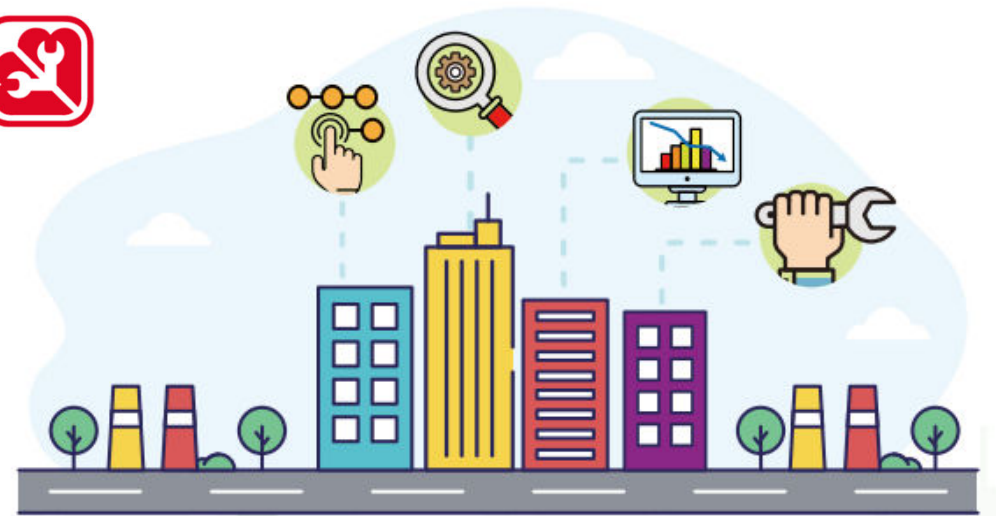


# Briefing on Energy Audit Code 2024 Addendum No. 1 /2025 & Data Disclosure Form

機電工程署  
EMSD



# Background

- Buildings Energy Efficiency (Amendment) Ordinance 2025 gazette in June 2025

## Highlights of Major Changes

- Extending the coverage of regulation on energy efficiency standard to **fully cover data centres**;
- Requiring **more types of buildings** to conduct regular energy audits ;
- **Shortening the interval of energy audit** from 10 to five years;
- **Disclosing energy efficiency data in energy audit reports**; and
- Updating and expanding the qualifications eligible for registration as Registered Energy Assessors (REA)

**2025 建築物能源效益 (修訂) 條例**  
**Buildings Energy Efficiency (Amendment) Ordinance 2025**

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。主要修訂包括：

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

- 把數據中心全數納入建築物能源效益標準的規管範圍
- 要求更多類型的建築物進行能源審核
- 縮短能源審核間隔至五年(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

- Extending the coverage of regulation on energy efficiency standard to **fully cover** data centres
- Requiring **more types of buildings** to conduct regular energy audits
- **Shortening the interval of energy audit** from 10 to five years
- **Disclosing energy efficiency data in energy audit reports**, and
- Expanding the qualifications eligible for registration as Registered Energy Assessors (REA)

**《修訂條例》會分兩個階段實施：**  
**This Amendment Ordinance would be implemented in two phases:**

第一階段 Phase 1	第二階段 Phase 2
20.6.2025	20.9.2026
刊憲 Gazette	實施其餘修訂 Implement the remaining provisions of Amendments
擴大「註冊能源效益評核人」的註冊認可資格 Expanding the qualifications eligible for registration as Registered Energy Assessor (REA)	

# Background

## ➤ Schedule 4 of the BEEO - Buildings that Require Energy Audit-

Currently require energy audit(2 types):-

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.

