

Basic Housing Unit Regulatory Regime
Installation Guideline for Individual Electricity Meters
at Subdivided Units in Residential Buildings
(December 2025 Edition)

1 Introduction

- 1.1 The Basic Housing Units Ordinance (Cap. 658) was gazetted on 3 October 2025 and will come into operation on 1 March 2026 (except Part 2 of the Ordinance). Under the Basic Housing Unit regulatory regime, a subdivided unit in residential building (hereinafter referred to as "SDU") have to comply with the relevant minimum standards of living conditions and obtain Basic Housing Unit recognition before it can be legally let out (including tenancies and licences to occupy under any agreement), so as to ensure that the SDU provides a safe, hygienic and reasonable living condition. According to the Basic Housing Units Ordinance, one of the minimum standards is that each SDU shall be provided with an individual electricity meter provided exclusively by the power company (i.e. The CLP Power Hong Kong Limited or Hongkong Electric Company, Limited) for that particular unit. Please refer to Figure 1 for a picture of individual electricity meter of power company.
- 1.2 Pursuant to section 84 of the Basic Housing Units Ordinance, the Secretary of Housing may publish the Code of Practice on the Minimum Standards of Living Conditions under the Basic Housing Unit Regulatory Regime to provide practical guidance on how SDUs can meet the minimum standards of living conditions. The requirement of individual electricity meter is stipulated in paragraph 4.10 of the said Code of Practice. The Basic Housing Units Ordinance and the Code of Practice could be accessed via the Basic Housing Units thematic webpage of the Housing Bureau. (website: <https://www.bhu.gov.hk/eng>)
- 1.3 This Guideline aims to provide clear and easy to understand guideline on individual electricity meter to the SDUs owners/operators or Registered Electrical Contractors to facilitate them to comply with the requirements of the Basic Housing Units Ordinance, Electricity Ordinance and the power companies. Please refer to the hyperlink <https://www.emsd.gov.hk> for the Electricity Ordinance.

2 Application Procedure

- 2.1 SDUs shall apply for an electricity meter from the power company in the same way as ordinary domestic units. The power companies have formulated dedicated application procedures and forms specifically for individual electricity meters for SDUs. In addition, the power companies have also prepared thematic webpages providing information on applying for individual electricity meters. The owners/operators of SDUs may access the thematic webpage of power companies via the QR Codes in Paragraph 8 of this Guideline.
- 2.2 Owners/operators of SDUs shall submit the application form and relevant information through the dedicated application procedure formulated by the power company. The power company will respond and follow up after reviewing the application and information, including requesting sufficient information, checking the Work Completion Certificate (Form WR1), arranging inspection of electrical installations, connecting supply and installing the individual electricity meter(s). Owners/operators are advised to submit the application for individual electricity meter(s) as early as possible to allow sufficient time for follow-up with the power company. Please refer to Figure 2 for the flow chart for the application of individual electricity meter(s) for SDUs.

3 Engagement of Registered Electrical Contractor

- 3.1 Owners/operators of SDUs shall engage Registered Electrical Contractor (REC) in accordance with the Electricity Ordinance to carry out the electrical works related to the individual electricity meter. The registered electrical contractor is also required to assist owners/operators of SDUs in preparing and submitting the application form and relevant information to the power company. The owners/operators of SDUs may access the latest REC register on the EMSD webpage via the QR Code below. (<https://www.emsd.gov.hk>)



4 Works of the REC

- 4.1 The electrical work related to individual electricity meter(s) of SDUs shall comply with the relevant statutory requirement on fixed electrical installation of Electricity Ordinance like other ordinary residential flats. The owners/operators of SDUs shall engage REC to inspect and test the fixed electrical installations connected to the individual electricity meter (e.g., distribution board, residual current device, power switches, socket outlets and wiring for any damage) and issue a valid Work Completion Certificate (Form WR1) to confirm that the fixed electrical installation (i) complies with the requirements of the Electricity Ordinance, (ii) safe to use and (ii) also installed with appropriate electrical safety protective device(s). Please refer to Figure 2 for the sample of Work Completion Certificate (Form WR1).
- 4.2 REC shall confirm the electrical circuits of each SDUs are separated to cater the operation of individual electricity meter(s). All the fixed electrical installations shall comply with the requirement as mentioned in Paragraph 4.1 above.
- 4.3 If owners/operators of SDUs plan to increase the approved loading¹ of the principal flat², the owners/operators of SDUs shall obtain the written agreement on the installation location of individual electricity meter(s) from the owners/stakeholders of the common area of the building in advance (e.g. written agreement of the Incorporated Owner or owners of other flats of the building). The relevant written agreement shall be submitted to power company.
- 4.4 If the owners/operators of SDUs plan to rewire or change the power supply arrangement of the SDU(s), the REC shall design the electrical circuits of the SDUs fixed electrical installations based on the approved loading of the principal flat, number of SDUs and associated fixed electrical installation arrangement. The REC shall submit the load assessment and electrical wiring schematic to the power company along with the application form. Please refer to Figure 4 for a typical MCB

