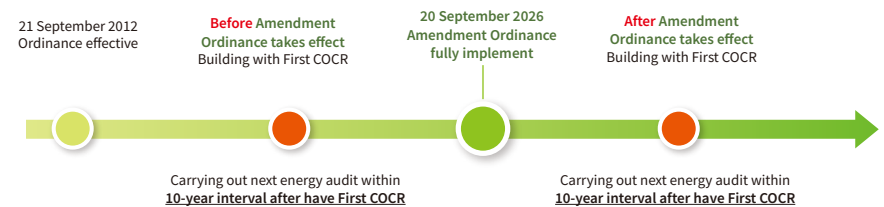
Sample A



Sample B

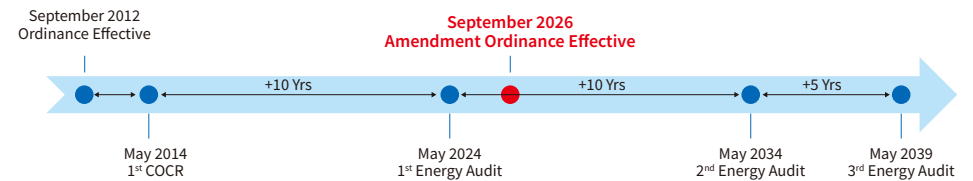


For commercial buildings/commercial portions **without Certificate of Compliance Registration (COCR)**

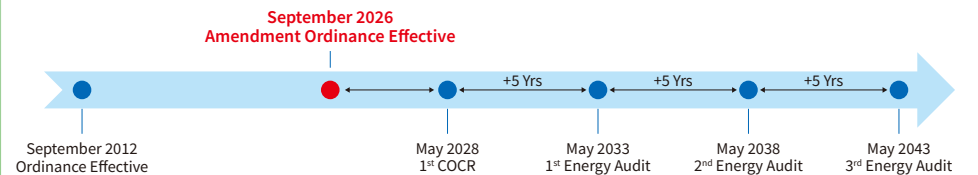


	Sample C	Sample D
Have First COCR	Year 2014	Year 2028
First Energy Audit	Year 2024	Year 2033
2nd Energy Audit	Year 2034	Year 2038
3rd Energy Audit	Year 2039	Year 2043

Sample C

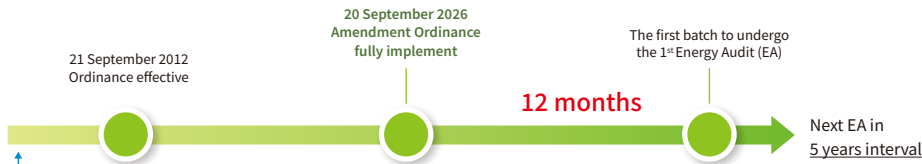


Sample D



5. By when must the first energy audit be conducted for the new building types added to Schedule 4 of the Ordinance?

(A) Schedule 4- First Energy Audit timeframe for Buildings of Type 3 ~ 10



Timetable in Schedule 6 of Amendment Ordinance.
Building without COCR (built before the Ordinance effective)

Date of issuance the Occupation Permit	Period within which the 1st Energy Audit must be carried out
After 1987	Before 20 Sep 2027 (12 months after effective)
1978- 1987	Before 20 Sep 2028 (24 months after effective)
1970 - 1977	Before 20 Sep 2029 (36 months after effective)
Before 1970	Before 20 Sep 2030 (48 months after effective)

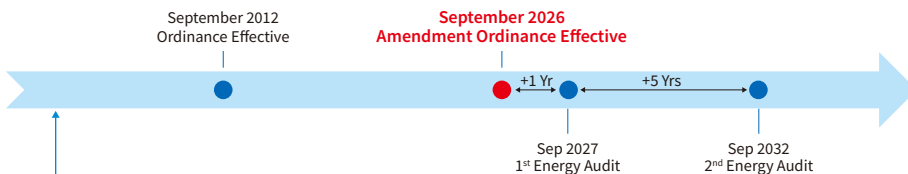
* Buildings newly constructed in accordance with the Ordinance starting from 2012 will have COCR.

Building with COCR
(built after the Ordinance effective)

Date obtaining 1 st COCR	Period within which the 1st Energy Audit must be carried out
Before 20 Sep 2026	Whichever of the following that expires later: (a) 10 years after the date on which the building is first issued with a Certificate; or (b) Before 20 Sep 2027 (12 months after effective)
After 20 Sep 2026	Within 5 years after obtaining COCR

(A-1) Building constructed BEFORE the Ordinance effective (without Certificate of Compliance Registration (COCR))

Sample E

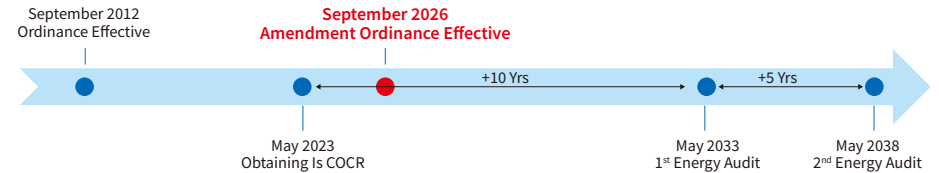


Date of issuance the Occupation Permit	Period within which the 1st Energy Audit must be carried out
After 1987	Before 20 Sep 2027 (12 months after effective)
1978- 1987	Before 20 Sep 2028 (24 months after effective)
1970 - 1977	Before 20 Sep 2029 (36 months after effective)
Before 1970	Before 20 Sep 2030 (48 months after effective)

* Buildings newly constructed in accordance with the Ordinance starting from 2012 will have COCR.