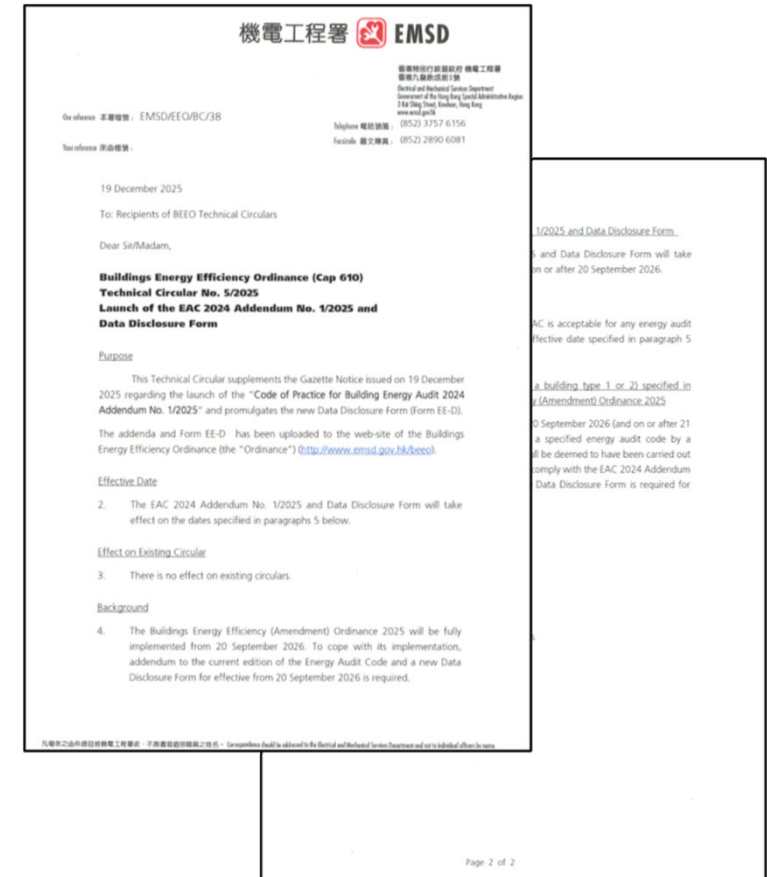
\* Except data centres, buildings with a gross floor area not exceeding 7 000 m<sup>2</sup> should be exempted from conducting EAs

# Background

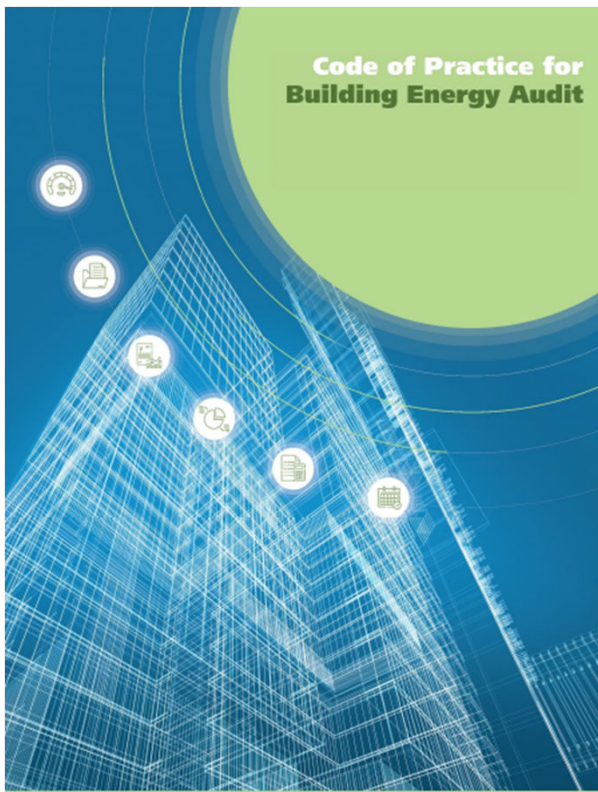
- Indicated in Technical Circular No. 5/2025

## Highlights

- launch of the "Code of Practice for Building Energy Audit 2024 Addendum No. 1/2025";
- promulgates the new Data Disclosure Form (Form EE-D);



# Major Changes for EAC 2024 vs EAC 2024\_Add 2025



**2024** (incorporated with Addendum No. 1/2025)



Code of Practice for Building Energy Audit 2024 建築物能源審核實務守則 2024	
Addendum No. 1/2025 第 1/2025 號增補	
Taking effect from 20 September 2026 2026 年 9 月 20 日起生效	
Clause 段落	Revisions 修訂內容
目錄	<b>English Edition</b> Add "9. Data Disclosure Form".  <b>中文版</b> 新增 "9. 公開資料表格".
4.2	<b>English Edition</b> Revise the clause 4.2 to "In the case of building type 2 specified in Schedule 4 of the Ordinance, i.e. a portion of a composite building that is for commercial use, the gross floor area referred in section 21(3) of the Ordinance means the gross floor area of the portion of a composite building that is solely for commercial use. And the energy audit requirement specified in clause 4.1 should only be applicable to the central building services installation solely serving the portion of the composite building that is for commercial use."  <b>中文版</b> 修訂第 4.2 段至 "如屬條例附表 4 訂明的第 2 類建築物，即綜合用途建築物的作商業用途的部分，條例第 21(3)條所指的總樓面面積為綜合用途建築物中純粹作商業用途的部分的總樓面面積。而第 4.1 段指明的能源審核的規定，則只適用於純粹為該建築物作商業用途部份提供服務的中央屋宇裝備裝置。"

# Technical Compliance with the Ordinance (Clause 4.2)

## Highlights of Major Changes

Building Type 2 - A portion of a composite building that is for commercial use

- **Gross floor area** referred in section 21(3) of the Ordinance means the gross floor area of the portion of a composite building that is **solely for commercial use**
- Energy Audit requirement -
  - only be applicable to the central building services installation (**CBSI**) **solely serving the portion** of the composite building that is **for commercial use**

*gross floor area* (總樓面面積) has the meaning given by regulation 23(3)a of the Building (Planning) Regulations (Cap. 123 sub. leg. F).

