

PAQS Sustainability Committee – Information on Green Buildings

Reported by the Hong Kong Institute of Surveyors (HKIS)

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1. Green buildings assessment system adopted

The predominant green building assessment systems in Hong Kong are as follows:

- BEAM Plus New Buildings¹
- BEAM Plus Existing Buildings²
- BEAM Plus Interiors³
- BEAM Plus Neighbourhood⁴
- BEAM Plus Data Centres⁵
- BEAM Plus Existing Schools⁶

2. Statutory requirements or non-statutory guidelines on the following elements of green buildings

For building envelope:

- Building (Energy Efficiency) Regulations and Code of Practice for Overall Thermal Transfer Value in Buildings 1995 for office and commercial buildings⁷
- Guidelines on Design and Construction Requirements for Energy Efficiency of Residential Buildings 2014⁸
- Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-151) - Building Design to Foster a Quality and Sustainable Built Environment⁹
- Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-152) – Sustainable Building Design Guidelines¹⁰
- Climate Change Framework for the Built Environment (non-statutory)¹¹

For building energy:

- Buildings Energy Efficiency Ordinance¹²
- Code of Practice for Energy Efficiency of Building Services Installation 2015¹³
- Code of Practice for Building Energy Audit 2015¹⁴

¹ https://www.hkgbc.org.hk/eng/NB_Intro.aspx

² <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-existing-buildings/index.jsp>

³ <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-interiors/index.jsp>

⁴ <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-neighbourhood/index.jsp>

⁵ <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-data-centres/index.jsp>

⁶ <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-existing-schools/index.jsp>

⁷ https://www.bd.gov.hk/doc/en/resources/codes-and-references/code-and-design-manuals/OTTV1995_e.pdf

⁸ https://www.bd.gov.hk/doc/en/resources/codes-and-references/code-and-design-manuals/Guidelines_DCREERB2014e.pdf

⁹ https://www.bd.gov.hk/en/resources/codes-and-references/practice-notes-and-circular-letters/index_pnap.html

¹⁰ https://www.bd.gov.hk/en/resources/codes-and-references/practice-notes-and-circular-letters/index_pnap.html

¹¹ <https://general.hkgbc.org.hk/download/ccf>

¹² <https://www.elegislation.gov.hk/hk/cap610>

¹³ https://www.emsd.gov.hk/bceo/en/pee/BEC_2015.pdf

¹⁴ https://www.emsd.gov.hk/bceo/en/pee/EAC_2015.pdf

For water conservation:

- “Let’s Save 10L Water Campaign”¹⁵ (non-statutory)

For waste reduction:

- Product Eco-responsibility (Amendment) Ordinance 2014¹⁶ and Product Eco-responsibility (Plastic Shopping Bags) Regulations¹⁷
- Promotion of Recycling and Proper Disposal (Electrical Equipment and Electronic Equipment) (Amendment) Ordinance 2016 (Commencement) Notice 2018^{18,19}
- Promotion of Recycling and Proper Disposal (Product Container) (Amendment) Bill 2025²⁰
- Municipal Solid Waste Charging Scheme to be launched when conditions permit²¹

For indoor air quality:

- Air Pollution Control Ordinance²²
- Guidance Notes for the Management of Indoor Air Quality in Offices and Public Places 2003²³(non-statutory)

For green products:

- CIC green product certification (non-statutory)²⁴

3. Government incentives for providing new green buildings and existing green buildings

- Hong Kong's Climate Action Plan 2050²⁵
- For new buildings, the HKSAR Government provides a gross floor area (GFA) concession scheme for private developers to invest in innovative and green new buildings. Green features, which adopt a holistic life cycle approach, maximise renewable resources and green materials, reduce construction waste and minimise energy consumption, are exempted from gross floor area calculations. Subject to complying with certain criteria, the concession is 10% (maximum) of the total gross floor area of the development²⁶.
- With effective from 1 January 2018, all types of new and existing buildings/ premises (not limited to prescribed buildings) achieved energy performance outperform the minimum statutory requirements under the Buildings Energy Efficiency Ordinance, with obtaining certificates of good building energy performance through the BEAM Plus Assessment System managed by the Hong Kong Green Building Council; or other internationally recognized building environmental assessment systems, can apply for joining the Energy Efficiency Registration Scheme for Buildings. Capital expenditure incurred in respect of renewable energy and efficient building installations is allowed for tax deduction to be claimed in full in one year²⁷.