¹ Approved loading means the maximum current demand approved by an power company in respect of a fixed electrical installation

² In relation to a subdivided unit, means the flat in which the subdivided unit is located

Board arrangement of SDU.

- 4.5 In addition, the REC shall ensure the installation design of individual electricity meter(s) comply with the requirement of power company. The REC shall assist the owners/operators of SDUs to submit the application of individual electricity meter(s) to power company which include the completion of application form and preparation of relevant information. Please refer to the concerned webpage of power company for details.

5 The Installation Location of Individual Electricity Meters

- 5.1 Individual electricity meter(s) is normally installed in the common area of building (i.e. outside the principal flat). In view of the special conditions of SDUs, power company allows the individual electricity meter(s) to be installed at the shared part in the principal flat (e.g. shared corridor in the flat) subject to relevant requirements of power company.
- 5.2 If the individual electricity meter(s) is to be installed at the shared corridor in the principal flat, the installation location of the individual electricity meter(s) has to comply with fire safety requirement in paragraph 4.4 of the Code of Practice on the Minimum Standards of Living Conditions under the Basic Housing Unit Regulatory Regime (e.g. the clear headroom of the shared corridor must be at least 2m and the floor must be free of any fixed obstructions. The clear width of the shared corridor leading to the SDUs must be not less than 0.75m or 1.05m depending on the situation of individual flat). Please refer to Figure 5 for a diagram that illustrates the installation of individual electricity meter(s) at the shared corridor in the principal flat.
- 5.3 If the individual electricity meter(s) is to be installed common area of the building, the owners/operators of SDUs shall obtain the written agreement on the installation location of individual electricity meter(s) from the owners/stakeholders of the common area of the building in advance (e.g. written agreement of the Incorporated Owner or owners of other flats of the building). The relevant written agreement shall be submitted to power company. Please refer to Figure 6 for a diagram that illustrates the installation of individual electricity meter(s) at the

common area of building (e.g. electricity meter room, common corridor, common staircase)

- 5.4 Owners/operators of SDUs shall engage REC to review the relevant installation design of individual electricity meter(s) to ensure the installation design comply with the requirement of power company which include work space, installation location, reception of individual electricity meter signal³, etc.

6 Important Notes for Installing Individual Electricity Meters

- 6.1 The time for installing individual electricity meter vary due to the respective scope of work and complexity. Owners/operators of SDUs should submit the application for individual electricity meter(s) to power company as soon as possible in order to allow sufficient time for following up the respective matters with power company. In addition to the time for application, it would usually require one working day for conducting the respective electrical work for each SDUs. The integration of the electrical circuits of the SDUs and relevant check would also take one working day. Upon the completion of the electrical work, REC shall issue Form WR1 and arrange power company to inspect and connect power supply for the installation of individual electricity meter(s).
- 6.2 In order to conduct the electrical works in safe condition, REC may have to suspend the electricity supply of SDUs intermittently in the course of electrical work. Hence, the power supply of SDUs may be affected and owners/operators of SDUs should make corresponding arrangement accordingly.

7 Other Important Notes

- 7.1 For ensuring electrical safety, Owners/operators of SDUs should engage REC to inspect and test the fixed electrical installations of SDUs periodically, and also issue Work Completion Certificate (Form WR1).

³ The individual electricity meter(s), installed in shared part of principal flat, have to receive individual electricity meter signal for its operation.

- 7.2 Owners/operators of SDUs shall remind tenants to use the electrical products properly and maintain the electrical products in accordance with the recommendations of the respective manufacturers.
- 7.3 Owners/operators of SDUs shall remind tenants to use adaptors and extension units that are complied with the safety requirements, and the safe usage of these items.

