



HKGBC
BEAM Plus
綠建環評

Interiors
室內建築



BEAM Plus Interiors

BEAM Plus Interiors covers the design and construction of fit-out, renovation and refurbishment works in non-domestic, occupied spaces. It can be used by landlords renovating individual units, or by the occupants of a space if they are responsible for fit-out works.

綠建環評室內建築

綠建環評室內建築評估主要用於非住宅室內空間的裝修、改造及翻新項目，既適合為個別單位裝修的業主使用，亦可由負責相關工程的租戶提出申請。

What types of premises can be assessed?

BEAM Plus Interiors is designed to address the needs of the most common non-domestic interior fit-out projects in Hong Kong, including office premises, retail premises, restaurants, hotels, serviced apartments, educational and institutional facilities. The scope of the BEAM Plus Interiors assessment is usually confined to the footprint or boundary of the project space as defined in the lease, together with the key related interface areas and the surroundings. Certification takes place as a one-stage process upon completion of the fit-out, renovation or refurbishment works and associated testing and commissioning.

Benefits of undertaking the Assessment

Applying for BEAM Plus Interiors can help to:

- Raise the profile of a company's commitment to environmental issues;
- Increase the marketability of rental spaces;
- Enhance occupants' health, wellbeing and productivity;
- Lower operational costs by enhancing energy and water efficiency; and
- Mitigate the liabilities associated with poor indoor environmental quality.

甚麼類型的空間可作評估？

綠建環評室內建築針對本港最常見的非住宅室內空間裝修工程而設，包括辦公室、零售場所、餐廳、酒店、服務式住宅，以及教育與機構設施。評估範圍涵蓋項目於制定租務合約時所訂明的空間或範圍，亦可包括一些相連的空間；在裝修、改造及翻新工程與相關檢測及調試工作完成後作一次性的評估，並簽發證書。

參與評估的好處

申請進行綠建環評室內建築評估有助：

- 提升企業致力關顧環保議題的形象；
- 使出租空間在市場上更具吸引力；
- 提升使用者的身心健康和生產力；
- 以節能、節水減省營運成本；以及；
- 緩減因室內環境質素欠佳而引起的各種責任問題。

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>



CONSTRUCTION INDUSTRY COUNCIL ZCB ECO-HOME

建造業議會零碳天地「綠色家居」

ZCB Eco-Home was the first project to achieve a Platinum rating under BEAM Plus Interiors. Situated inside ZCB, it is the showcase of a typical apartment with a low-carbon design and eco-friendly system installations. For instance, the walls, doors and floors are made of rapidly renewable materials or materials from sustainable sources, and all materials used are free of ozone-depleting substances. Innovative design and technology such as localised air-conditioning and grey water recycling have been incorporated.

零碳天地「綠色家居」為首個取得綠建環評室內建築白金評級的項目。這個設於零碳天地內的展館為公眾展示一般住宅單位中的低碳設計及環保設施。當中的牆身、門戶及地板都以可快速再生材料或不破壞臭氧層的可持續物料製造，同時融入了創新設計及科技包括局部空調系統及中水回收再用。



GREEN SKY – OFFICE OF CONSERVATION INTERNATIONAL HONG KONG

綠色天下 — 保護國際基金會香港區辦事處

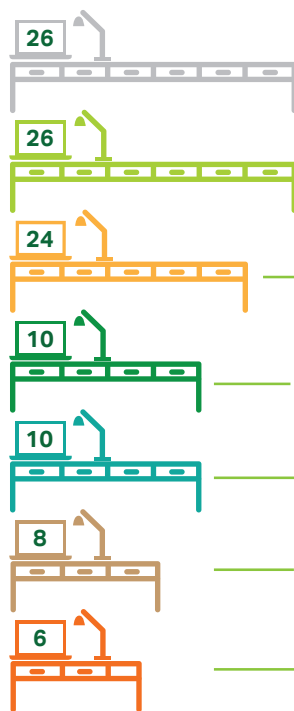
“Green Sky” of Conservation International Hong Kong is another BEAM Plus Interiors Platinum-rated office. To improve energy efficiency, LED and T8 lighting were widely installed in the office. Together with a real-time energy metering system to monitor power usage, the average monthly electricity bill for lighting and appliances is only HK\$450. The Genius Wall Partitions allow all staff and visitors to have natural daylight. Along with the office’s furniture, they can be easily disassembled and relocated, saving money and reducing waste.

