



HKGBC
BEAM Plus
綠建環評

Existing Buildings
既有建築



BEAM Plus Existing Buildings

BEAM Plus Existing Buildings measures the actual performance of a building and evaluates its facility management practices. The assessment covers all aspects of management, operation and maintenance, and could be initiated at any time during a building's operational life.

To help achieve the target of the Hong Kong Government's stated Energy Saving Plan by 2025, the new version of BEAM Plus Existing Buildings V2.0 contains major revisions to the assessment guidelines and greater flexibility in the scope of assessment. These changes have been implemented with a view to encouraging more participation of the 42,000 existing buildings in Hong Kong, improving the energy efficiency and enhancing the environmental management practices of these buildings.

綠建環評既有建築

綠建環評既有建築專為評定樓宇的實際表現及物業管理方式而設，涵蓋樓宇管理、營運、維修保養及改善範疇，可於建築物運作期間任何時候申請以進行評估。

為響應香港政府於《都市節能藍圖》中就2025年訂下的目標，綠建環評既有建築最新2.0版作重大修訂，提供更具彈性的評估方式，以鼓勵全港逾42,000幢現存樓宇參與評估，進一步改善樓宇的能源效益及環境管理措施。

What buildings could be assessed?

BEAM Plus Existing Buildings V2.0 covers management, operation, maintenance and improvement of existing buildings of all types and all ages, including commercial, educational, government, industrial, office and residential buildings, hotels, shopping centres and more. The assessment covers all areas that are under the control of the applicant. Additional or bonus credits are awarded when the building's tenants, who are also critical to the building's long-term environmental performance, are involved in the assessment.

Benefits of undertaking the Assessment

Applying for BEAM Plus Existing Buildings can help to:

- Implement new initiatives that improve a building's energy efficiency and environmental performance;
- Enhance the performance of existing buildings of all ages;
- Flexibly achieve certification in accordance with the building's pertinent conditions; and
- Contribute towards the target of the Government's latest Energy Saving Plan.

甚麼樓宇可作評估？

綠建環評既有建築2.0版就樓宇管理、營運、維修保養及改善範疇作評估。各種用途的現存樓宇，包括商業、教育、政府、工業、寫字樓、住宅、酒店、購物商場等，不論樓齡均可參與，評估會涵蓋申請人可直接管理的範圍。另外，租戶對建築物長遠環保表現有重要的影響，如參與評估，更可為申請人取得額外分數。

參與評估的好處

申請進行綠建環評既有建築評估可協助：

- 實行各種新措施以提升樓宇能源效益及環保表現；
- 提升不同樓齡的現存樓宇的整體表現；
- 根據實際情況為樓宇具彈性地取得認證；以及
- 為政府最新推出的《都市節能藍圖》中所訂下的目標出一分力。

New Options available under BEAM Plus Existing Buildings V2.0

BEAM Plus Existing Buildings V2.0 is designed to give applicants more flexibility, so they can tailor the assessment to their needs, budget and technical capabilities. Applicants can apply for the Comprehensive Scheme or the Selective Scheme, according to the current circumstances of their buildings.

Comprehensive Scheme

The holistic review offered by this one-step or stepwise assessment is primarily designed for BEAM Plus New Buildings-certified buildings, and buildings that are to be upgraded to achieve BEAM Plus certification. A stepwise assessment offers applicants greater flexibility in managing their budgets and time constraints.

Selective Scheme

This option assesses each aspect on an individual basis, with a certificate issued for each assessed aspect. Certification under the Selective Scheme has a lower threshold than the Comprehensive Scheme, enabling applicants to implement assessments that match the practical conditions and needs of their buildings.