8 QR Code of Relevant Webpages, Enquiry Telephone Numbers and e-mail Addresses





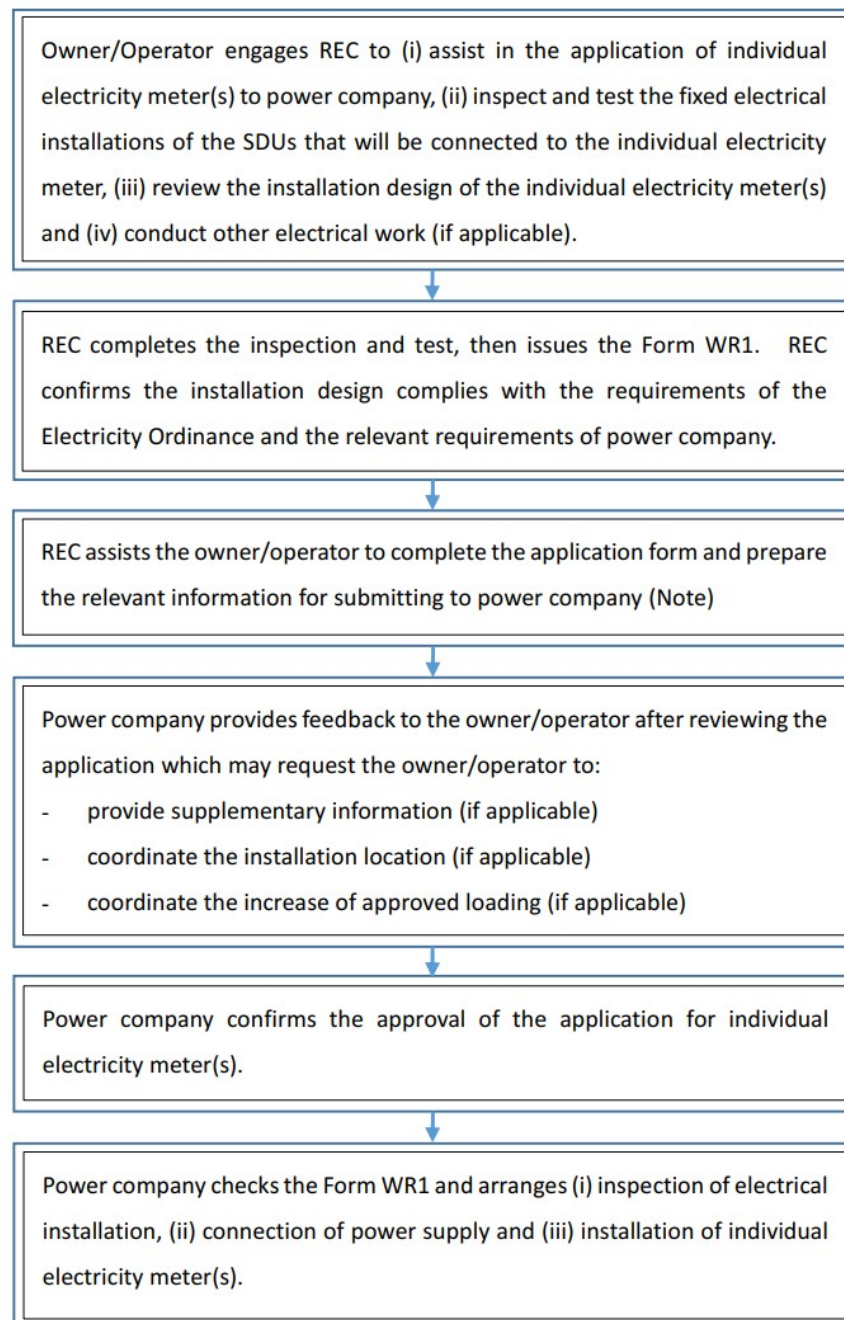
	QR Code of Relevant Webpages	enquiry telephone numbers	e-mail addresses
Individual Electricity Meter webpage of EMSD		1823	info@emsd.gov.hk
BHU Thematic Webpage of HB		3611 0248	bhu@hb.gov.hk
Individual Electricity Meter Webpage of CLP		2629 8908	csd@clp.com.hk
Individual Electricity Meter Webpage of HKE		2887 3411	bhu@hkelectric.com

Figure 1 - a picture of individual electricity meter of power company



Figure 2 - flow chart for the application of individual electricity meter for SDUs



Note: The relevant information to be provided includes stakeholders' written agreement (if applicable), floor plan of the principal flat with the location and height of individual electricity meter(s) and relevant photos, electrical wiring diagram. Please refer to the power company thematic webpage for details.