(A-2) Building constructed AFTER the Ordinance effective (with Certificate of Compliance Registration (COCR))

Sample F

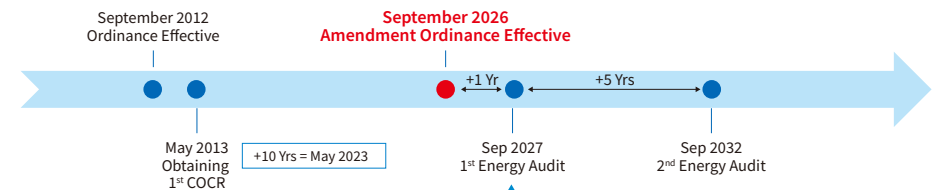


Date obtaining 1 st COCR	Period within which the 1 st Energy Audit must be carried out
Before 20 Sep 2026	Whichever of the following that expires later: (a) 10 years after the date on which the building is first issued with a Certificate; or (b) Before 20 Sep 2027 (12 months after effective)
After 20 Sep 2026	Within 5 years after obtaining COCR

May 2033 expires later
(when compare to Sep 2027)

* Buildings newly constructed in accordance with the Ordinance starting from 2012 will have COCR.

Sample G



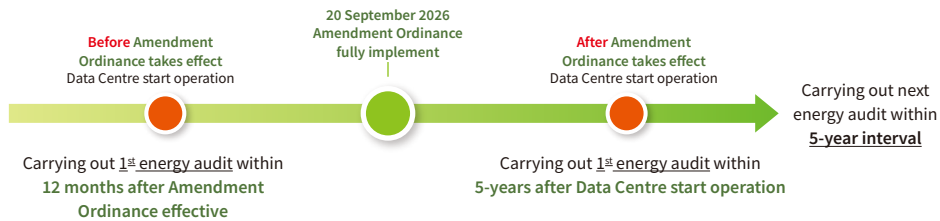
Date obtaining 1 st COCR	Period within which the 1 st Energy Audit must be carried out
Before 20 Sep 2026	Whichever of the following that expires later: (a) 10 years after the date on which the building is first issued with a Certificate; or (b) Before 20 Sep 2027 (12 months after effective)
After 20 Sep 2026	Within 5 years after obtaining COCR

SEP 2027 expires later
(when compare to May 2023)

* Buildings newly constructed in accordance with the Ordinance starting from 2012 will have COCR.

(B) Schedule 4- First Energy Audit timeframe for Buildings of Type 11

For the part of an industrial building occupied primarily for use as a data centre:
The deadline for conducting the 1st energy audit will be determined based on the date of data centre starts operation

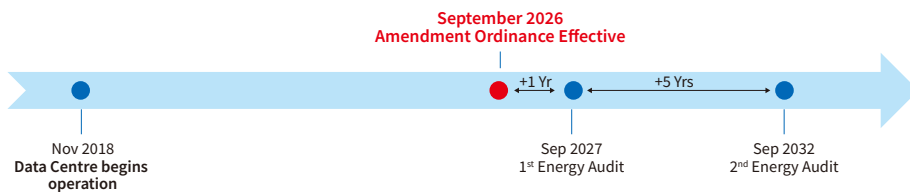


Timeframe as per indicated in Schedule 6 of the Amendment Ordinance:

Date of Data Centre begins operation #	Period within which the 1 st Energy Audit must be carried out
Before 20 Sep 2026	Before 20 Sep 2027 (12 months after effective)
After 20 Sep 2026	Within 5-years after Data Centre start operation

Date of Data Centre begins operation means the date on which the central building services installations serving that portion of the building start to consume electricity.

Sample H



Date of Data Centre begins operation #	Period within which the 1 st Energy Audit must be carried out
Before 20 Sep 2026	Before 20 Sep 2027 (12 months after effective)
After 20 Sep 2026	Within 5-years after Data Centre start operation

Date of Data Centre begins operation means the date on which the central building services installations serving that portion of the building start to consume electricity.

6. For newly added building types under Schedule 4 of the Ordinance, if an energy audit was conducted on or after 21 September 2012 but before the relevant compliance date (i.e. 20 September 2026), can this audit be considered valid as a mandatory energy audit?

Answer: In accordance with Section 53 of the Ordinance, if an energy audit is conducted by a Registered Energy Assessor (REA) in compliance with the specified Code of Practice on or after 21 September 2012 but prior to 20 September 2026, such audit shall be deemed the first energy audit would have been carried out on that relevant compliance date. Subsequent energy audits are to be conducted at five years interval from the first energy audit date.

7. In a community building owned by Owner A, where multiple floors are allocated to different NGOs, what is the scope of the mandatory energy audit, and who holds the responsibility for its execution?

Answer: In this case, the building owner (i.e., Owner A) assumes the legal responsibility for conducting the mandatory energy audit. The scope of the audit will be concentrated on the Central Building Services Installations (CBSIs), defined as any building services installations in this building that does not solely serve a unit of this building. Consequently, building services installations dedicated solely to a specific NGO's unit are excluded from the mandatory energy audit scope.