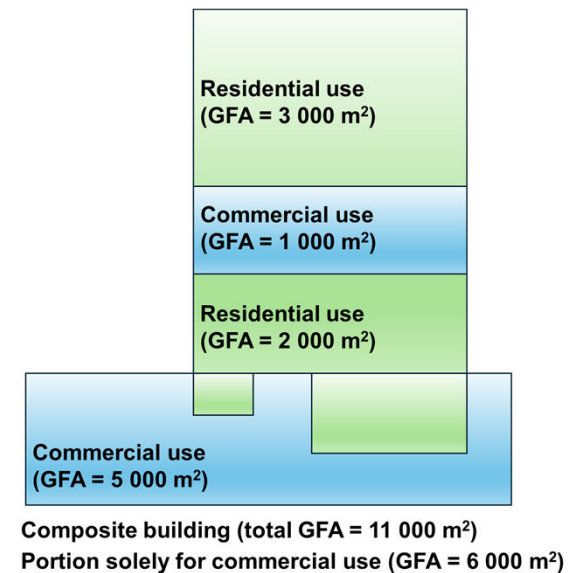
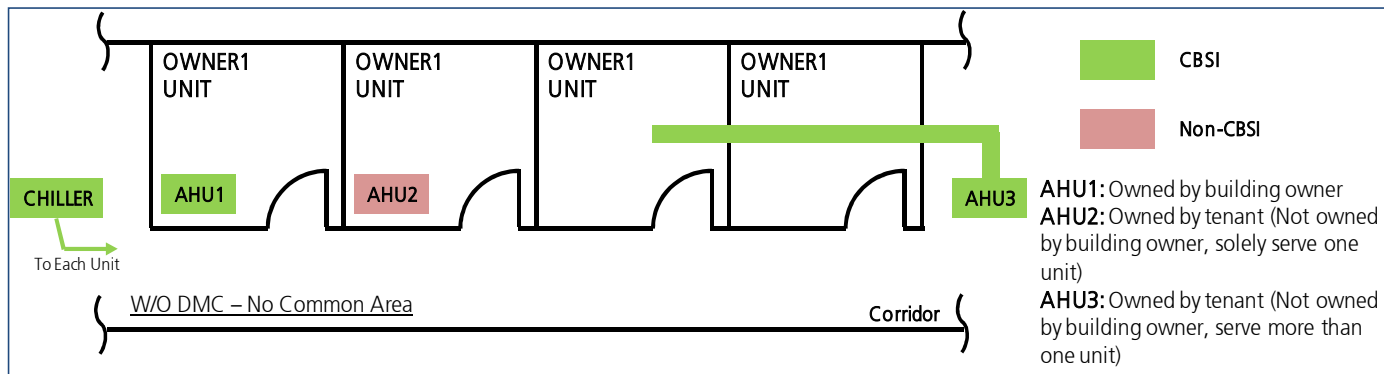


Diagram indicating examples of GFA Calculation for the commercial portions of the building

# Technical Compliance with the Ordinance (Clause 4.3)

	Lighting installation	Air- conditioning installation	Electrical installation	Lift and escalator installation
Examples of CBSI	Luminaires in main entrance, common lift lobbies, common staircases etc.; Luminaires in a unit that is not leased; Luminaires owned by the building owner in a leased unit	Central chilled/heated water plant (for air-conditioning) AHU serving a unit that is not leased; AHU owned by the building owner and serving a leased unit	Main LV switchboard and rising mains; Circuit with supply on account of the building owner	Lift serving the common lift lobbies
Examples of non-CBSI	Luminaires in a unit leased to a tenant who owns the luminaires	AHU solely serving a unit leased to a tenant who owns the AHU	Circuit on the outgoing side of electricity supplier's electricity meter for a unit that is leased to a tenant who owns the circuit	Escalator within and solely serving a department store (a unit) that is leased to a tenant who owns the escalator



