



環保大廈 – 提升居住環境新構思

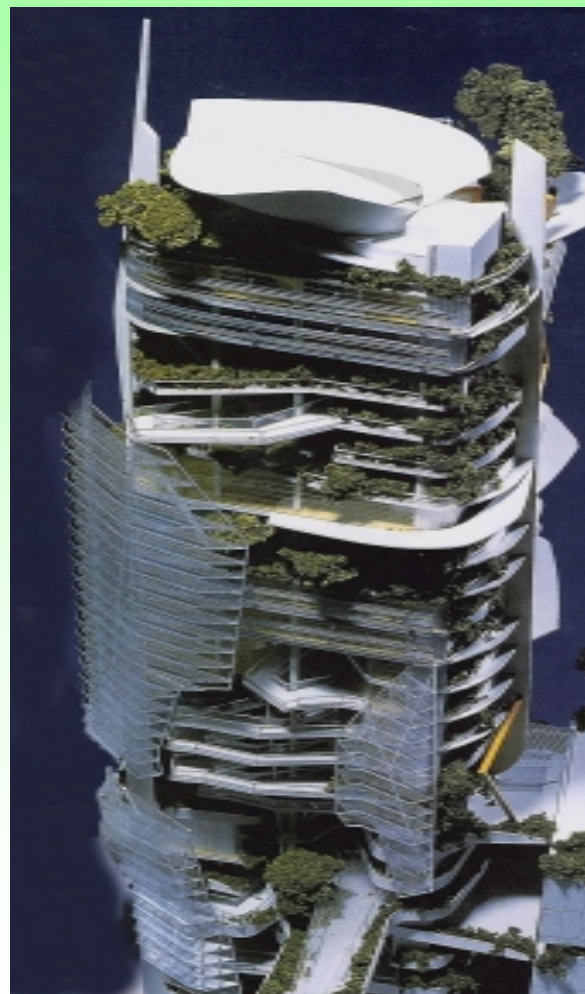
**Green Buildings – A Proposal to Enhance
the Quality of Our Living**

