



HKGBC
BEAM Plus
綠建環評

Neighbourhood
社區



BEAM Plus Neighbourhood

BEAM Plus Neighbourhood adopts a more holistic approach to assessing sustainability performance at the early or inception stage of a development project. It helps lay down a broader framework of urban sustainability for a smoother implementation of the principles in the subsequent development stages. The tool concerns the design of space between buildings and places an emphasis on socio-economic elements of a development.

綠建環評社區

綠建環評社區評估工具在發展項目初期，從整體出發評估項目的可持續發展表現，並為城市的可持續發展訂下綱領，令隨後各發展階段事半功倍。評估工具顧及樓宇之間空間的設計規劃，並着重發展項目涉及的社會經濟元素。

What is a neighbourhood?

Being one of the most compact cities in the world, the nature and scale of a neighbourhood in Hong Kong can vary greatly in its physical context - It can be a stand-alone high-rise tower with several hundred households, a large development with multiple towers, or a project with a couple of low-rise houses. BEAM Plus Neighbourhood is designed for use by new or planned developments, having considered the variation in project scale and typology.

Opportunities for Project Proponents

BEAM Plus Neighbourhood is the first tool developed locally to address sustainability issues at the early stage or masterplanning stage of a project.

Project Proponents can use the tool to:

- Demonstrate a commitment to urban sustainability;
- Create a sustainable neighbourhood with a vibrant public realm;
- Save resources in the long run through effective planning at early stage of project development;
- Engage with community and key stakeholders;
- Promote the project through a third-party verification.

何謂社區？

香港身為全球最密集的城市之一，構成社區環境的方式千變萬化，它可以是一座有幾百個單位的單棟大廈，也可以是由多座大樓組成的大型發展，更可以是由多間低密度房屋組成的項目。綠建環評社區專為新發展項目或發展計劃而設，當中已考慮到不同的發展規模及項目類別。

為項目申請人帶來機遇

綠建環評社區是首個專為項目在前期或總體規劃階段中，評估各個可持續發展範疇的評估工具。

項目申請人可利用工具：

- 展示致力關顧城市可持續發展的議題；
- 建構充滿活力的公共空間，塑造可持續社區；
- 在項目前期為發展做好規劃，長遠而言節省資源；
- 與社區及主要持份者加強溝通；
- 宣傳項目獲第三方認證。

What does a BEAM Plus Neighbourhood development look like?

綠建環評社區有什麼特色？

Emphasis on "Space between Buildings"

強調「樓宇之間」的空間

To enable the start of 'public realm' planning and design at the beginning of a development process.

在發展項目初期展開對公共空間的設計和規劃。

Embrace Socio-economic Elements

顧及社會經濟元素

To embrace different socio-economic elements and to encourage a holistic view to developments, a new aspect, Community Aspects, is added.

新增的社區範疇涵蓋不同社會經濟元素，鼓勵項目多作全面考慮。

Be a Good Neighbour

成為「好鄰居」

To encourage development to bring positive impact to its own occupants as well as the immediate neighbour.

鼓勵項目為樓宇使用者和週遭鄰居帶來正面的影響。

Showcase of Excellence (Pilot-testing Projects)

卓越項目薈萃(先導評估項目)



SUBSIDISED SALE FLATS DEVELOPMENT AT FAT TSEUNG STREET WEST 發祥街西資助出售房屋發展計劃

The project is a Subsidised Sale Flats development comprising a 41-storey domestic block providing 811 flats. Key project features include:

- It is a L-shaped block located at the southern portion of the site with a three-storey high void at main entrance for better wind permeability and visual link to the surrounding areas.
- The block disposition enables the deferred closing of the existing Fat Tseung Street West Playground to minimise disruption to public services.
- The site abuts public road and streets on three sides while the vehicular access is segregated from the pedestrian route. The residents can access the development conveniently with the covered walkway system and enjoy a vehicle free environment in external areas.
- Footbridge with lift tower adjacent to the main entrance conveniently connects the residents to the public open spaces, retail facilities, community facilities, covered pedestrian network and transportation hubs at North West Kowloon Reclamation Site 6.