¹⁵ <https://www.waterconservation.gov.hk/en/save-water/index.html>

¹⁶ https://www.epd.gov.hk/epd/sites/default/files/epd/epd/PER_A_O2014_e2.pdf

¹⁷ https://www.epd.gov.hk/epd/sites/default/files/epd/epd/CAP_603A_e_b5.pdf

¹⁸ <https://www.elegislation.gov.hk/hk/2018/ln32!en>

¹⁹ <https://weee.gov.hk/en/background/regulatory-measures/>

²⁰ <https://www.legco.gov.hk/yr2025/english/bc/bc06/papers/b202503282e.pdf>

²¹ <https://www.mswcharging.gov.hk/en/>

²² <https://www.elegislation.gov.hk/hk/cap311>

²³ https://www.iaq.gov.hk/wp-content/uploads/2021/04/gn_officeandpublicplace_eng-2019.pdf

²⁴ <https://cicgpc.hkgbc.org.hk/>

²⁵ <https://cnsd.gov.hk/>

²⁶ <https://www.bd.gov.hk/doc/en/resources/codes-and-references/practice-notes-and-circular-letters/pnap/APP/APP151.pdf>

²⁷

- The two local power supply companies, CLP Power and HK Electric, have set up the “CLP Eco Building Fund”²⁸ and “HK Electric Smart Power Fund”²⁹ to subsidise residential buildings and ancillary facilities to carry out energy efficiency enhancement works.

4. Quantity Surveyors' involvement in green buildings

- Cost and benefit analysis of green features.
- Life cycle costing analysis.
- Carbon emission estimation

5. Useful links relating to green buildings

- Useful links are indicated in the relevant footnotes.

6. Updated developments of green buildings

- The Hong Kong Green Building Council (HKGBC) and the BEAM Society Limited (BSL) has recently launched the following publications:
 - BEAM Plus Existing Buildings Version 3.0^{30,31}
 - BEAM Plus New Buildings Version 2.0 (2025 Edition)^{32,33}
 - BEAM Plus Existing Buildings (Global Version) Version 1.0 (Simplified Chinese)^{34,35}
- In June 2025, BSL certified a project in Djibouti (in the Horn of Africa) under BEAM-Plus Existing Buildings (Global Version). This is the first BEAM Plus Existing Buildings (Global Version) Certificate and offers an excellent example of BEAM Plus (Global Version) being applied to project outside Hong Kong and in Belt and Road Initiative Countries.
- In May 2025, HKGBC and the Construction Industry Council (CIC) launched the CIC Green Product Certification Scheme 2.0. This scheme increases the number of product categories from 28 to 32, with four new additions viz. photovoltaic module, precast concrete, flooring and general green products. Since the launch of Scheme 1.0, over 1,000 products have been certified.

https://www.emsd.gov.hk/en/energy_efficiency/energy_efficiency_registration_scheme_for_building/index.html

²⁸ <https://www.clp.com.hk/en/business/low-carbon-solutions/funds-and-subsidies/eco-building-fund>

²⁹ <https://www.hkelectric.com/en/smart-power/energy-management/building-fund>

³⁰ <https://www.beamsociety.org.hk/About-Us/News-and-Updates/News-and-Events/Event-Page?id={61B342FF-4157-4EA2-8F47-327C24BAA842}>

³¹ BEAM Plus Existing Buildings Version 3.0 is upgraded to promote wider engagement, advance energy conservation towards net-zero emissions, and foster awareness to inspire behavioural change. This new version encourages existing buildings to adopt comprehensive improvements to enhance energy efficiency and promote sustainable operations.

³² <https://www.beamsociety.org.hk/About-Us/News-and-Updates/News-and-Events/Event-Page?id={CE241CC5-0797-421D-96B6-B312FB526735}>

³³ The update mainly incorporates all the interpretations of the assessment criteria published through the Technical Circular letters and FAQs to date since the last update of the NB v2.0 Manual (October 2023).

³⁴ <https://www.beamsociety.org.hk/About-Us/News-and-Updates/News-and-Events/Event-Page?id={D3307D34-BE23-4AB0-8528-1A4C8A14A5CD}>

³⁵ This follows the introduction of Chinese version of BEAM Plus New Buildings (NB) v2.0 (2021 Edition), BEAM Plus New Data Centres (NDC) v1.0 and BEAM Plus Existing Data Centres (EDC) v1.0 to facilitate sustainable development in Mainland and Macao.

- Subsequent to the announcement in May 2024 to defer the implementation of municipal solid waste charging (MSW charging), the government launched the “Water Reduction and Recycling Charter” for private residential premises to enhance residents’ awareness and development of recycling habits.

Quantity Surveying Division of HKIS