**Examples of CBSI and non-CBSI for a Building Without Common Area and Having Units leased / allocated to Tenants or users**

# Technical Compliance with the Ordinance (Clause 4.3)

## Highlights of Major Changes

Building Type 11 – a portion of an industrial building that is occupied principally as a data centre

- **CBSI** means **BS** installations solely serving the portion of an industrial building that is occupied principally as a **data centre**, except BSI that is owned by a person who is not the owner of the portion of the building

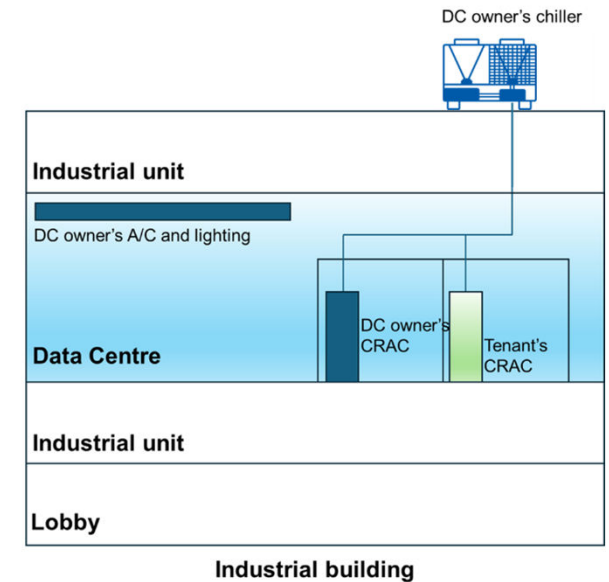


Diagram indicating examples of CBSI and non-CBSI for a portion of an industrial building occupied principally as a data centre

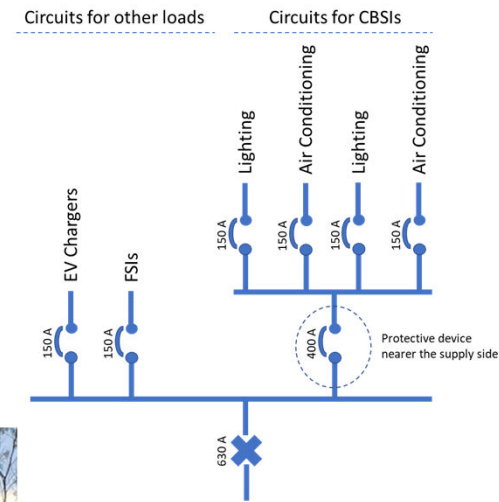
# Technical Compliance with the Ordinance (Clause 4.4)

## Highlights of Major Changes

- Revise the current clause 4.3 as clause 4.4
- Exclude circuit protective devices governing the electricity supply of charging facility of electric vehicles
- Revise the “100A, 1-phase” to “400A, 3-phase” in the content

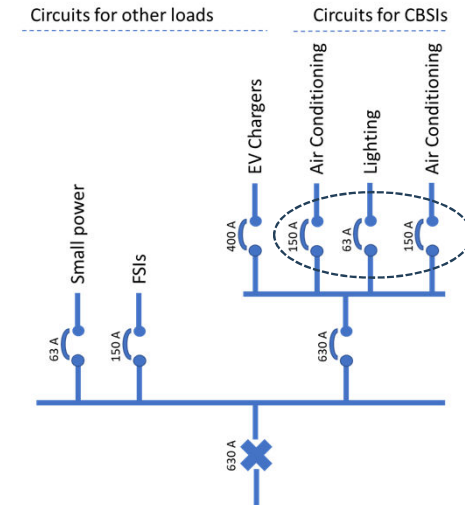


### Sample 1



Total rating of the electricity supply to the CBSI  
 = Rating of the sub-main switch of the MCB board  
 = 400A, 3-phase

### Sample 2



Total rating of the electricity supply to the CBSI  
 = Total rating of the three MCB/MCCBs solely supplying electricity to the CBSI  
 = 150A + 63A + 150A, 3-phase  
 = 363A, 3-phase

# Technical Compliance with the Ordinance (Clause 4.5 & 9)

## Highlights of Major Changes

- Revise the current clause 4.4 as clause 4.5
- EA submission include
  - Energy Audit Form
  - Energy Audit Report
  - Data Disclosure Form (new)
- Add a new clause 9
- Data in Data Disclosure Form - EMSD may release to the public the technical information contained



Energy audit report (full data)

Carry out energy audit according to EAC

**BEEO requirement Buildings Energy Efficiency Ordinance Cap.610**

(20 Sep 2026)

Data Disclosure Form (key data)

Disclose data in website

Pave way for future Buildings Energy Efficiency Labels

# Data Disclosure Form

## ➤ Launch of data disclosure form template (Form EE-D)

### ➤ Apart from

- building name,
- address
- last and latest EUI
- EA form issue date
- EA form completion date ...