這是一個資助出售房屋發展計劃，其中包含一幢41層高的住宅大廈，提供811個住屋單位。主要項目特點包括：

- L型的住宅大廈位處地盤的南部，並於主入口處設置一個三層高的空間，以維持毗鄰地區的通風和景觀。
- 住宅大廈的位置，讓施工能於較後階段才關閉現時的「發祥街西遊樂場」，減少對公眾服務的影響。
- 地盤三面連接道路和街道，同時達致人車分隔；居民可以使用有蓋行人通道方便通達及享受無車的戶外空間。
- 有蓋行人天橋及升降機樓設於主要入口處附近，方便居民往返位處西北九龍填海區第六號地盤綜合發展區內的公眾休憩用地、零售設施、社區設施、有蓋行人網絡及交通樞紐。



TRANSFORMATION OF EMSD HEADQUARTERS INTO A GREEN BUILDING

Converted from the former air cargo terminal in 2005, EMSD Headquarters is transforming to enhance its amenities for shared use with the community. Transformation works include:

- First existing building to change to use district cooling system as a showcase for energy efficiency applications.
- Revamp the Education Path to showcase and encourage sustainable lifestyle to the public.
- Modify the Piazza and Outer Area for staff and public recreational use with quality landscape design and ecological enhancement strategy to contribute positively to the ecological value and to reduce urban heat island effect.
- Pedestrian-oriented transport planning measures and design will be integrated with renewable energy features for promotion of energy efficiency technologies.

機電工程署總部綠化改造工程

機電工程署總部於2005年由前機場貨運站改建而成，現時仍不斷改變以提升各項設施，供社區共享。主要工程包括：

- 成為全港首座轉用區域供冷系統的既有建築物，展示節能設計的實際應用。
- 翻新總部的教育徑，展示及鼓勵可持續生活模式。
- 在廣場及外圍周邊地方引入優質園境設計，優化生態環境，既可為員工及市民提供休憩地方，亦可提升生態價值，減緩都市熱島效應。
- 推動鼓勵步行的交通措施及設計，並融入可再生能源裝置，藉以推廣節能技術。



WEST KOWLOON CULTURAL DISTRICT

Stretching across 40 hectares of reclaimed land, the West Kowloon Cultural District is one of the largest cultural projects in the world, blending art, education and open space. The project will be developed in phases to bring the district to life. Key project features include:

- The project provides 23 hectares of public open space with two kilometres of vibrant harbourfront promenade,
- The Xiqu Centre, M+, Freespace and M+ Pavilion, will be developed as the first batch aiming for opening in 2016 and beyond.
- A Lyric Theatre, a Medium Theatre, a Centre for Contemporary Performance and Resident Company facilities will be developed as the second batch.
- The remaining venues located in the central part of the district will be built when the integrated basement is completed.

西九文化區

坐落維港海旁的西九文化區，是全球規模最大的文化項目之一，集藝術、教育及公共空間於一身。項目將分階段發展，逐步展現公眾眼前。主要項目特點包括：

- 區內將有佔地二十三公頃的公共空間，以及長達兩公里、充滿活力的海濱長廊。
- 第一期工程包括戲曲中心、M+、自由空間及M+展亭，這些場地預計於2016起逐步啟用。
- 第二期工程包括演藝劇場、中型劇院、當代藝術中心及駐區藝團中心。
- 其餘位於文化區中央部分的設施，將於綜合地庫工程完成時興建。

How does BEAM Plus Neighbourhood assess?