綠建環評既有建築2.0版提供全新的評估方法選擇

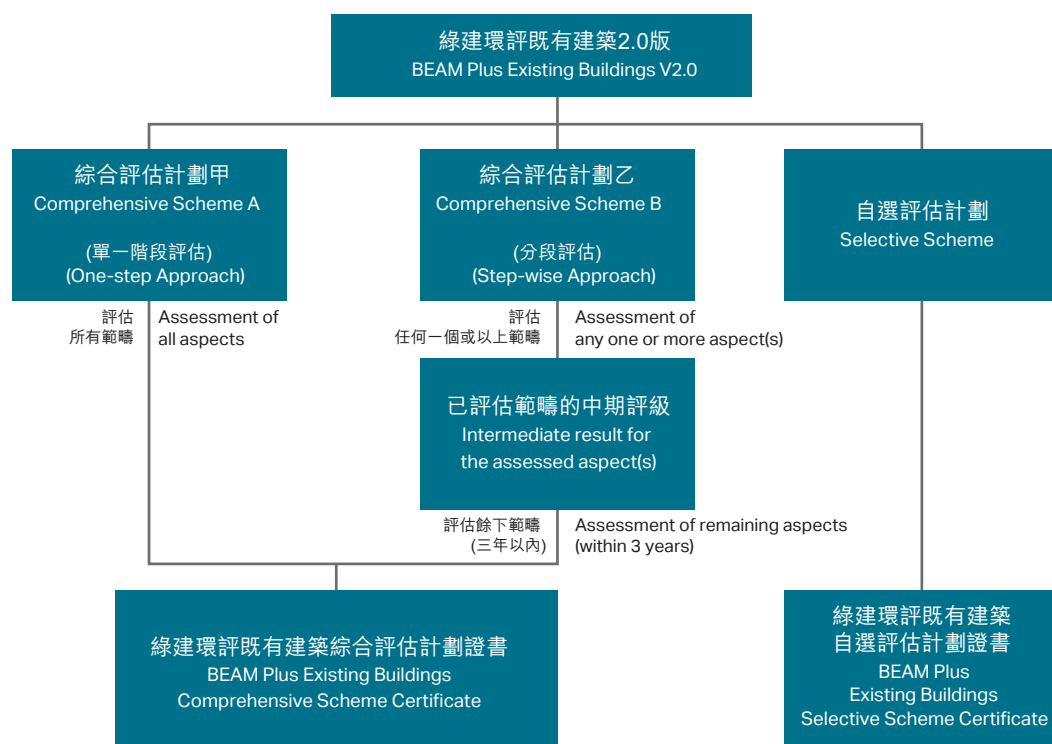
綠建環評既有建築2.0版為申請人提供更多彈性，令他們可按需要、預算及技術能力度身訂造評估方式，並就樓宇狀況參與「綜合評估計劃」或「自選評估計劃」作評估。

綜合評估計劃

此計劃針對已接受綠建環評新建建築評估，以及計劃提升至綠建環評標準的樓宇而設。樓宇可選擇一次性或逐步作整體評估，其中逐步評估可為申請人在預算及時間管理上帶來更多彈性。

自選評估計劃

此計劃會就不同範疇作獨立評估，評級亦只為單一範疇而設。由於自選評估計劃的分數門檻比綜合評估計劃為低，申請人可按樓宇的實際情況和需要選定合適評估的範疇。



Registration with Comprehensive Scheme or Energy Use (EU) Aspect of Selective Scheme under BEAM Plus EB V2.0 may contribute to higher priority ranking in the application for CLP Eco Building Fund or HK Electric Smart Power Fund. Please feel free to contact us for more details.

樓宇如登記綠建環評既有建築2.0版的綜合評估計劃或自選評估計劃的「能源使用」範疇，將有助申請中電綠適樓宇基金或港燈智「惜」用電基金。歡迎與我們聯絡以了解詳情。

How does BEAM Plus Existing Buildings assess?

綠建環評既有建築如何評級？

The assessment of a building's performance covers the following performance aspects:

建築物的評級主要包含以下各大範疇的表現：

Management 營運管理 (MAN)

- Green procurement
綠色採購
- Health, safety and environmental management
健康、安全及環境管理
- Environmental, social and governance (ESG) disclosure
披露環境、社會及管治事項
- Cleaning and pest control
清潔衛生及防治蟲鼠安排
- Green lease
綠色租賃

Energy Use 能源使用 (EU)

- Annual carbon dioxide emissions or energy use
全年碳排放或耗電量
- Energy-efficient systems and equipment
節能系統及設備
- Energy management
能源管理
- Retro-Commissioning
重新校驗

Indoor Environmental Quality 室內環境質素 (IEQ)