### 3. Technical Data 技術資料

#### 3.1 Energy Utilization Index (EUI) per annum 能源使用指數(按年計)

This energy audit 今次能源審核  kWh / m<sup>2</sup>

Last energy audit 上一次能源審核  kWh / m<sup>2</sup>

Not applicable 不適用

#### 3.2 Air-conditioning Installation 空調裝置

##### 3.2.1 Central Air-conditioning Chiller Plant (cooling use) 中央空調冷水機組 (冷卻用途)

Not applicable 不適用

Chillers service life > 15 years (by percentage of nos. of chillers) 冷水機使用年期 > 15 年 (根據冷水機數量的百分比)  %

Total installed capacity (cooling) 總裝機容量(冷卻)  kW

Plant Coefficient of Performance (cooling at rated condition) 機組效能系數(額定冷卻)  kW/kW

Variable speed type compressor (by percentage of cooling capacity) 變速型壓縮機 (根據冷卻容量百分比)  %

Air-cooled (by percentage of cooling capacity) 氣冷式 (根據冷卻容量百分比)  %

Water-cooled (by percentage of cooling capacity) 水冷式 (根據冷卻容量百分比)  %

Variable speed pump for chilled water distribution 變速泵式冷水供應  (Yes/No)

Automatic optimization of chiller sequencing 冷水機組排序自動優化  (Yes/No)

Provision of chilled water supply temperature reset 冷水機供水溫度重置  (Yes/No)

##### 3.2.2 Airside Air-conditioning System 空調配風系統

Not applicable 不適用

Provision of variable speed fan and adopt variable air volume (VAV) air distribution system (by percentage of air flow rate) 帶有變速風扇並採用可變風量配風系統 (根據風扇流量百分比)  %

Provision of variable speed fan with demand control for adjustment of fresh air intake (by percentage of fresh air intake) 帶有變速風扇並配備需求控制以調節鮮風 (根據鮮風流量百分比)  %

Provision of exhaust air energy recovery for the fresh air intake of air-conditioning system (by percentage of fresh air intake) 帶有排風能量回收的空調鮮風系統 (根據鮮風流量百分比)  %

Provision of fan coil units (FCU) with brushless DC motor (by percentage of nos. of FCUs) 帶有直流無刷電動機的盤管風機 (根據盤管風機數量的百分比)  %

### 3.3 Lighting Installation 照明裝置

#### 3.3.1 Use of Interior Luminaire (by percentage of lighting area coverage) 使用燈具 (覆蓋照明面積百分比)

LED lamp 發光二極管燈  %

T5 fluorescent lamp T5 螢光燈  %

T8 fluorescent lamp T8 螢光燈  %

Compact fluorescent lamp 緊湊型螢光燈  %

Other lamp type 其他類型燈具  %

#### 3.3.2 Energy Saving Control (by percentage of lighting area coverage) 節能控制 (覆蓋照明面積百分比)

Automatic lighting demand control 自動照明需求控制  %

# Data Disclosure Form

## ➤ Launch of data disclosure form template (Form EE-D)

### 3.4 Electrical Installation 電力裝置

#### 3.4.1 Circuit with protective device rating at or above 400A (single or three phase)

電路保護器件額定值達 400 安培或以上的電路(單相或三相)

Not applicable 不適用

Provision of meter for measuring energy consumption in kWh (by percentage of number of circuit)  
帶有測量能耗(千瓦小時)的儀表 (根據電路數量的百分比)

 %

#### 3.4.2 Circuit with protective device rating exceeding 200A and below 400A (single or three phase)

電路保護器件額定值達 200 安培且低於 400 安培的電路(單相或三相)

Not applicable 不適用

Provision of meter for measuring energy consumption in kWh (by percentage of number of circuit)  
帶有測量能耗(千瓦小時)的儀表 (根據電路數量的百分比)

 %

### 3.5 Lift and Escalator Installation 升降機及自動梯裝置

#### 3.5.1 Traction Drive Lift(s) 曳引驅動升降機

Not applicable 不適用

Total rated electrical power  
總額定電功率

 kW

Lift of drive system of variable voltage variable frequency (by percentage of number of lift(s))  
變壓變頻式驅動系統升降機 (根據升降機數量的百分比)

