



BEAM Plus assessment is the Hong Kong's leading initiative to offer independent assessments of building sustainability performance.

綠建環評是本港一套為建築物可持續發展表現作中立評估的權威工具。

BEAM Plus provides building users with a single performance label that demonstrates the overall quality of the building, regardless of whether it is new, refurbished or in use. By holding developers to the highest standards, BEAM Plus certification is a proven path for creating safer, healthier, more comfortable, more functional and more energy-efficient buildings.

綠建環評為樓宇表現提供指標,不論樓宇是新建,正要翻新,或是已入伙使用,都可為用家標示建築物的整體質素。透過這套評估制度,綠建環評認證可令發展商時刻秉持最高標準,從而建造更安全、健康、舒適,亦更物盡其用和節省能源的樓宇。

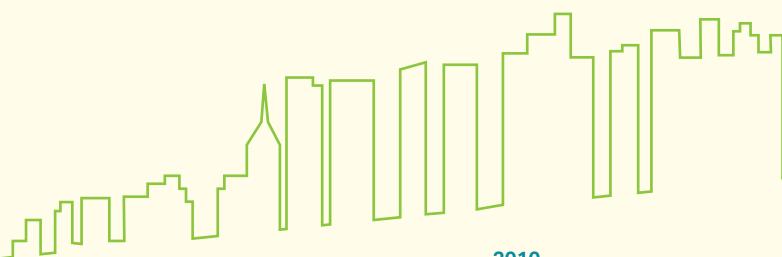


Recognised and certified by the HKGBC, BEAM Plus offers a comprehensive set of performance criteria for a wide range of sustainability issues relating to the planning, design, construction, commissioning, management, operation and maintenance of a building. By providing a fair and objective assessment of a building's overall performance throughout its life cycle, BEAM Plus enables organisations and companies of all sizes to demonstrate their commitment to sustainable development.

綠建環評就建築物在規劃、設計、施工、調試、管理、運作及 維修中各範疇的可持續性,訂立了一套全面的表現準則,評核 結果受香港綠色建築議會認可並發出認證。藉着為建築物在生 命週期中的整體表現作公平、客觀的評估,大大小小的機構及 企業都可借助綠建環評,展示其致力推動可持續發展的決心。

Development of BEAM Plus

綠建環評發展歷程



1996

Launch of HK-BEAM 「香港建築環境評估法」 推出

2004

Launch of BEAM for **New & Existing Buildings** (Version 4/04 & 5/04)

「香港建築環境評估法」 新建建築物及現存建築物 (4/04版及5/04版)推出

2010

Launch of BEAM Plus New & Existing Buildings V1.1, certified by the Hong Kong Green Building Council

綠建環評新建建築及既有建築1.1版推出, 由香港綠色建築議會認證

Masterplanning 總體規劃



Building Design & Construction 樓宇設計及施工

The BEAM Plus Family

綠建環評評估工具

BEAM Plus Neighbourhood 綠建環評社區

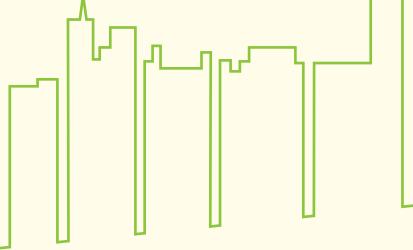
is used at the masterplanning stage of building development projects. 適用於發展項目的總體規劃階段。

Total gross floor area (GFA) of BEAM Plus assessed projects exceeded

綠建環評已評估項目的總樓面面積突破

200,000,000 ft²

二億平方呎



2012

Launch of BEAM Plus New & Existing Buildings V1.2, with Passive Design criteria

綠建環評新建建築及 既有建築1.2版推出, 加入被動式設計評分準則

2013

Launch of **BEAM Plus Interiors V1.0** 綠建環評室內建築1.0版

推出

2016

Launch of BEAM Plus Existing Buildings V2.0, with Comprehensive and Selective Schemes

綠建環評既有建築2.0版推出, 提供綜合及自選評估計劃

Launch of BEAM Plus Neighbourhood V1.0

綠建環評社區1.0版推出

2019

Launch of BEAM Plus New Buildings V2.0 綠建環評新建建築2.0版 推出



Post-Construction & Operation

施工後期及營運



Fit-out 室內裝修



BEAM Plus New Buildings 綠建環評新建建築 綠建環評既有建築

can be applied to new building projects and major renovation/alteration works on existing buildings.