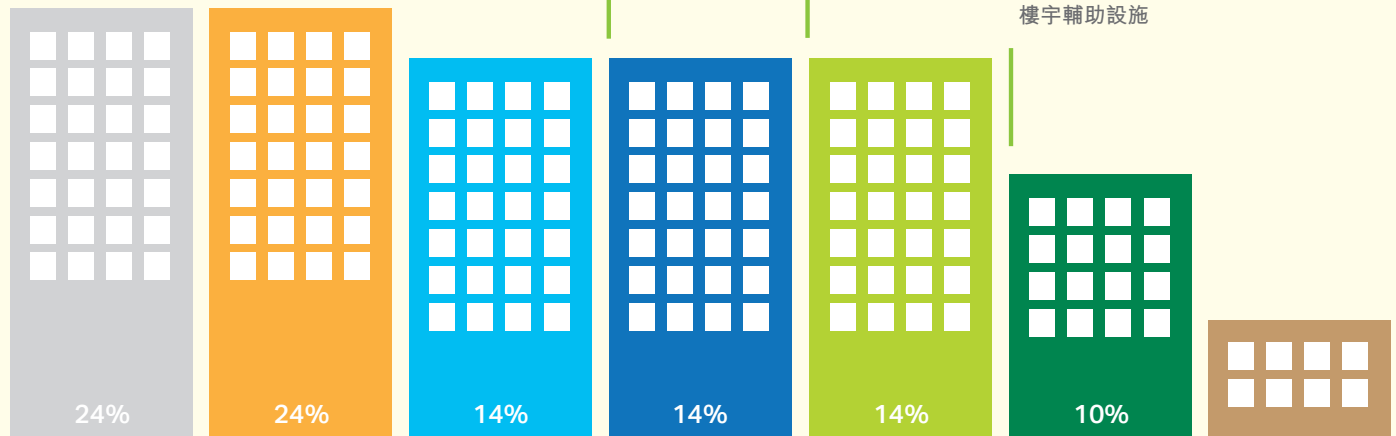
- Safety, hygiene, indoor air quality and ventilation, thermal comfort, lighting, acoustics and noise
安全、衛生、室內空氣質素與通風、室內舒適溫度、照明、聲學與噪音

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

- Green purchasing
綠色採購
- Waste disposal and recycling
廢物棄置及回收

Site Aspects 場地 (SA)

- Location and design of the building
建築物的地點與設計
- Emissions from the site
場地污染物排放
- Greenery and site amenities
場地綠化與市容設施
- Building amenities
樓宇輔助設施



Comprehensive Scheme will assess the overall performance of a building based on the aspect weighting.

綜合評估計劃會按各範疇的比重為樓宇的整體表現作評估。

Selective Scheme will assess individual aspect of a project.

自選評估計劃會就個別範疇為項目進行評估。

Water Use 用水 (WU)

- Water audit
水質檢驗
- Water conservation
節水措施
- Effluent discharges
排污措施

Innovations and Additions 創新 (IA)

[Not applicable to the Selective Scheme
不適用於自選評估計劃]

- Performance gains from innovative design solutions
提升表現的創新設計方案

A Showcase of Excellence

卓越項目薈萃



Find out more at
BEAM Plus Online Exhibition
在綠建環評網上展覽搜尋更多
<http://greenbuilding.hkgbc.org.hk>



PACIFIC PLACE

太古廣場

Pacific Place is a commercial building project that achieved Final Platinum rating under BEAM Plus Existing Buildings V2.0 Comprehensive Scheme, comprising a shopping mall and Grade-A office towers. With a proactive management approach adopted, together with monitoring-based retro-commissioning exercise for its HVAC systems, energy efficiency is enhanced while the usage of electricity has been reduced.

太古廣場是獲得綠建環評既有建築（2.0版）綜合評估計劃最終鉑金級的商業樓宇項目，匯聚甲級辦公樓及購物商場。物業管理團隊採取積極主動的營運管理方針，並為空調系統進行重新校驗和監控調試，使其用電量隨之下降且更具能源效益。



CITY ONE SHATIN (PHASE 3C)

沙田第一城（第七期）

City One Shatin (Phase 3C) is the first residential existing building project that achieved the highest Excellent grade in Management aspect of BEAM Plus Existing Buildings V2.0 Selective Scheme. The team has implemented and optimised environmental management systems and schemes continuously to enhance asset value of the estate ever since it was built in 1987. By seamless engagement with stakeholders, sustainable green practices with on-going facilities refurbishment programmes achieve remarkable energy saving and carbon reduction. Landscape improvement works to beautify the greenery, and green activities for the community are also regularly organised to enrich their green living experience.