創新樓宇 Innovation for future buildings



鼓勵興建環保大廈

Encourage construction
of environmentally
friendly buildings



環保大廈

Environmentally friendly buildings



與大自然融合

Compatible with nature



更高質素

Better quality



易於保養

Easier to maintain

改善居住空間 Improve living space



改善通風和採光質素

Better ventilation and lighting



推廣建做露台

Balconies for all



寬敞的走廊及升降機大堂

Wider corridors and lift lobbies



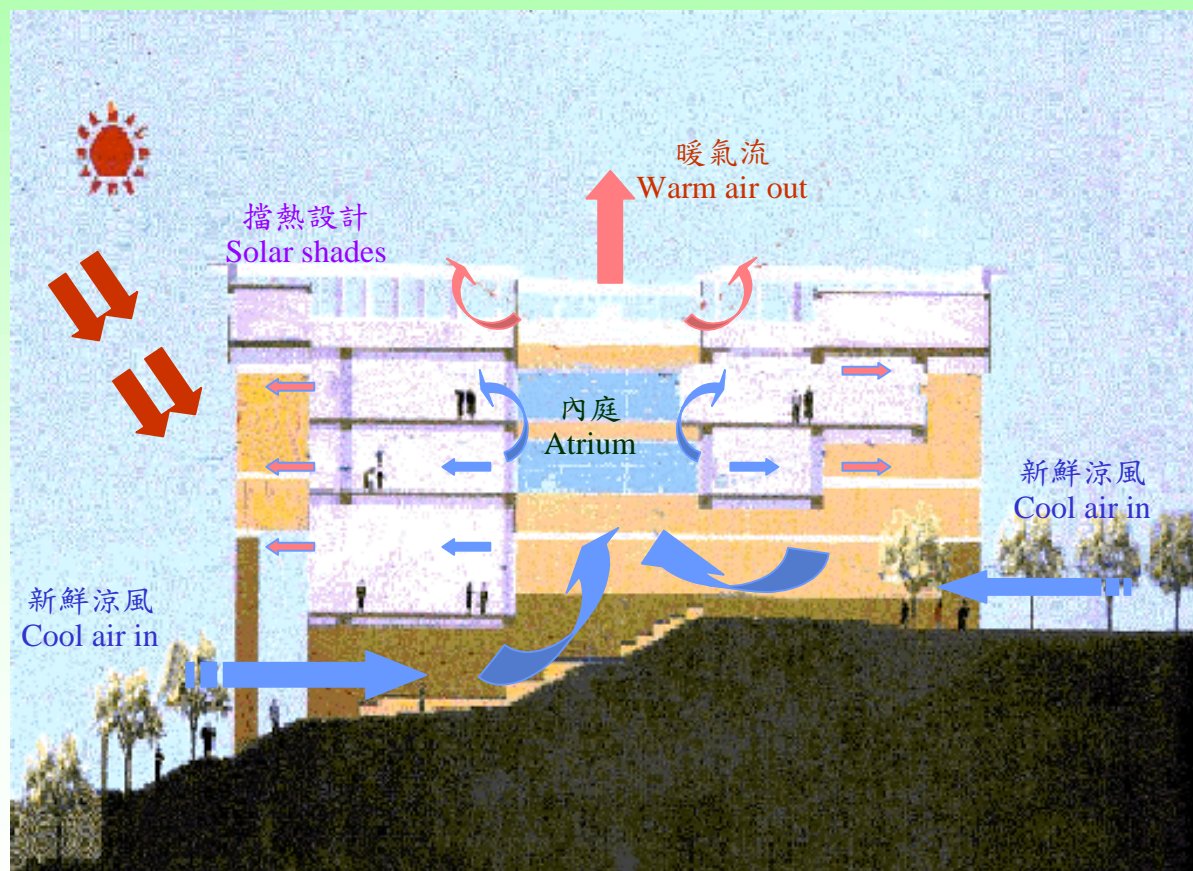
空中花園

Sky gardens

提高通風和照明質素 Better ventilation and lighting

✓ 自然通風及採光設計

Design for natural
ventilation and lighting



廣建露台 Balconies for all



提高室內空氣流通及光線

Better air flow and brighter indoor environment

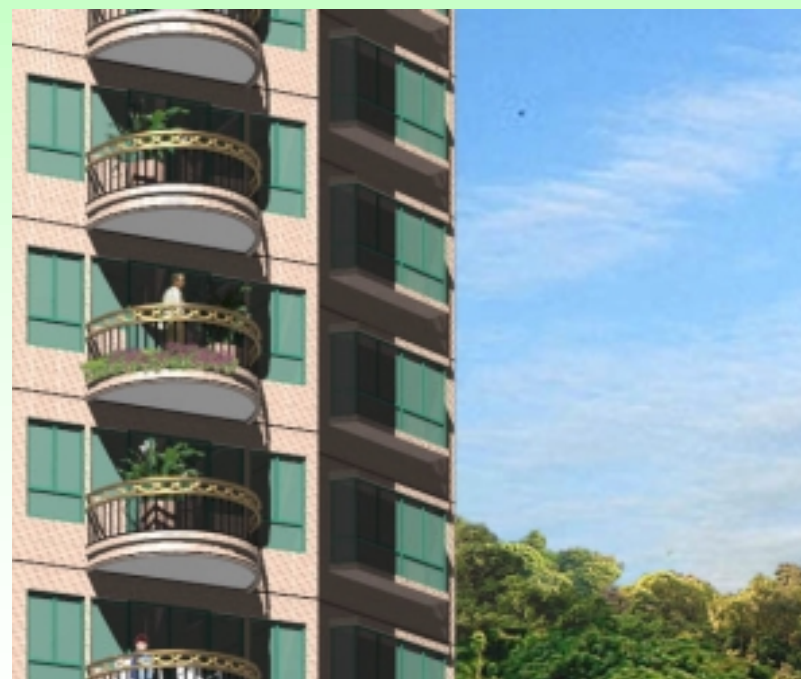


廣建露台 Balconies for All



遮蓋太陽及隔聲

Act as sunshade and noise barrier



寬敞的走廊及升降機大堂 Wider common corridors and lift lobbies



加大每層公用地方從而改善採光及通風

Larger common area on each floor to provide light and breeze



空中花園 Sky gardens

- ✓ 改善樓宇間的空氣流通
Improve air flow between buildings
- ✓ 提供額外樓面作為公用花園
Provide extra storeys for common gardens
- ✓ 在大廈內給予員工綠化休憩地方
Provide green space for workers
- ✓ 改善街道空氣質素
Improve air quality at street level