保護國際基金會香港區辦事處「綠色天下」亦為另一個取得綠建環評室內建築白金評級的項目。為提升能源效益，整個辦公室都使用了LED及T8燈管。配合實時電錶系統監察用電，辦事處的平均每月電費僅為港幣450元。環保透明幕牆除了用作分隔空間，也令員工和賓客都可享用自然光源；而且幕牆和傢俱都極易拆卸及重新組裝，方便搬遷及循環再用，既省錢又減少廢料。

How does BEAM Plus Interiors assess?

綠建環評室內建築如何評級?

The assessment of an interior space comprises seven key performance aspects: 室內建築的評級包含右列七大主要範疇的表現：



Materials Aspects 用材 (MA)

- Effective recycling facilities and programmes 有效的回收設施及計劃
- Free of ozone-depleting substances 不使用損害臭氧的物質

Energy Use 能源使用 (EU)

- Adoption of a low-energy design 運用節能設計
- Energy-efficient appliances 使用節能電器
- Energy management 能源管理
- Eco-friendly materials 環保材料
- Reduced waste and use of non-environmentally friendly materials 減少廢物及少用非環保材料

Indoor Environmental Quality 室內環境質素 (IEQ)

- Indoor air quality 室內空氣質素
- Indoor planting 室內種植
- Ventilation, thermal comfort, natural lighting 通風、室內舒適溫度、天然照明

Management 管理 (MAN)

- Construction management practices 施工管理措施
- Sustainable operational management 可持續的營運管理

Innovations 創新 (IV)

- Performance gains from innovative designs, construction and operational provisions 提升表現的創新設計方案與施工及營運規定

Green Building Attributes 綠建特性 (GBA)





- Selection of a host building with green building attributes 空間選址於具綠色建築特質的建築物

Water Use 用水 (WU)

- Water conservation measures 節水措施
- Reduction of effluent discharges 減少排污

The overall assessment rating is determined by the number of credits gained under each performance aspect. There are four possible ratings which are classified as follows:

綠建環評室內建築的整體評級由各評估範疇的得分評定，並分為下列四個評級：

Prerequisites 先決條件	Overall Score 整體得分	Minimum Number of Credits Achieved under 個別範疇最低的分數要求			Rating 評級
		MA 用材	EU 能源使用	IEQ 室內環境質素	
All prerequisites in all aspects achieved 各範疇的先決條件均需達標	75	15	18	17	 PLATINUM 鉑金級 HKGBC BEAM Plus 綠建環評
	65	13	16	15	 GOLD 金級 HKGBC BEAM Plus 綠建環評
	55	11	12	12	 SILVER 銀級 HKGBC BEAM Plus 綠建環評
	40	9	10	10	 BRONZE 銅級 HKGBC BEAM Plus 綠建環評

Remarks: "Unclassified" rating would be given to a project if it has met all the Prerequisites in the BEAM Plus rating tool but has not reached the threshold scores for Bronze rating.

備註：「不予評級」會頒發予只達到所有先決條件而達不到銅級要求的項目。

Validity Period of Ratings

Certification is valid for up to five years. The certificate automatically expires when the occupant/tenant leaves or renovates the certified premises.

評級的有效期

評級有效期最長為五年，或在用戶 / 租戶搬離或翻新認證所處後自動失效。



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Certification Body
認證機構



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Assessment Body
評估機構