Figure 3 – Work Completion Certificate (Form WR1)



機電工程署
EMSD
表格 WR1
香港特別行政區政府
電力條例(第 406 章)
電力(線路)規例
完工證明書

FORM WR1
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION
ELECTRICITY ORDINANCE (CAP. 406)
ELECTRICITY (WIRING) REGULATIONS
WORK COMPLETION CERTIFICATE

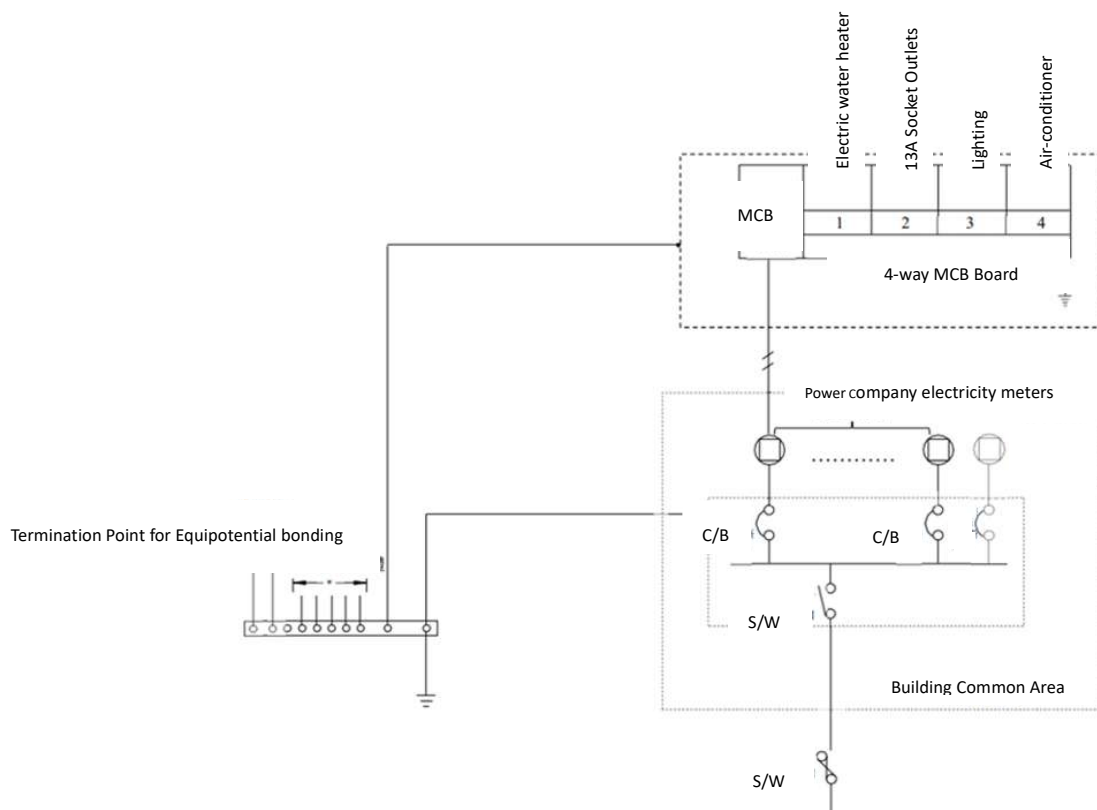
致 固定電力裝置擁有人：
To the Owner of Fixed Electrical Installation,