大廈前增加綠化空間 Set-back buildings



增加地面綠化空間
Provide extra space for trees and greenery



現況 before set back



綠化後 after set back

利用天然資源 Use of natural resources

設計應利用－

Buildings designed to make use of -



陽光 Sun



風 Wind



雨水 Rain

天然採光設計 Natural lighting

✓ 鼓勵利用室內陽
光照明的設計

Use sunlight to
light up indoor
space



利用陽光 Use solar energy



太陽能電燈 Solar lamp

規劃地政局

Planning and Lands Bureau

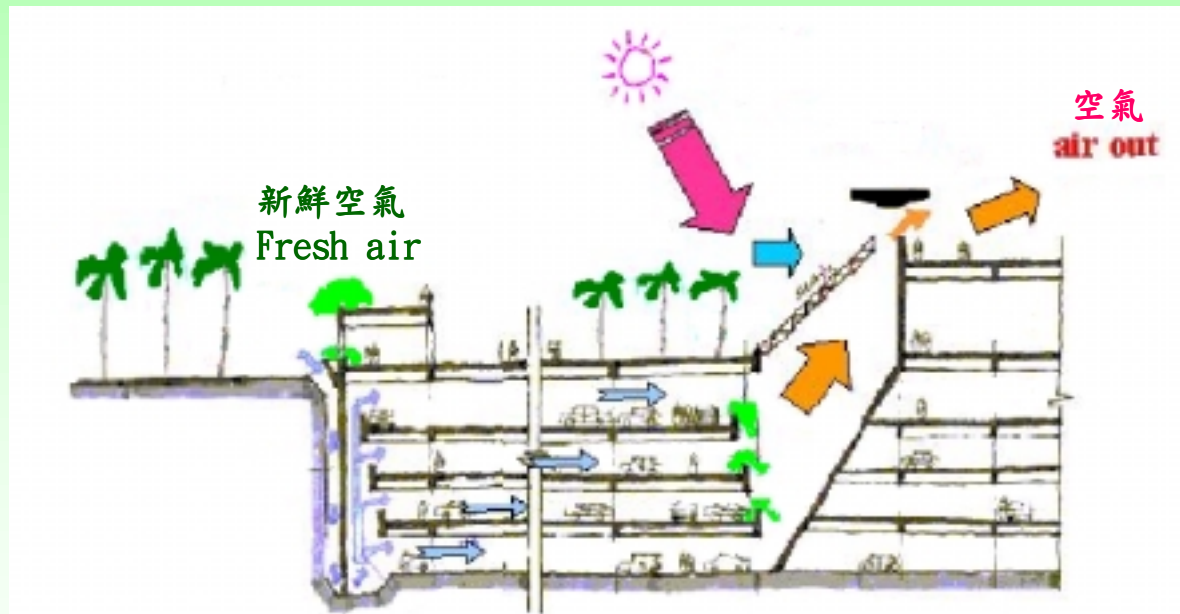


太陽能電板 Solar panel

地下停車場利用新鮮空氣 Fresh air for underground car-parks

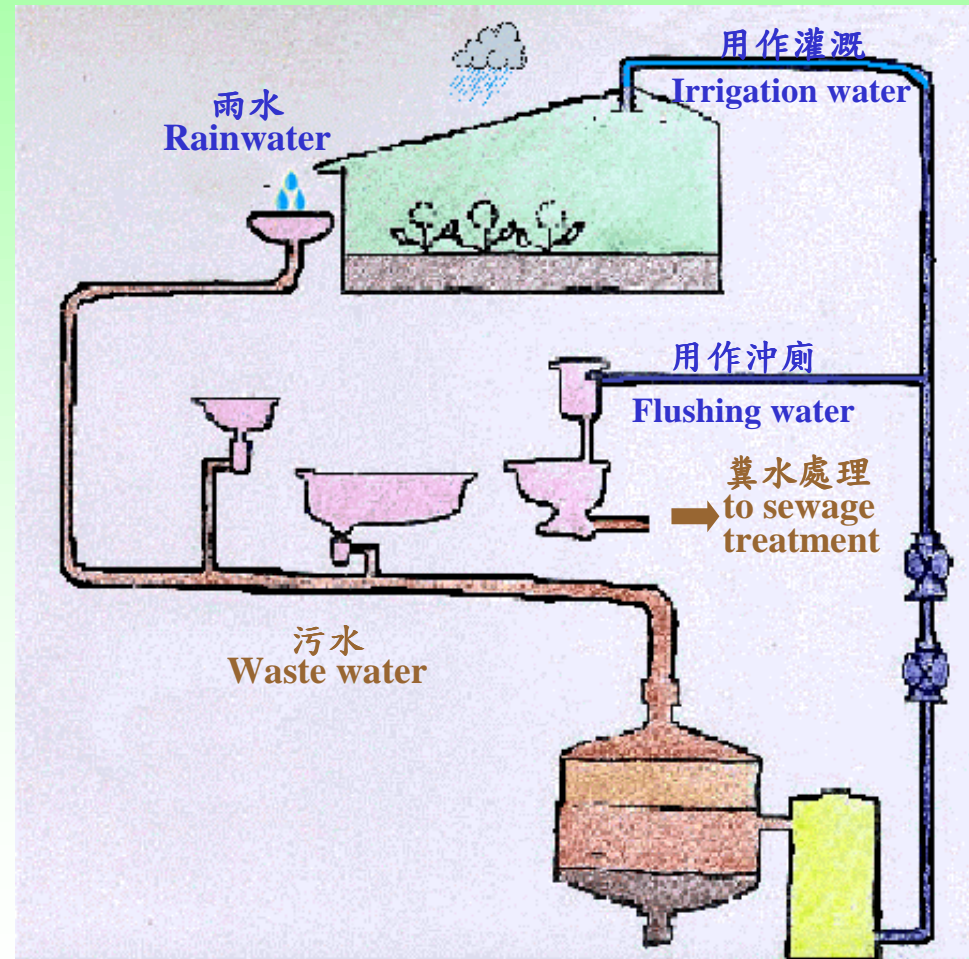
✓ 利用天然捕風設計以達致自然通風效果

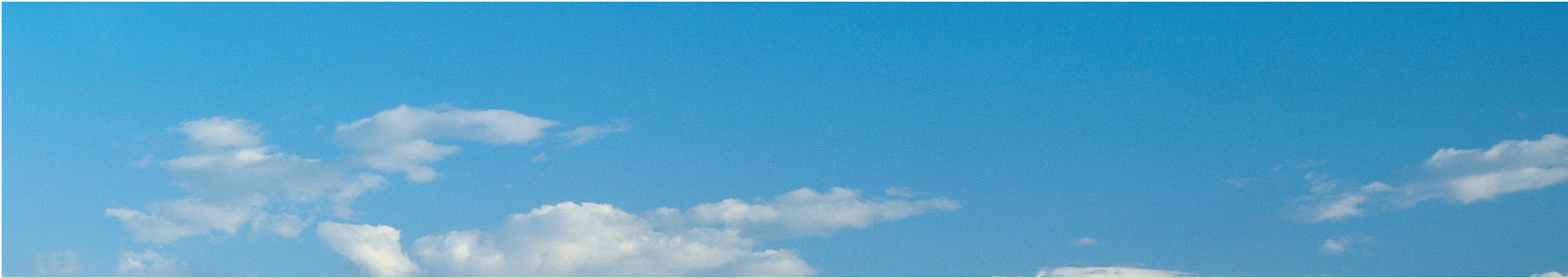
Make use of wind catchers to fill car-parks with natural fresh air



