

2025 建築物能源效益 (修訂) 條例

Buildings Energy Efficiency (Amendment) Ordinance 2025



目前，香港約90%電力用於建築物，超過50%的碳排放來自與建築物耗能相關的電力生產。提升建築物的能源效益不單可以減少整體用電和發電需求，減少碳排放，更可以降低轉用零碳能源發電的總成本。

Currently, buildings account for 90% of Hong Kong's electricity consumption, and over 50% of Hong Kong's carbon emission is attributable to generating electricity for our buildings. Improving energy efficiency of buildings will reduce the demand for power consumption and generation, which will not only reduce carbon emission, but also lessen the financial burden on the public for the increased use of clean fuels for electricity generation.

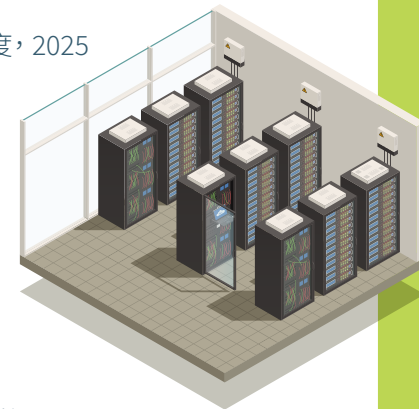


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為進一步加強本港建築物能源效益的管理制度，2025年建築物能源效益(修訂)條例於2025年6月正式刊憲，主要措施包括：

- 把數據中心全面納入建築物能源效益標準的規管範圍
- 要求更多類別的建築物進行能源審核
- 縮短能源審核週期至五年(由10年)
- 公開能源審核報告中的能源效益資料
- 擴大「註冊能源效益評核人」的註冊認可資格



To further enhance the buildings energy efficiency management regime of Hong Kong, the Buildings Energy Efficiency (Amendment) Ordinance 2025 was gazetted in June 2025. Key enhancement measures include:

- Extending the coverage of regulation on energy efficiency standard to fully cover data centre;
- Requiring more buildings to conduct energy audits;
- Shortening the interval of energy audit from 10 to five years;
- Mandating disclose energy efficiency data in energy audit reports; and
- Expanding the qualifications eligible for registration as Registered Energy Assessors (REA).



是次修例平衡了經濟效益和規管目的，豁免了總樓面面積不超過7 000平方米的建築物進行能源審核（“主要作數據中心用途而佔用的建築物”以及“工業建築物內主要作數據中心用途而佔用的部分”除外）。

為配合上述修例所提出的措施，涵蓋的規管要求已擴展至下列範疇：

- (一) 15類建築物（列於附件一）在新建或進行主要裝修工程時，其屋宇裝備裝置¹必須符合《屋宇裝備裝置能源效益實務守則》內訂明的能源效益標準；以及
- (二) 11類建築物（列於附件二）須按照《建築物能源審核實務守則》每隔不多於5年進行一次能源審核，以持續改善該等建築物的能源效益。

The legislative amendment has balanced between economic benefits and regulatory objectives by exempting the energy audit requirement for buildings with gross floor area not exceeding 7,000 square meters, except for “Building that is occupied principally as a data centre” and “A portion of an industrial building that is occupied principally as a data centre” .

The measures proposed to complement the above legislative amendments cover regulatory requirements extended to the following areas:

- (a) 15 types of buildings (listed at Annex A) to comply with the energy efficiency standards of building services installations¹ stipulated in the Code of Practice for Energy Efficiency of Building Services Installation (the “Building Energy Code”) when they are newly constructed or when major retrofitting works are carried out; and
- (b) 11 types of existing buildings (listed at Annex B) to conduct energy audits in accordance with the Code of Practice for Building Energy Audit (the “Energy Audit Code”) at intervals no longer than 5 years.

¹ 包括空調裝置、電力裝置、升降機及自動梯裝置和照明裝置。

¹ The concerned building services installations are air-conditioning installations, electrical installations, lift and escalator installations, and lighting installations.