第 1 部 (對設計方面的證明) Part 1 (For Certification of DESIGN)	
<p>(1) 本人 _____ 為註冊電業工程人員，現按照《電力條例》(第 406 章) 第 59 條下制定的《電力(線路)規例》第 19(1)條的規定，證明本證明書第 3 部所指固定電力裝置的設計，符合條例的規定。</p> <p>I, _____, a registered electrical worker(REW), pursuant to regulation 19(1) of the Electricity (Wiring) Regulations made under section 59 of the Electricity Ordinance, Chapter 406, hereby certify that the Fixed Electrical Installation depicted in Part 3 of this certificate has been designed in accordance with the Ordinance.</p>	<p>註冊電業工程人員簽署： Signature of REW : _____</p> <p>註冊編號 Registration No.: _____</p> <p>屆滿日期 Expiry Date : _____</p> <p>級別 Grade : _____</p> <p>准許工程 Permitted Works : _____</p> <p>聯絡電話 Contact Tel. No.: _____</p> <p>簽署日期 Date Signed : _____</p>
<p>(2) 本人 _____，茲代表 _____ (註冊電業承辦商)，現遵照《電力條例》(第 406 章) 第 34(11)條的規定，在本證明書上加蓋。</p> <p>I, _____, on behalf of _____ (a registered electrical contractor(REC)), endorse herewith in compliance with section 34(11) of the Electricity Ordinance, Chapter 406.</p>	<p>註冊電業承辦商簽署： Signature of REC : _____</p> <p>註冊編號 Registration No.: _____</p> <p>屆滿日期 Expiry Date : _____</p> <p>聯絡電話 Contact Tel. No.: _____</p> <p>簽署日期 Date Signed : _____</p>
第 2 部 (對安裝、檢查及測試方面的證明) Part 2 (For Certification of INSTALLATION, INSPECTION & TESTING)	
<p>(3) 本人 _____ 為註冊電業工程人員，現按照《電力條例》(第 406 章) 第 59 條下制定的《電力(線路)規例》第 19(1)條的規定，證明 (請選出適用的一段文字，並在其空格內加上✓號)：-</p> <p>I, _____, a REW, pursuant to regulation 19(1) of the Electricity (Wiring) Regulations made under section 59 of the Electricity Ordinance, Chapter 406, hereby certify that (select the appropriate paragraph by ticking the appropriate box below) :-</p> <p><input type="checkbox"/> 本人已於 _____ 年 _____ 月 _____ 日檢查本證明書第 3 部所指的固定電力裝置，本人認為該固定電力裝置符合條例的規定，而且操作安全。 I have inspected the Fixed Electrical Installation depicted in Part 3 of this certificate on _____, I am satisfied that the Fixed Electrical Installation complies with the Ordinance and is in safe working order.</p> <p><input type="checkbox"/> 本人已於 _____ 年 _____ 月 _____ 日檢查本證明書第 3 部所指固定電力裝置的其中部分，至於該固定電力裝置並非由本人檢查的各部分，本人已接獲《電力(線路)規例》第 21(3)條的規定，收到由其他註冊電業工程人員就個別部分所發出的有效證明書(表格 WR1(A))，本人認為該固定電力裝置符合條例的規定，而且操作安全。 I have inspected only part of the Fixed Electrical Installation depicted in Part 3 of this certificate on _____, however in respect of those parts of the Fixed Electrical Installation which I have not inspected, I have received valid certificates (Form WR1(A)) certified by REWs for the individual parts as required under regulation 21(3) of the Electricity (Wiring) Regulation. I am satisfied that the Fixed Electrical Installation complies with the Ordinance and is in safe working order.</p>	<p>註冊電業工程人員簽署： Signature of REW : _____</p> <p>註冊編號 Registration No.: _____</p> <p>屆滿日期 Expiry Date : _____</p> <p>級別 Grade : _____</p> <p>准許工程 Permitted Works : _____</p> <p>聯絡電話 Contact Tel. No.: _____</p> <p>簽署日期 Date Signed : _____</p>
<p>(4) 本人 _____，茲代表 _____ (註冊電業承辦商)，現遵照《電力條例》(第 406 章) 第 34(11)條的規定，在本證明書上加蓋，並確認此檢查紀錄已送交裝置擁有人，而且本人亦根據《電力(線路)規例》第 22 條保存此紀錄的副本。</p> <p>I, _____, on behalf of _____ (a REC), endorse herewith in compliance with section 34(11) of the Electricity Ordinance, Chapter 406, and confirm that the above inspection records have been given to the owner, and copies of which are being kept by me in accordance with regulation 22 of the Electricity (Wiring) Regulations.</p>	<p>註冊電業承辦商簽署： Signature of REC : _____</p> <p>註冊編號 Registration No.: _____</p> <p>屆滿日期 Expiry Date : _____</p> <p>聯絡電話 Contact Tel. No.: _____</p> <p>簽署日期 Date Signed : _____</p>