沙田第一城（第七期）是首個既有建築住宅項目取得綠建環評既有建築（2.0版）自選評估計劃營運管理範疇最高的卓越評級。屋苑自1987年落成以來，管理團隊實施並持續優化環保管理系統和計劃，致力提升物業資產價值。透過與各持份者緊密溝通，可持續的綠色作業模式及經常的設施更新優化項目在節能減碳方面更展現出色的成效。團隊亦推行園藝改善工程美化環境，並且定期舉辦綠色活動，為社區帶來豐富的綠色居住體驗。







Comprehensive Scheme

綜合評估計劃

The overall assessment rating is determined by the percentage of applicable credits gained under each performance aspect and its weighting factor. There are four ratings, as classified in the table:

建築物的整體評級由各評估範疇有效分數中的得分再加權而得出總分計算，並分為下列四個評級：

Prerequisites 先決條件	Overall Score 整體得分	Minimum Percentage of Applicable Credits Achieved under 個別範疇的有效分數中最少得分率		Rating 評級
		MAN, EU 營運管理及能源使用	SA, MWA, WU, IEQ 場地、用材及廢物管理、 用水及室內環境質素	
All applicable prerequisites in all aspects achieved 各範疇的先決條件均需達標	75	70	50	 PLATINUM 白金級 HKGBC BEAM Plus 綠建築評
	65	60	40	 GOLD 金級 HKGBC BEAM Plus 綠建築評
	55	50	30	 SILVER 銀級 HKGBC BEAM Plus 綠建築評
	40	40	20	 BRONZE 銅級 HKGBC BEAM Plus 綠建築評

Selective Scheme

自選評估計劃

Grading under the Selective Scheme is determined by the overall percentage of credits achieved for the assessed aspect(s). There are no prerequisites under the Selective Scheme. Instead, grading is awarded separately for each individual aspect.

自選評估計劃的評級取決於所選評估範疇的得分，不設任何先決條件，並會就不同範疇給予獨立評級。

Overall Percentage of Credits Achieved & Respective Grade 總得分率與評級	70% Excellent 卓越	50% Good 良好
		
		
	60% Very Good 優良	40% Satisfactory 滿意

A 'Record of Achievement' with the results of all assessed aspects can be issued upon request when the project completes the assessment of two or more aspects under the Selective Scheme.

當項目完成自選評估計劃中兩個或以上範疇的評估，項目申請人可申請載列全部所選範疇評級結果的「評估紀錄」。

Validity Period of Ratings

Certification under both schemes is valid for a period of five years, or three years in the instance of a first intermediate certificate issued under Comprehensive Scheme B. On the expiry of a BEAM Plus Existing Buildings certification, the project owner is encouraged to renew it by commissioning and submitting a new assessment to keep abreast of the building's ongoing operational performance.

評級的有效期

兩個評估計劃的評級有效期為五年，或由綜合評估計劃乙發出首個中期評級後起計的三年。綠建築評既有建築的評級期限過後，業主可藉再次安排評估更新評級，以持續反映樓宇最新的營運表現。



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Certification Body
認證機構



Funding Support by the
Construction Industry Council
議會經費由建造業議會資助

Assessment Body
評估機構



Reduced Fee for Volume Certification of Existing Buildings

By streamlining the assessment processes and reducing fee for multiple-project registration, volume certification enables property owners, developers and facility managers to assess the sustainability performance of multiple existing buildings in a faster and more economic manner.

綠建環評既有建築批量認證費用減免

透過精簡評估流程及提供項目登記費減免，業主、發展商和設施管理人員能以物業組合形式，更快和更具成本效益地為旗下多個既有建築認證，評估其可持續發展表現。

Why BEAM Plus Existing Buildings (EB) Volume Certification?

Scaling up Building Certification at a Lower Cost and Reduced Effort

By introducing pre-approved credit mechanism and portfolio assessment mechanism, the assessment processes could be streamlined and compacted. With these mechanisms, the project applicants could have multiple existing buildings certified in one go in a faster and more economic manner.

Synergising Corporate Sustainability Policies across Buildings

Corporate sustainability policies are usually enforced to all buildings across the entire building portfolio. Through certifying buildings by portfolio assessment mechanism, the project applicants could ensure that sustainable operating practice is effectively applied to every building in the portfolio.