循環用水 Recycle water

- ✓ 節省用水
Save water
- ✓ 減少污水排放
Less waste water disposal





環保建築方法及高能源效益裝置

Green Construction Methods and Energy Efficient Systems

環保建築方法 Green construction methods

預製組件的應用 Use of prefabrication



鼓勵預製組件建築法
Encourage prefabrication

環保建築方法 Green construction methods

系統板模
System formwork



預製樓梯
Prefabricated stair flights



減少建築廢料
Reduce construction waste

環保建築方法 Green construction methods

預製外牆構件大廈 Buildings with prefabricated facade



需佔用樓面面積的環保設備 Green features requiring additional floor space

垃圾分類 Sorting at source

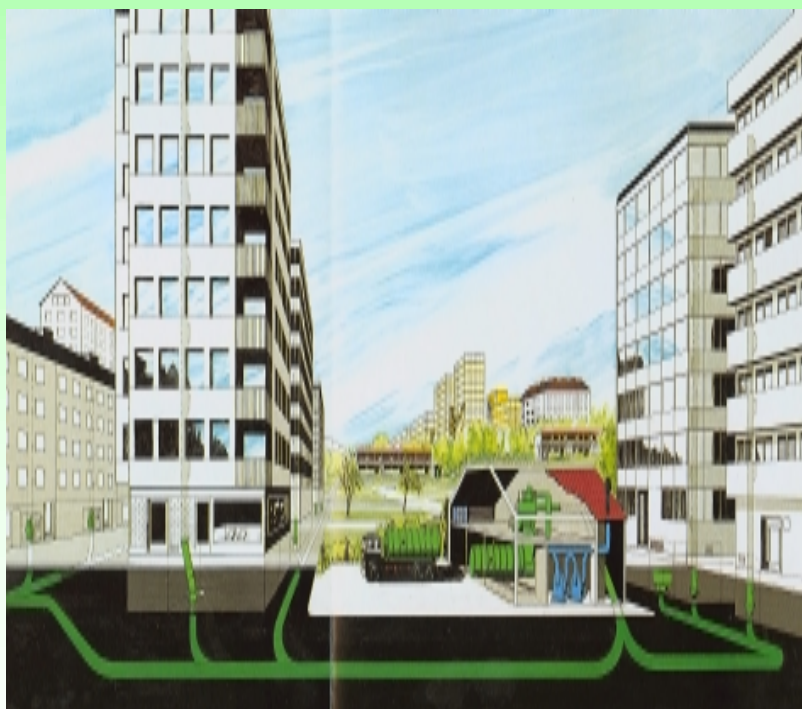
✓ 於大廈預留空間以作垃圾分類之用

Provide extra space to allow refuse sorting at source



需佔用樓面面積的環保設備 Green features requiring additional floor space

自動垃圾收集系統 Automatic refuse collection system



有效率的自動收集和壓縮方法，
更容易及經濟地處理垃圾

規劃地政局

Planning and Lands Bureau

Efficient automatic collection
and compaction of refuse for
easy and economical disposal