適用於新建項目和於現存建築進行的 大規模裝修或改裝工程。

BEAM Plus Existing Buildings

evaluates the operation and maintenance performance of existing buildings. 評估現有建築的營運和維修 保養方面的表現。

BEAM Plus Interiors 綠建環評室內建築

can be applied to fit-out works of non-domestic premises. 適用於非住宅室內佔用空間的裝修、 改造及翻新項目。

Who uses BEAM Plus?

Real estate developers adopt BEAM Plus as an established benchmark to certify the sustainability performance of their projects.

Property agents, leasing companies and marketers use BEAM Plus to pitch potential buyers and tenants, while occupants, especially commercial occupants, use BEAM Plus as a trusted source when evaluating a property.

Planners, architects, surveyors, engineers, interior designers and other practitioners use BEAM Plus as a design reference for integrating green features into their projects.

Property and facility managers use BEAM Plus to develop action plans for green management of their buildings.

綠建環評的對象

發展商可利用綠建環評作具認受性的基準,為旗下項目評定環保 表現。

地產買賣、租務和推廣的代理和專業人員可利用綠建環評項目吸引潛在買家和租客,而用家(特別是商業樓面的用戶)亦會在物色物業時,視綠建環評為可靠的認證標準。

城市規劃師、建築師、測量師、工程師、室內設計師, 和其他業內人士可利用綠建環評作設計參考,將環保特色融入項 目當中。

物業及設施管理人員可利用綠建環評為所管理的建築物擬定綠色 管理行動計劃。

Assessment Process

評估過程

1

Online registration at HKGBC website 在香港綠色建築

在香港綠色建築 議會網站登記 2

Sign Assessment Agreement with BSL

與建築環保評估 協會簽訂合約 3

Projects
assessed by
BAS* and
reviewed by
ASC*

項目由綠建評委進 行評估並由評估 小組委員會作 查核 4

Applicants accept the rating 申請人接納 評級結果 5

Certificate issued by the HKGBC

由香港綠色建築 議會頒發證書

If 2-stage certification applies, after the Provisional Assessment (PA), the Final Assessment (FA) follows Step 3 onwards.

如需進行兩個階段評估,完成暫定評估後,最終評估由第3步開始。

*BAS = BEAM Assessor; ASC = Assessment Sub-committee

Assessment Aspects

評估範疇



Integrated Design and Construction Management (IDCM)

綜合設計與建造管理

encourages the project team to enhance communication with stakeholders and adopt the integrated design approach throughout green building design and construction.

鼓勵項目團隊與持份者加強溝通, 以綜合設計方式設計和建造綠色建築。



Materials and Waste Aspects (MWA) 用材及廢物管理

encourages waste reduction and efficient use of materials of lesser environmental impacts.

鼓勵減廢和有效地運用對環境影響較低的 材料。



Community Aspects (CA)

社區

focuses on the socio-economic impacts of the development to the neighbourhood that enhances the surrounding built environment, local character and social identity

評估發展項目對附近地區的社會經濟方面的影響,旨在改善周邊建築環境,突顯本土和社區 特色。



Energy Use (EU)

能源使用

relates to low energy design, energy efficiency practices and adoption of renewable energy.

關於節能設計和能源效益管理及再生能源的 採用。



Sustainable Sites, Site Aspects (SS, SA)

可持續地塊發展、用地與室外環境

are about the location, design, infrastructural provisions and basic amenities of a building or a development.

評估發展項目的地點、建築物的設計、 基本配套和設施。



Water Use (WU)

用水

emphasises adoption of water efficient devices and practices, reduction of water use and the quality of potable water.

著重節水器材的選用和節水作業方案, 減少用水,亦關注可飲用水的水質。



Green Building Attributes (GBA)

綠建特性

is about selecting a BEAM Plus certified building or adopting best practices in operations.