註： ☐ 在適當空格內加上✓號
NOTE: ☐ Tick the appropriate box

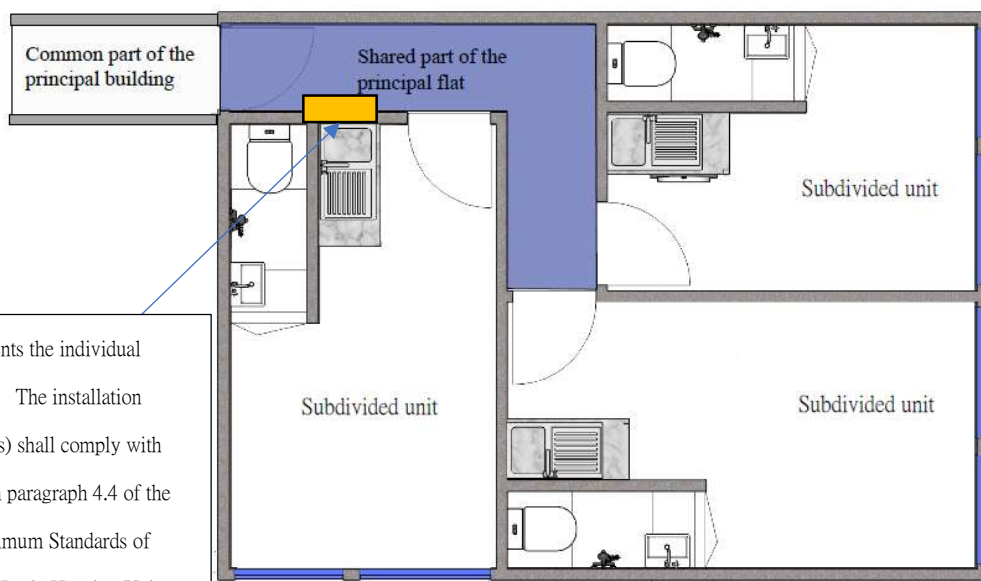
EMSD/EL/68 (04/2019)

Figure 4 for a typical MCB Board arrangement of SDU



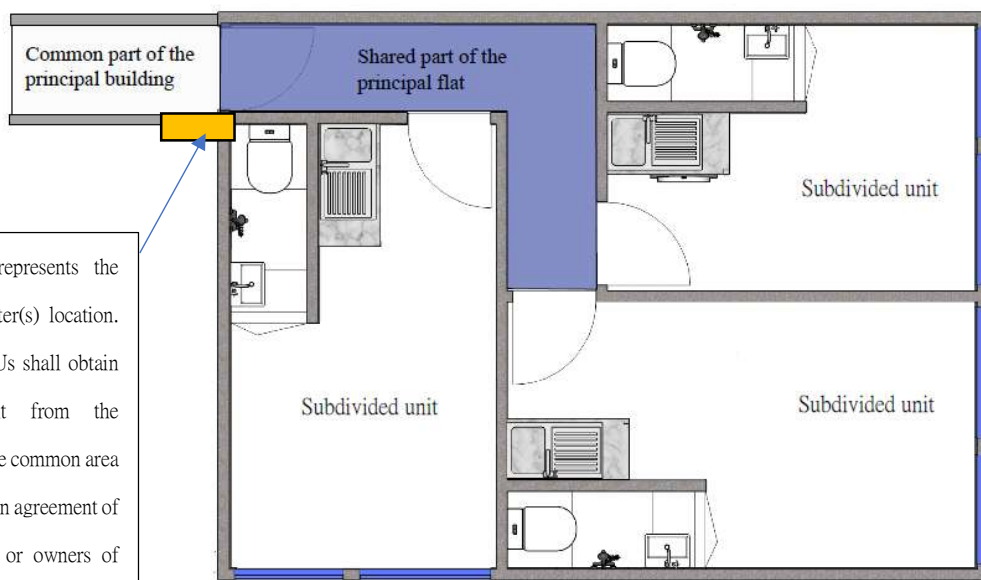
Note: Based on the minimum area of SDU of 8 m², each SDU is recommended to be installed with at least 5 socket outlets of 13A. The REC should increase the quantity of socket outlets based on the actual condition (e.g. increase in area).

Figure 5 - individual electricity meter(s) installed at the shared corridor in the principal flat



The orange rectangle represents the individual electricity meter(s) location. The installation location of electricity meter(s) shall comply with the fire safety requirement in paragraph 4.4 of the Code of Practice on the Minimum Standards of Living Conditions under the Basic Housing Unit Regulatory Regime

Figure 6 - individual electricity meter(s) installed at the common area of building (e.g. electricity meter room, common corridor, common staircase)



The orange rectangle represents the individual electricity meter(s) location. Owners/operators of SDUs shall obtain the written agreement from the owners/stakeholders of the common area of the building (e.g. written agreement of the Incorporated Owner or owners of other flats of the building).