需佔用樓面面積的環保設備 Green features requiring additional floor space

樓宇管理控制中心 Building management control centre



提供能源監察系統

Provide energy monitoring facilities

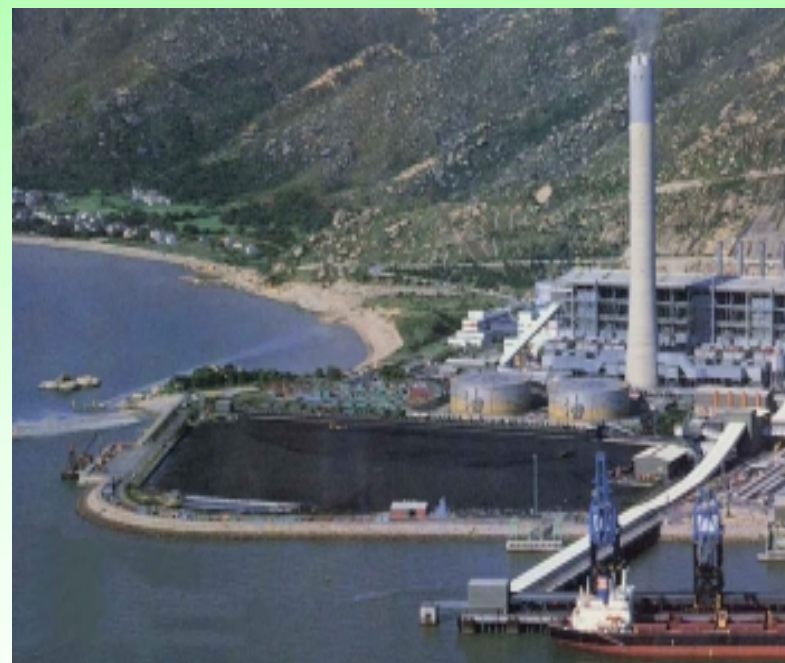


不需佔用樓面面積的環保設備 Green features not requiring additional floor space

復合材料
Fibre-reinforced polymer (FRP)



粉煤灰用作混凝土材料
PFA in concrete



鼓勵採用環保及循環再用材料
Encourage the use of green & recycled materials

不需佔用樓面面積的環保設備 Green features not requiring additional floor space

電子鎮流器
Electronic ballast



可變速推動器
Variable speed drive

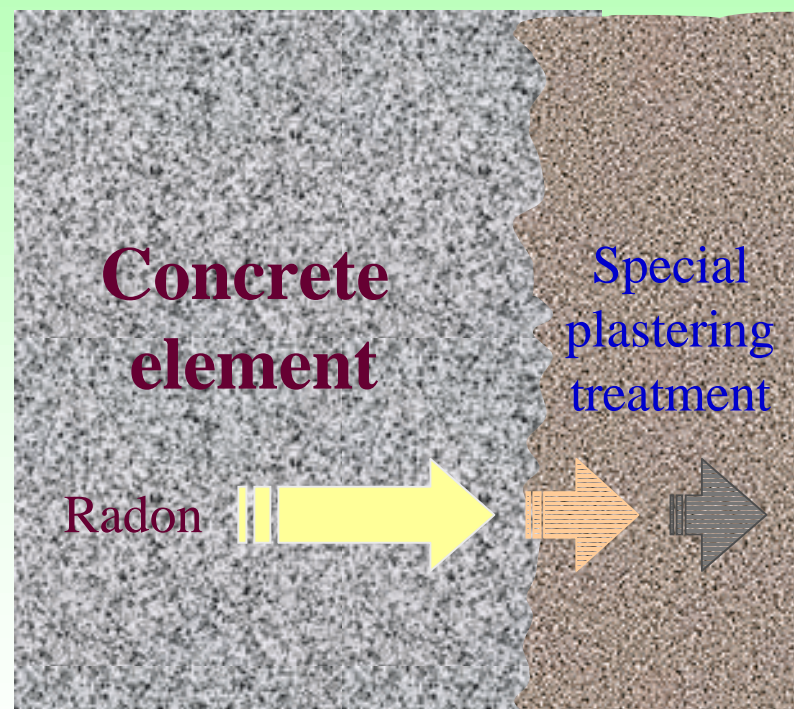


有效操作節省能源
Effective operation to save energy

不需佔用樓面面積的環保設備 Green features not requiring additional floor space

減少氡氣放射 Reduction of radon emission

- ✓ 利用特別處理的批盪減少氡氣放射
Use special plastering treatment to reduce radon emission



政府的新措施 Our initiatives

- ✓ 放寬及把建築物條例現代化
Modernise and liberalise building rules and regulations
- ✓ 為創新的設計及科技清除障礙
Remove barriers to innovative design and technology
- ✓ 成立跨部門專責小組擬定改革
Set up special inter-departmental task force on reforms

促進環保大廈措施 Incentives for green buildings

- ✓ 加快審批圖則
Fast track plan approval
- ✓ 在計算大廈的總樓面面積時，豁免綠化設計所需的額外空間
Exemption of green facilities from gross floor area calculation
- ✓ 對採用環保建築法的地盤，給予額外樓面面積(需補地價)
Extra floor area for green methods of construction (premium payment required)
- ✓ 對特出的環保大廈給予公開的表揚
Open commendation for outstanding green buildings