鼓勵評估項目選址於已獲評級的綠建環評建築項目,或採用最佳作業方式營運。



Health and Wellbeing, Indoor / Outdoor Environmental Quality (HWB, IEQ/OEQ)

健康與安舒、室內/室外環境質素

encompass various environmental aspects of indoor/outdoor environment which have an impact on the health, comfort or wellbeing of the occupants and neighbours including daylight access, air quality, ventilation, and thermal

包括影響住戶和鄰居的健康、舒適及康樂的不同室內/室外環境因素,例如日照、空氣質素、 通風和熱舒適性等。



Management (MAN)

管理

concerns responsible management practices and provisions to encourage sustainable management of occupied areas.

關注項目所推行的負責任管理守則,以及 鼓勵建築空間的可持續營運管理。



Innovations and Additions (IA)

gives credits to projects with innovative designs that enhance environmental performance; and projects with superior performance that greatly exceed the prevailing requirements in the

鼓勵項目採用創新設計達致更環保水平,或項



Hong Kong Green Building Council (HKGBC)

The Hong Kong Green Building Council Limited (HKGBC) is a non-profit, member led organisation established in 2009 and has become a public body under the Prevention of Bribery Ordinance since 2016. The HKGBC's vision is to help save the planet and improve the wellbeing of the people of Hong Kong by transforming the city into a greener built environment. The Founding Members of the HKGBC include the Construction Industry Council (CIC), the Business Environment Council (BEC), the BEAM Society Limited (BSL) and the Professional Green Building Council (PGBC). Its mission is to lead market transformation by advocating green policies to the Government; introducing green building practices to all stakeholders; setting design, construction and management standards for the building profession; and promoting green living to the people of Hong Kong.

To learn more about the HKGBC, please visit www.hkgbc.org.hk

Assessment Body 評估機構



BEAM Society Limited (BSL)

The BEAM Society Limited (BSL) is a non-profit public body established in 2010 and the descendant of the BEAM Society founded in 1996. Being the developer and owner of the Building Environmental Assessment Method (BEAM); we are committed to improving and developing the BEAM Assessment Tools, including the HK-BEAM (old version) and the current BEAM Plus. Conducting impartial assessment on buildings' sustainability is our work, while we are also devoted to providing training for BEAM practitioners – BEAM Professionals (BEAM Pro) and BEAM Affiliates.

In order to achieve our vision of a sustainable community and a green liveable built environment in harmony with nature, we continuously strive to improve the overall quality of the built environment in Hong Kong.

To learn more about BSL, please visit www.beamsociety.org.hk

香港綠色建築議會

香港綠色建築議會(HKGBC)於 2009 年創立,並於 2016年成為《防止賄賂條例》界定的公共機構,為非牟利及會員制機構,旨在為香港締造更綠色的建築環境,從而保護地球,造福香港市民。創會會員包括建造業議會(CIC)、商界環保協會(BEC)、建築環保評估協會(BSL)及環保建築專業議會(PGBC)。為引領市場轉化,議會致力向政府倡議綠色環境政策,並為各界引入綠色建築作業方式和訂立業界有關設計、建造與管理的專業標準,同時向市民推廣綠色生活。

如欲了解更多關於香港綠色建築議會,請瀏覽 www.hkgbc.org.hk

建築環保評估協會

建築環保評估協會有限公司(BSL)成立於2010年,是一間非牟利公共機構。前身為1996年成立的建築環保評估協會。本會旨在提升和發展建築環保評估工具,包括建築環保評估法(HK-BEAM)及綠建環評(BEAM Plus),為建築物可持續發展表現提供中立評估;同時致力培訓綠建專才(BEAM Pro)與綠建通才(BEAM Affiliate)。

締造一個可持續發展的社區、宜居的綠建環境,與大自然和諧共存, 是我們的願景。為實現此願景,我們一直致力改善香港建築環境的 整體質素。

如欲了解更多關於建築環保評估協會的資訊,請瀏覽 www.beamsociety.org.hk



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