 %

Lift regenerative brake (by percentage of number of lift(s))  
升降機反饋制動 (根據升降機數量的百分比)

 %

Automatic switch off lighting and ventilation upon standby (by percentage of number of lift(s))  
待機狀態時自動關閉照明及通風 (根據升降機數量的百分比)

 %

#### 3.5.2 Hydraulic Lift(s) 液壓升降機

Not applicable 不適用

Total rated electrical power  
總額定電功率

 kW

Automatic switch off lighting and ventilation upon standby (by percentage of number of hydraulic lift(s))  
待機狀態時自動關閉照明及通風 (根據升降機數量的百分比)

 %

#### 3.5.3 Escalator(s) 自動梯

Not applicable 不適用

Total rated electrical power  
總額定電功率

 kW

Escalator of drive system of variable voltage variable frequency (by percentage of number of escalator(s))  
變壓變頻式驅動系統自動梯 (根據自動梯數量的百分比)

 %

Automatic energy saving speed reduction (by percentage of number of escalator(s))  
自動節能減速 (根據自動梯數量的百分比)

 %

#### 3.5.4 Passenger Conveyor(s) 乘客輸送機

Not applicable 不適用

Total rated electrical power  
總額定電功率

 kW

Passenger conveyor of drive system of variable voltage variable frequency (by percentage of number of passenger conveyor(s))  
變壓變頻式驅動系統乘客輸送機 (根據乘客輸送機數量的百分比)

 %

Automatic energy saving speed reduction (by percentage of number of passenger conveyor(s))  
自動節能減速 (根據乘客輸送機數量的百分比)

 %

### 3.6 Energy Management Opportunities (EMO) 能源管理機會

#### 3.6.1 Major EMO implemented within the past five years (list five in maximum)

過去 5 年已實施的主要能源管理機會(最多列出五項)

EMO 能源管理機會	Category 類別 (Cat I/Cat II/Cat III)
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

#### 3.6.2 Major EMO identified in the latest energy audit (list five in maximum)

最近一次能源審核中建議的主要能源管理機會(最多列出五項)

EMO 能源管理機會	Category 類別 (Cat I/Cat II/Cat III)
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

#### 3.7 Retro-commissioning

Retro-commissioning has been carried out within the pass 5 years  
在過去五年有進行重新校驗

 (Yes/No)

