

數據中心已納入 建築物能源效益標準的規管範圍

Inclusion of Data Centre into the regulatory scope of energy efficiency standard



香港數據中心的發展近年快速增長，截至2024年年中，其樓面空間已達97萬平方米，佔全港建築物整體用電量約4.4%。

The development of data centres in Hong Kong has been growing fast in recent years. As at mid-2024, the floor area of data centres has reached 970 000 m², accounting to about 4.4% of Hong Kong's total electricity consumption of buildings.

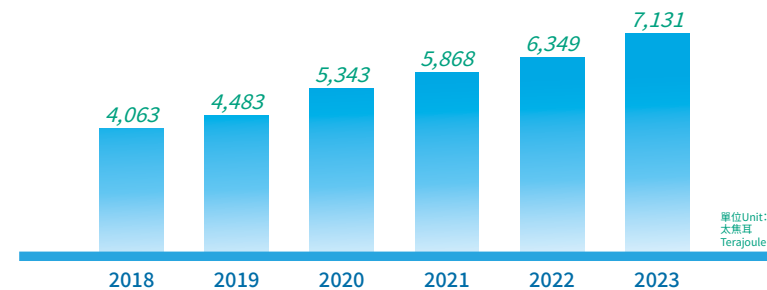


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考慮到數據中心的用電量甚高，並隨著智慧城市發展將會有越來越多數據中心落成，《2025年建築物能源效益（修訂）條例》將上述數據中心納入能源效益標準的規管範圍，即把《條例》涵蓋的建築物類別由現時的13類增加兩類至15類（列於附件一），讓建築物能源效益標準能夠全面覆蓋所有數據中心。

Considering the high electricity consumption of data centres, and that more of them will complete as Hong Kong continues to spearhead the development of smart city, Buildings Energy Efficiency (Amendment) Ordinance 2025 extending the coverage of energy efficiency standards to all data centres. This would mean to expand the scope of regulated buildings under the Ordinance from the current 13 types of buildings to 15 (listed at Annex A).



數據中心使用能源按年增長
Data Centre electricity consumption grows annually

香港能源最終用途數據 Hong Kong Energy End-use Data 2025

把數據中心全面納入建築物能源效益標準規管範圍的規定於2026年9月20日實施。

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。

Extending the coverage of regulation on energy efficiency standard to fully cover data centre would be implemented on 20 September 2026.

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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¹ 這些數據中心多為高端數據中心，現時集中於將軍澳、荃灣、葵涌、青衣、沙田和柴灣等地。

¹ They are mostly high-tier data centres, and tend to concentrate in places like Tseung Kwan O, Tsuen Wan, Kwai Chung, Shatin and Chai Wan.

常見問題：

Frequently Asked Questions (FAQs):



1. 何謂主要作數據中心用途而佔用的建築物？ What constitutes as “building that is occupied principally as a data centre”?

答：這是指整棟作為數據中心為主要用途而建造的建築物。一般來說，如果建築物中有超過一半的總樓面面積為數據中心，該建築物會被視為主要作數據中心用途而佔用的建築物。

Ans.: This refers to a building that is primarily constructed for data center use. Generally, if more than half of the gross floor area of a building is used for data centers, the building is considered as a “building that is occupied principally as a data centre”.

2. 何謂主要作數據中心用途而佔用的工業建築物的部分？ What constitutes as “a portion of an industrial building that is occupied principally as a data centre”?

答：這是指位於工業大廈內的數據中心。一般來說，這些數據中心主要由現有工業大廈單位改建而成。政府自2012年推出多項優惠措施，以增加數據中心發展的土地供應，其中包括地政總署豁免收取改裝部分合資格工業大廈作數據中心用途的豁免書費用。

Ans.: This refers to data centers accommodated within industrial buildings. Generally, these data centers are mainly converted from units of existing industrial buildings. Since 2012, the government has put in place several concessionary measures to boost the land supply for data centre development, including waiving fees for converting parts of an eligible industrial building for data centre use by Lands Department.

3. 某工業大廈單位內設有伺服器房，用作支援該單位的工業設備或辦公室運作。該伺服器房是否被視為主要作數據中心用途而佔用的工業建築物的部分？

A unit of an industrial building accommodates a server room used to support the unit's industrial equipment and office operations. Is this server room considered as “a portion of an industrial building that is occupied principally as a data centre”?

答：這類伺服器房的設置是為了支援工業單位內的工業設備或辦公室運作，一般佔用單位的小部分空間，明顯並非主要作數據中心用途，

所以這類伺服器房並不會被視為主要作數據中心用途而佔用的工業建築物的部分。

Ans.: This kind of server room is set up to support the operation of industrial equipment or office within the industrial unit. It generally occupies a small portion of the industrial unit's space and is obviously not for the primarily use as data centre. Therefore, this kind of server room will not consider as "a portion of an industrial building that is occupied principally as a data centre".

**4. 如果整棟數據中心的業主將部分地方(例如伺服器大廳)出租給他人使用,租戶是否須要為承租的數據中心建築物的部分進行能源審核?
If the owner of data centre building leases out some portions (such as data halls) for other uses, are the tenants required to carry out energy audits of such portions of the data centre building?**

答：根據條例，建築物的擁有人須按條例第 22 條的要求安排就該建築物的中央屋宇裝備裝置進行能源審核。因此在這種情況下，租戶不須要為承租的數據中心部分進行能源審核。

Ans.: According to the Ordinance, the owner of a building must case an energy audit to be carried out in accordance to section 22 in respect of the central building services installations of the building. Therefore in such case, the tenants are not required to carry out energy audits for the leased portion of the data centre.