Facilitating Disclosure of Sustainability Performance

The standards and the assessment requirements of BEAM Plus EB align with the disclosure mechanism of many reporting initiatives in the market. This enables project applicants to better communicate the building sustainability result to their stakeholders.

為何選擇綠建環評既有建築批量認證？

更快和更具成本效益的認證

透過預審得分機制及組合評估機制，評估流程變得更精簡。這些機制都能讓項目申請人更快和更具成本效益地為多座既有建築物認證。



將企業可持續發展政策推展到多座建築物

企業的可持續發展政策都會推展到旗下所有物業。透過組合評估機制為物業組合認證，項目申請人可確保每座旗下物業都推行一致的可持續營運作業。



促助披露可持續發展表現

綠建環評既有建築的評估準則和要求與很多不同的披露機制相符，這有助項目申請人向持份者傳達建築物的可持續發展表現。



How the Reduced Fee Works? 如何獲取減免?

1 Get started with at least 5 properties 首個物業組合最少包含5個物業

Reduced fee for BEAM Plus EB Volume Certification only applies to projects of BEAM Plus EB V2.0, either Comprehensive Scheme or Selective Scheme, and they must adopt either one of the new assessment mechanisms for volume certification.

To enjoy the reduced registration fees, the project applicant should enroll at least 5 properties in its portfolio. Project applicants are also advised to consult BEAM Society Limited (BSL), the assessment body, for assessment feasibility before registration.

綠建環評既有建築批量認證費用減免只適用於綠建環評既有建築2.0版綜合評估計劃或自選評估計劃的項目，而且必須採用新的批量評估機制。

項目申請人的物業組合須登記最少5個物業，以獲取登記費用減免。項目申請人應在登記前，先向評估機構——建築環保評估協會，查詢評估的可行性。

2 Submit Registration of Your Building Portfolio 遞交物業組合登記

The properties in the portfolio should opt for the same scheme, which is either Comprehensive Scheme or the same assessment aspect under the Selective Scheme.

A dedicated registration form is provided by HKGBC to facilitate the registration of the building portfolio. Please contact HKGBC Secretariat for support in filling in the registration form.

物業組合內的物業須參與同一計劃，即綜合評估計劃或自選評估計劃中的同一範疇。

香港綠色建築議會提供了專用登記表格，為物業組合進行登記。請聯絡香港綠色建築議會秘書處，以提供協助。

3 Settle the Registration Fee 繳交登記費

The reduced registration fees are calculated based on the accumulated number of registered properties in a portfolio under the same owner / developer or facility management company. When the registration fee is settled, the portfolio is successfully registered.

登記費用減免是以同一業主、發展商或設施管理公司旗下的累積已登記項目數目計算。繳交登記費後，物業組合就成功登記。

4 Kickstart the Assessment of the Building Portfolio 開始為物業組合進行評估

Project teams can make use of pre-approved credit mechanism or portfolio assessment mechanism to get the portfolio assessed. BSL is the assessment body, please contact BSL Secretariat for more information on the assessment process.

項目團隊可利用預審得分機制或組合評估機制，為物業組合進行評估。建築環保評估協會是評估機構，有關評估流程的資訊，請聯絡建築環保評估協會秘書處。

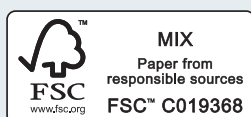
5 Portfolio Certified! Show Your Achievement 物業組合獲認證 展示評級及推廣

A certificate for the building portfolio will be issued by the HKGBC, and a BEAM Plus Project Online Account will be activated for the portfolio after certification. The project team can access project information of all properties under the portfolio and retrieve the certificate and promotional materials for the portfolio.

Additional services for individual properties under the certified portfolio are available, e.g. certificate issuance and BEAM Plus Certification Plaque order for individual building projects. For more information, please contact HKGBC Secretariat.

香港綠色建築議會將發出一張物業組合的認證證書，認證後亦會為物業組合啟動一個綠建環評項目網上帳戶。項目團隊可存取物業組合中所有物業的項目資料，及擷取相關的證書和宣傳資料。

香港綠色建築議會為獲認證物業組合中的個別物業提供附加服務，例如發出個別物業的證書、訂製綠建環評認證牌匾等。詳情請與議會秘書處聯絡。



Certification Body
認證機構



Assessment Body
評估機構