綠建環評社區如何評級？

The assessment of project covers the following performance aspects:

項目的評級主要包含以下各大範疇的表現：

Site Aspects 用地與室外環境 (SA)

- Neighbourhood amenities
鄰近範圍市容設施
- Pedestrian-oriented and low carbon transport
行人主導和低碳交通
- Ecological value and cultural heritage
生態價值與文化遺產
- Quality Open Space
優質休憩用地

25%

Energy Aspects

能源 (EA)

- Sustainable buildings and passive design
可持續建築物及被動式設計
- Energy-efficient infrastructure
節能基礎設施

16%

Community Aspects 社區 (CA)

- Community engagement
社區參與
- Sustainable lifestyle
可持續生活模式
- Placemaking and local character
空間營造和本土特色
- Corporate Social Responsibility (CSR) Reporting
企業社會責任報告

20%

Materials and Waste Aspects

用材及廢物管理 (MWA)

- Minimised cut and fill
減少挖填設計
- Integrated waste management
綜合廢物管理

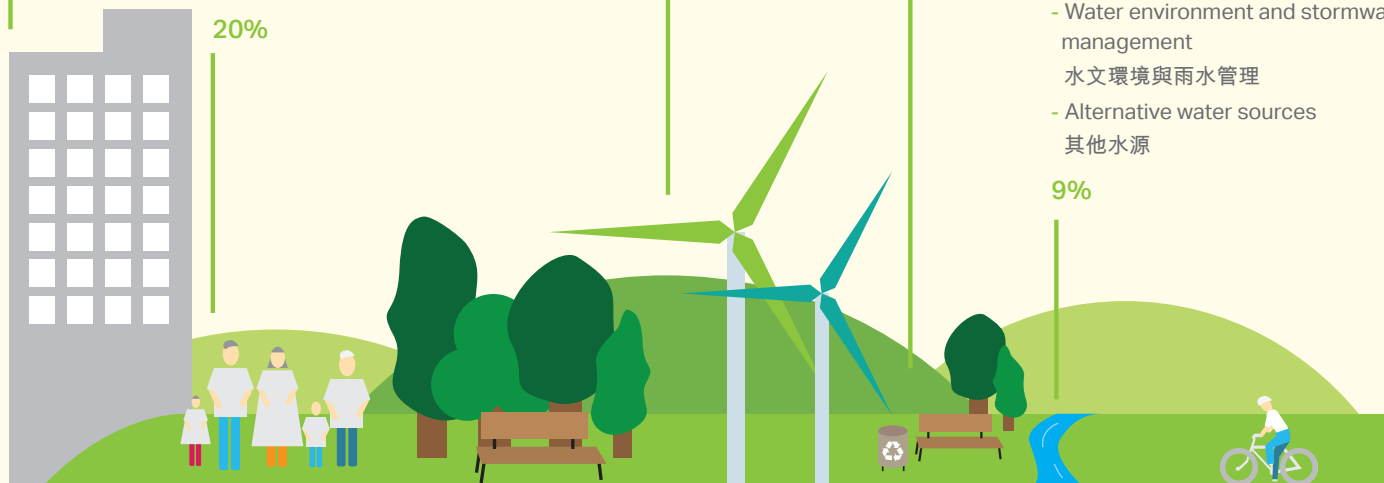
10%

Water Aspects

用水和水文環境 (WA)

- Water environment and stormwater management
水文環境與雨水管理
- Alternative water sources
其他水源

9%



Outdoor Environmental Quality 室外環境質素 (OEQ)

- Outdoor thermal comfort and urban heat island effect
室外熱舒適感與城市熱島效應
- Daylight access and visual quality
日照與景觀
- Acoustics and air quality of open space
聲學和休憩用地的空氣質素

20%

Innovations and Additions 創新 (IA)





- Innovative techniques
創新技術
- Performance enhancements
提升表現的創新方案

Rating and Certification Stage

評級與評審階段

The assessment rating is determined by percentage of applicable credits gained under each performance aspect and its weighting factor. The four possible ratings are listed as follows:

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：

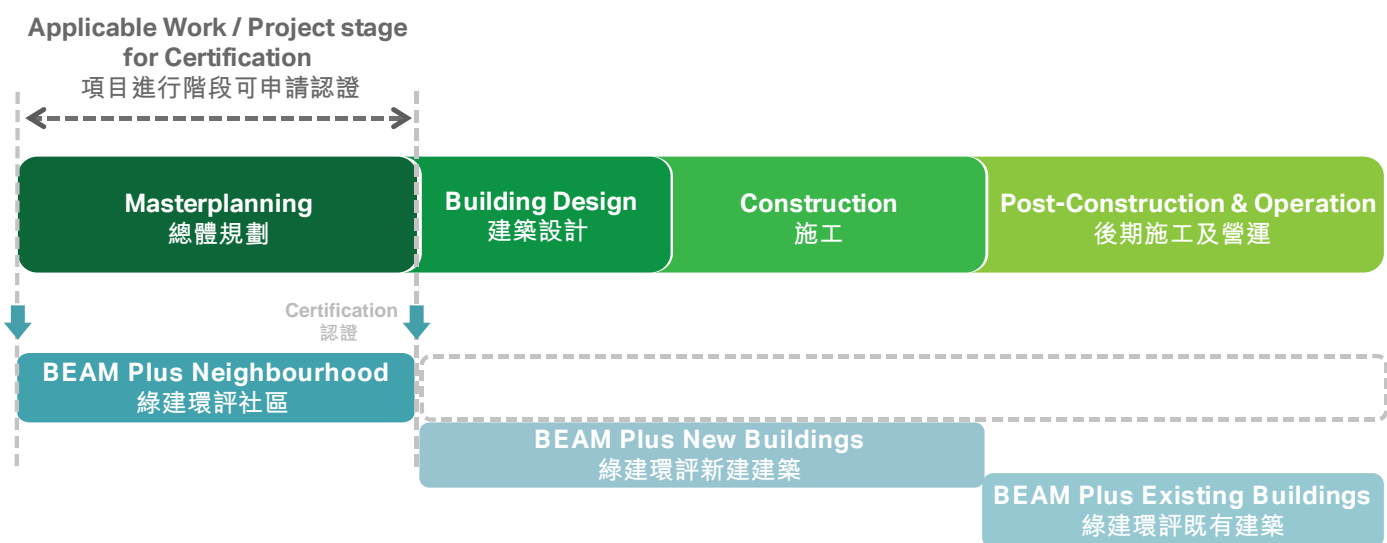
Prerequisites 先決條件	Overall Score 整體得分	Minimum Percentage of Applicable Credits / Number of Credits Achieved under 個別範疇的有效分數中最少得分百分比 / 得分			Rating 評級
		SA, EA, OEQ (%) 用地與室外環境、 能源及室外環境質素 (百分比)	CA (%) 社區 (百分比)	IA (Credits) 創新 (分)	
All applicable prerequisites in all aspects achieved 各範疇的先決條件 均需達標	75	70	50	3	 PLATINUM 白金級 V1.0 2019 HKGBC BEAM Plus 綠建環評
	65	60	40	2	 GOLD 金級 V1.0 2019 HKGBC BEAM Plus 綠建環評
	55	50	30	1	 SILVER 銀級 V1.0 2019 HKGBC BEAM Plus 綠建環評
	40	40	20	-	 BRONZE 銅級 V1.0 2019 HKGBC BEAM Plus 綠建環評

Validity Period of Ratings

Certification is valid up to five years. Upon completion of BEAM Plus Neighbourhood assessments, project proponents are encouraged to apply for assessment under BEAM Plus New Buildings when the project moves from planning stage to implementation stage.

評級的有效期

評級有效期為五年；議會鼓勵項目完成綠建環評社區評估後，申請人在實行階段可為項目登記綠建環評新建建築評估。



1/F, Jockey Club Environmental Building,
77 Tat Chee Avenue, Kowloon Tong, Hong Kong
香港九龍塘達之路77號賽馬會環保樓1樓
☎ 3994 8888 ✉ beamplus_enquiry@hkgbc.org.hk

www.hkgbc.org.hk

Certification Body
認證機構



Assessment Body
評估機構