**5. 如果業主將整棟數據中心出租給他人管理營運,該數據中心建築物是否須要進行能源審核?
If the owner of a data centre building leases out the whole building to someone else for management and operation, is the data centre building required to carry out energy audit?**

答：根據條例，建築物的擁有人須按條例第 22 條的要求安排就該建築物的中央屋宇裝備裝置進行能源審核。建議業主在出租前與承租人確認能源審核的安排，必要時可考慮在合約中清楚列明。

Ans.: According to the Ordinance, the owner of a building must case an energy audit to be carried out in accordance to section 22 in respect of the central building services installations of the building. It is recommended that owner of the data centre to confirm the energy audit arrangements with the tenant before leasing out the whole building. If necessary, clearly specifying the arrangement in the lease document.

6. 如果位於工業建築物內的數據中心的業主將部分地方(例如伺服器大廳)出租給他人使用,租戶是否須要為承租的數據中心部分進行能源審核?

If the owner of a data centre inside an industrial building leases out some portions (such as data halls) for other uses, are the tenants required to carry out energy audits of such portions of the data centre building?

答：根據條例，建築物的擁有人須按條例第 22 條的要求安排就該建築物的中央屋宇裝備裝置進行能源審核。因此在這種情況下，租戶不須要為承租的數據中心部分進行能源審核。

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7. 如果位於工業建築物內的數據中心的業主將整個數據中心出租給他人管理營運,該數據中心是否須要進行能源審核?

If the owner of a data centre inside an industrial building leases out the whole data centre to someone else for management and operation, is the data centre required to carry out energy audit?

答：根據條例，建築物的擁有人須按條例第 22 條的要求安排就該建築物的中央屋宇裝備裝置進行能源審核。建議業主在出租前與承租人確認能源審核的安排，必要時可考慮在合約中清楚列明。

Ans.: According to the Ordinance, the owner of a building must case an energy audit to be carried out in accordance to section 22 in respect of the central building services installations of the building. It is recommended that owner of the data centre to confirm the energy audit arrangements with the tenant before leasing out the whole building. If necessary, clearly specifying the arrangement in the lease document.

**8. 數據中心如果已停止運作,是否須進行能源審核?
Is energy audit required for a data centre ceased operation?**

答：根據條例，如果因技術或操作上的理由致使任何屋宇裝備裝置進行能源審核屬不可取或並非切實可行，建築物的擁有人可向機電工程署署長申請豁免。

Ans.: According to the Ordinance, the owner of a building may apply to the Director of Electrical and Mechanical Services for an exemption of any building services installation in the building from the energy audit requirement for heritage conservation or technical or operational reasons, undesirable or impracticable for the installation to comply with the requirement.



**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



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

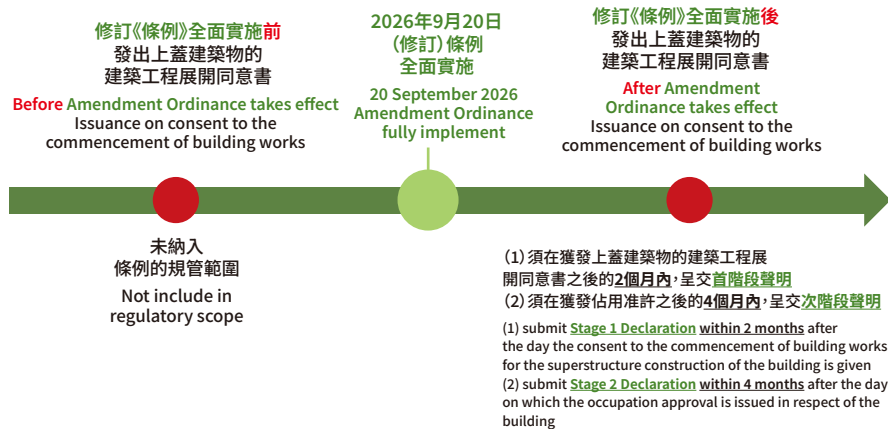
Newly added:

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

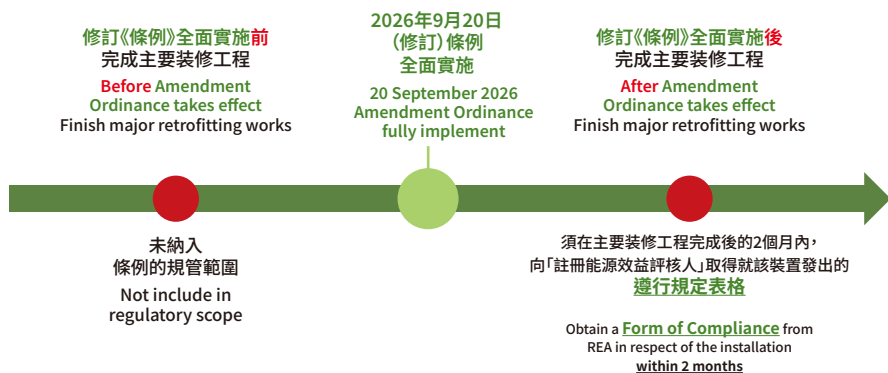
數據中心(《修訂條例》附表1第14及15類別的建築物)全面納入建築物能源效益標準規管範圍的時間表


Time table for the extending the coverage of regulation on energy efficiency standard to fully cover data centre (Building of type 14 and 15 of Schedule 1 of the Amendment Ordinance)

新建建築物 New Building Construction



主要裝修工程 Major retrofitting works



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