《修訂條例》會分兩個階段實施：

This Amendment Ordinance would be implemented in two phases:



修訂的條例全面實施後，預計至2035年每年可額外節省五億度電，相等於約十五萬個三人家庭的每年用電量，有助香港實現《香港氣候行動藍圖2050》所訂下於2050年前達至碳中和的目標。機電工程署會進行宣傳推廣工作，並適時向相關建築物業主發放最新法定要求資訊，提供技術支援，協助他們遵從新法例規定。

Upon full implementation of the Amendment Ordinance, it is estimated that an additional 500 million kilowatt-hours of electricity could be saved annually by 2035, equivalent to the annual electricity consumption of around 150 000 three-person households. This will support Hong Kong’s efforts to achieve carbon neutrality before 2050, as outlined in the Hong Kong Climate Action Plan 2050.

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.

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<https://www.emsd.gov.hk/beeo/>

附件一

附表 1 訂明建築物新建或進行主要裝修工程時 須符合屋宇裝備裝置能源效益標準

1. 商業建築物
2. 綜合用途建築物的並非作住宅或工業用途的部分
3. 酒店或賓館
4. 住宅建築物的公用地方
5. 綜合用途建築物的作住宅或工業用途的部分的公用地方
6. 工業建築物的公用地方
7. 主要作教育用途而佔用的建築物
8. 主要作社區用途而佔用的建築物(包括社區會堂及社會服務中心),及作2個或多於2個上述地方而佔用的綜合用途建築物
9. 主要作市政用途而佔用的建築物(包括街市、熟食中心、圖書館、文娛中心或文化中心及室內運動場),及作2個或多於2個上述地方而佔用的綜合用途建築物
10. 主要作醫療及健康護理服務用途而佔用的建築物(包括醫院、診療所及康復中心)
11. 由政府擁有的主要用作在執行政府的任何職能期間容納人的建築物
12. 機場的客運大樓
13. 鐵路車站

新增:

14. 主要作數據中心用途而佔用的建築物
15. 主要作數據中心用途而佔用的工業建築物的部分

Annex A

Schedule 1 Prescribed Buildings Required for compliance with the energy efficiency standards of building services installations when newly constructed or carrying out major retrofitting works

1. Commercial building
2. A portion of composite building that is not for residential or industrial use
3. Hotel or guesthouse
4. Common area of a residential building
5. Common area of a portion of a composite building that is for residential or industrial use
6. Common area of an industrial building
7. Building that is occupied principally for education purpose
8. Building that is occupied principally as a community building including a community hall and social services centre and composite building occupied as two or more such places
9. 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 two or more such places
10. Building that is occupied principally for medical and health care services including a hospital, clinic and rehabilitation centre
11. Building that is owned by the Government and used principally for the accommodation of people during the performance of any function of the Government
12. Passenger terminal building of an airport
13. Railway station

Newly added:

14. Building that is occupied principally as a data centre
15. Portion of an industrial building that is occupied principally as a data centre

附件二

附表4 需進行能源審核的建築物

1. 商業建築物
2. 綜合用途建築物的作商業用途的部分

新增：

3. 主要作教育用途而佔用的建築物
4. 主要作社區建築物用途而佔用的建築物(包括社區會堂及社會服務中心),以及作2個或多於2個上述地方用途而佔用的綜合用途建築物
5. 主要作市政建築物用途而佔用的建築物(包括街市、熟食中心、圖書館、文娛中心或文化中心及室內運動場),以及作2個或多於2個上述地方用途而佔用的綜合用途建築物
6. 主要作醫療及健康護理服務用途而佔用的建築物(包括醫院、診療所及康復中心)
7. 由政府擁有的、主要用作在執行政府的任何職能期間容納人的建築物
8. 機場的客運大樓
9. 鐵路車站
10. 主要作數據中心用途而佔用的建築物
11. 工業建築物內主要作數據中心用途而佔用的部分

* 豁免總樓面面積不超過7 000平方米 的建築物進行能源審核,“主要作數據中心用途而佔用的建築物”以及“工業建築物內主要作數據中心用途而佔用的部分”除外(附表4 - 第10 及 第11 類別的建築物)

Annex B

Schedule 4 Buildings that Require Energy Audit

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

Newly added:

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

* exempting the energy audit requirement for buildings with gross floor area not exceeding 7,000 square meters, except for “Building that is occupied principally as a data centre” and “A portion of an industrial building that is occupied principally as a data centre” (Schedule 4 – Building Types 10 & 11)

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