# EMO Categorization (EAC clause 6.2)

Table 6.2 : Examples of EMO Categorization

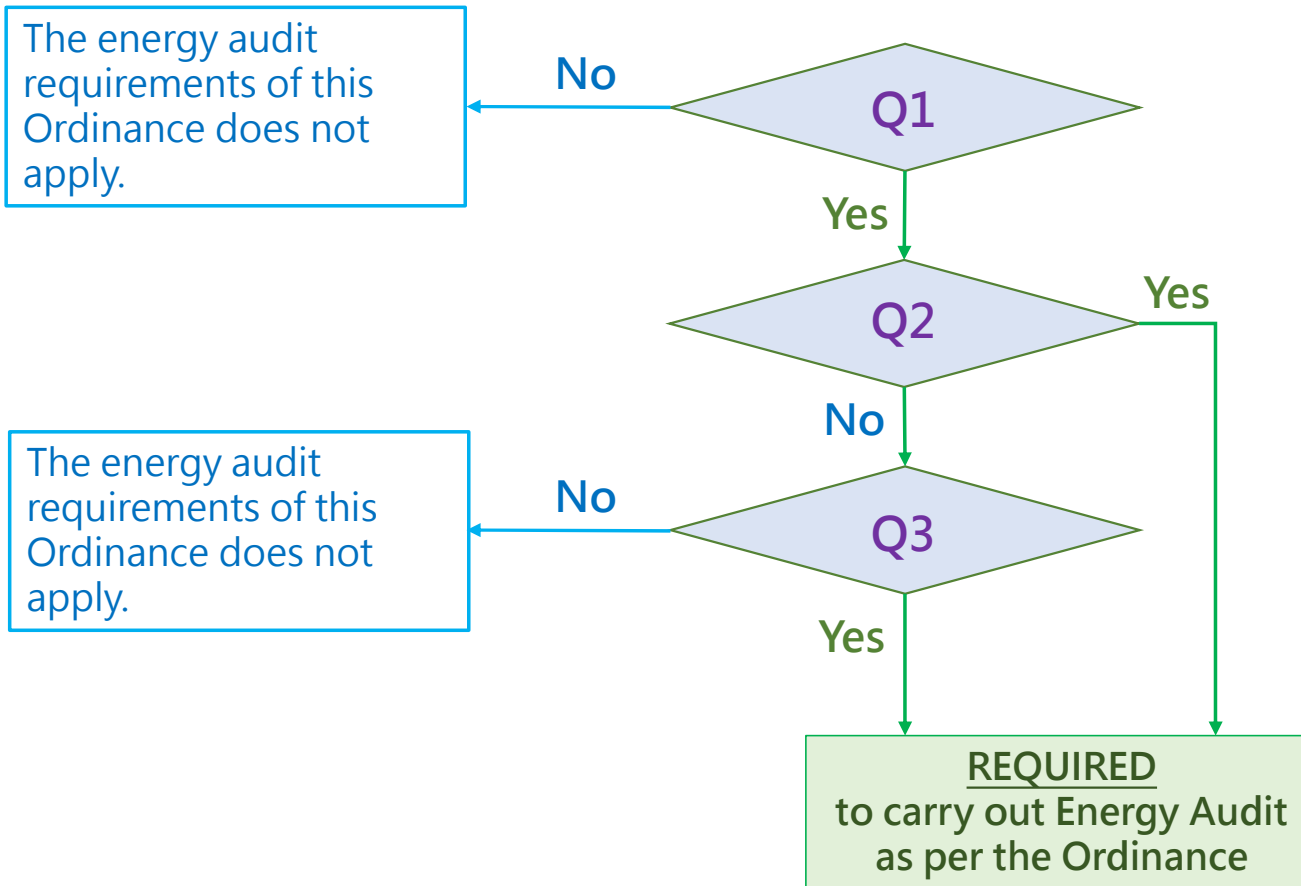
Category	Examples		
I (minimal involvement)	Keep doors / windows closed (Air-conditioning)	Disconnect power supply to some lighting installations to reduce luminance in over lit or unoccupied areas (Lighting)	Reset to moderate air supply temperature for over-cooled areas (Air-conditioning)
II (moderate involvement)	Add occupancy sensor control for lighting (Lighting)	Check and reset as appropriate VAV static pressure control to reduce fan power (Air-conditioning)	Check and re-balance the chilled water supply system with adjustment as appropriate of valves to avoid over-cooled spots (Air-conditioning)
III (substantial involvement)	Install variable frequency type variable speed drive for chilled water pumps, AHUs and Fans (Air-conditioning) Replace aged equipment with higher energy efficiency standard (Air-conditioning)	Replace or additionally install smart meters for energy data analysis (Electrical) Upgrade the control system to digitally control, monitor and manage the energy performance of the plant equipment. (Electrical and air-conditioning)	Replace DC or AC 2-speed motor drive of lift with variable voltage and variable frequency type motor drive (Lift) Install demand control for escalator / passenger conveyor and automatic reduce the speed when traffic is low (Escalator)

Category I with minimal involvement to Category III with substantial involvement.



