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31 December 2021

To: Recipients of BEEO Technical Circulars

Dear Sir/Madam,

**Buildings Energy Efficiency Ordinance (Cap 610)**  
**Technical Circular No. 1/2021**  
**Launch of the BEC 2021 and the EAC 2021**

Purpose

This Technical Circular supplements the Gazette Notice issued on 31 December 2021 regarding the launch of the “Code of Practice for Energy Efficiency of Building Services Installation, 2021 Edition (BEC 2021 in short)” and the “Code of Practice for Building Energy Audit, 2021 Edition (EAC 2021 in short)”. The Codes have been uploaded to the web-site of the Ordinance (<http://www.emsd.gov.hk/beeo>).

Effective Date

2. The Codes take effect on the dates specified in paragraphs 6, 7 and 8 below.

Effect on Existing Circular

3. There is no effect on existing circulars.

Background

4. The BEC and the EAC are reviewed on regular basis. The energy efficiency standards and requirements of building services installations are progressively adjusted and augmented for continuous improvement of the building energy performance in Hong Kong. The tightened and the new requirements on the four prescribed building services installations as stipulated in the BEC 2021 are formulated based on the global development of relevant technology and energy efficiency standards to further enhance the overall energy efficiency performance of buildings and to promote continuous decarbonisation in buildings in Hong Kong.

5. The EAC 2021 focuses on extending the scope on energy consumption review of the charging facilities for electric vehicles (EV) and evaluating the implementation of EMO(s) and comparison of EUI of the building with previous energy audit. This facilitates regular monitoring of different energy consumption of existing buildings.

#### Effective Date of the BEC 2021

6. The BEC 2021 takes effect on 1 July 2022 in respect of the issues of Stage One Declaration by the developer under the Ordinance. In other words, the new energy efficiency standards and requirements as stipulated in the BEC 2021 apply to the building services installations covered in a Stage One Declaration signed by the developer on or after 1 July 2022.

7. The BEC 2021 takes effect on 1 October 2022 in respect of the issues of Form of Compliance (FOC) by the Registered Energy Assessor under the Ordinance. In other words, the new energy efficiency standards and requirements as stipulated in the BEC 2021 apply to the building services installations covered in a FOC signed by the Registered Energy Assessor on or after 1 October 2022.

#### Effective Date of the EAC 2021

8. The EAC 2021 applies to the energy audit being completed on or after 1 October 2022.

#### Previous Editions of the BEC & the EAC

9. The current edition of BEC (i.e. BEC 2018), is acceptable to the issues of Stage One Declaration and FOC issued before the effective dates specified in paragraphs 6 and 7 above. However, pursuant to Section 12 and Section 18 of the Ordinance, all the previous editions of BEC including BEC 2012, BEC 2012(Rev 1), BEC 2015 and BEC 2018 are still applicable for:

- (i) any of the building in respect of which a first COCR was issued under that edition of the BEC;
- (ii) any unit or common area of a building in respect of which a FOC was issued under that edition of the BEC.

10. The EAC 2018 is acceptable for any energy audit with the completion date before the effective date specified in paragraph 8 above.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Marsden Kong", written in a cursive style.

(Marsden KONG)

for Director of Electrical and Mechanical Services