# Frequently Asked Questions (FAQs) - EA

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



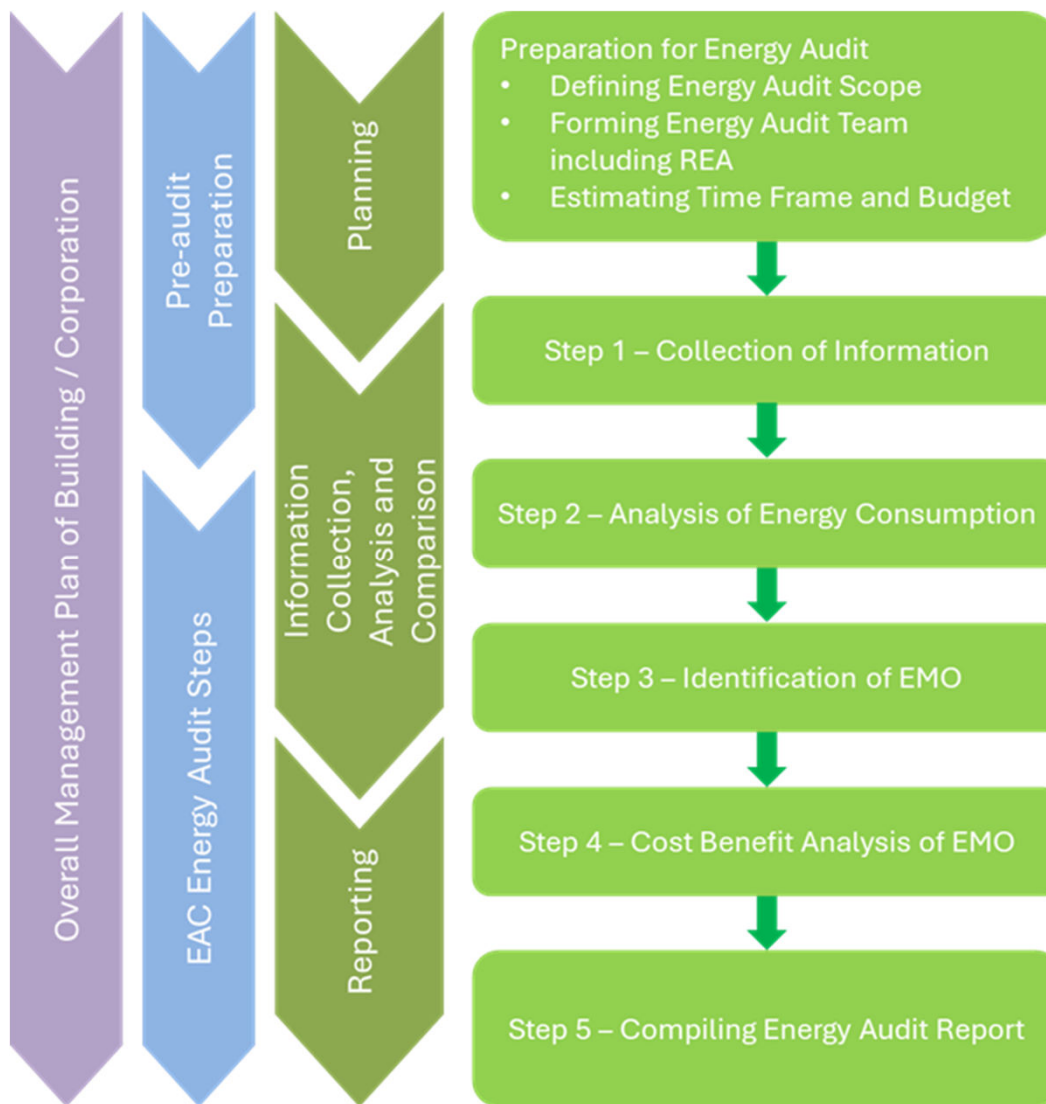
Q1 Is the Ordinance applicable to the building (section 4) and the building type listed under Schedule 4 of the Amendment Ordinance?

Q2 Is your building a data centre? (Schedule 4 – Type 10 or 11)

Q3 Is your building with a gross floor area exceeding 7 000m<sup>2</sup>?

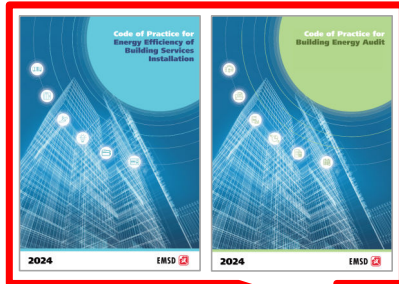
**Remarks: If your building fall under the condition,**  
(a) *Limited saving opportunity*, such that technically or operationally undesirable to carry out energy audit;  
(b) Total rating of all the circuit protective devices (whichever are nearer the supply side; solely governing the electricity supply of the relevant CBSI *does not exceed 400A, 3 phase.*

Pursuant to section 25, the building owner may apply to the Director in writing for an exemption



Overview of energy audit process

# Further Information



ABOUT BEEO	CODES AND FORMS	CIRCULAR	REGISTER & LIST	REGISTERED ENERGY ASSESSOR (REA)	PUBLICITY	FAQS	USEFUL LINKS
<p><b>Publicity</b></p> <p>Publication</p> <p>TV Announcements</p> <p>Events</p>	<p><b>Event</b></p> <p>Briefing Sessions for Registered Energy Assessors on 17 and 18 December 2015</p> <p>EMSD shares an update on the implementation of the Building Energy Efficiency Ordinance (BEEO), common irregularities in the submission of Stage One Declaration (SOD) Form of Compliance, and briefing of the public on the Energy Code (BEC) 2015 and Energy Audit Code (EAC) 2015 with the following links to download the Power Declaration Form of Compliance (PDF) and the BEC 2015 &amp; EAC 2015 (PDF).</p> <ul style="list-style-type: none"> <li>Implementation of BEEO [PDF form of compliance]</li> <li>Submission Irregularities [PDF form of compliance]</li> <li>the BEC 2015 &amp; EAC 2015 [PDF form of compliance]</li> </ul>						

- Specified Forms
- Technical Forms
- Technical Guidelines

- Register of REA and COCR
- List of Stage One Declaration, FOC, EA Form and IN

- Frequently Asked Questions



# Thank You

