

BEAM Plus Frequently Asked Questions (FAQ)

綠建環評常見問題

Q1. What is the purpose of the BEAM Plus scheme?

Q1. 綠建環評計劃的目的是什麼？

The purpose of BEAM Plus is to set out a series of best practices (above statutory requirements) that enable the building industry to create more sustainable buildings. By sustainable, it means that the buildings would foster the health and wellbeing of human beings while caring for the local and global environments. Examples of areas covered by BEAM Plus include site planning, site emissions, material use, waste management, energy use, water use, indoor environmental quality, etc. It is a voluntary scheme that gives recognition ratings to green buildings.

It is believed that the existence of a voluntary recognition scheme can attract the industry to do better than the minimum statutory requirements. In the long term, it is conducive to the raising of industry standards.

綠建環評的目的是提出一系列在法例以上的最佳建築實踐方式，以創建具可持續性的建築。可持續建築的意思是：這些建築物在促進人們的健康和福祉的同時，也照顧到當地和全球環境的需要。綠建環評涵蓋的範疇包括土地規劃、地盤排放、材料使用、廢物管理、能源使用、水的使用、室內環境質素等。這是一項自願性計劃，為綠色建築提供認可等級。

自願性認可計劃的存在可以吸引行業做得比最低的法定要求更好。從長遠來看，這有利於提高行業標準。

Q2. The government has established the building energy code. How is the BEAM Plus scheme different from the code?

Q2. 政府已經制定了建築物能源效益守則，綠建環評與政府的能源效益守則有何不同？

The assessment aspects covered by BEAM Plus, as shown in the answer to Q1, are far much wider than the government's building energy code, which focuses on energy only.

BEAM Plus is a rating standard that would give the building a rating such as Platinum, Gold, Silver and Bronze. For building energy code, it would only give a building a "Comply" or "Not comply" status. Therefore, the two documents are fundamentally different.

Also, BEAM Plus is a voluntary rating scheme with an aim to reward and recognise buildings that adopt best practices higher than the statutory requirements, whereas building energy code is a mandatory standard stipulated by the law. The former is administered by an NGO whereas the latter is administered by the government.

如問題一的答案所述，綠建環評涵蓋的範疇遠比僅關注能源使用的建築物能源效益守則更廣泛。

綠建環評是一個評級標準，可為建築物提供如鉑金、金、銀和銅的評級；建築物能源效益守則只會賦予建築物「符合」或「不符合」的評核結果。因此，這兩個文件有本質上的不同。

此外，綠建環評是一個法例以外的自願性評級計劃，用以獎勵和認可比法例更好的良好作業，而建築物能源效益守則是一項強制性的法定標準。前者由非政府組織主理，後者則由政府部門主理。

Q3. What does the result “Unclassified” mean? Does it mean “zero effort” or “failed”?

Q3. 評審結果「不予評級」是什麼意思？是否意味「零努力」或「不合格」？

BEAM Plus rating tool has a set of “Prerequisites” that have to be met by all projects. For example, for New Buildings, two of the Prerequisites are to achieve a water saving of at least 10% and to design the ventilation flow rates to meet international standard. If a project cannot meet any one or more of the Prerequisites, the result would be “Cannot be assessed” or “Prerequisites(s) not achieved”. If a project has met all the Prerequisites but has not reached the threshold scores for Bronze rating, the result would be called “Unclassified”. So it can be seen that “Unclassified” does not mean “zero effort” as prerequisites have been achieved.

Also, “Unclassified” should not be construed as “failed” as it is unknown whether the project has attempted to pursue other scores. If the scores are just not attempted, it is not suitable to call it “failed”.

It should be noted that for BEAM Plus New Buildings, starting from Version 2.0, the standard of Prerequisites has been further raised and accordingly, the result “Unclassified” has been renamed “Prerequisites Achieved” to better reflect its true meaning.

綠建環評有一系列「先決條件」，是所有項目都必須滿足的。例如，新建建築方面，其中兩個先決條件是：節水至少百分之十，並設計通風量要達到國際標準。如果項目不能滿足任何一個或多個先決條件，結果將會是「不能評核」或「未符合先決條件」。如果項目滿足所有先決條件，但尚未達到銅級的整體得分，則評估結果會稱為「不予評級」。由此可見，「不予評級」並不意味「零努力」，因為項目已經達成先決條件。

「不予評級」亦不應被詮釋為「不合格」，因為尚不清楚該項目有否嘗試獲取其他分數。如果該項目只是不嘗試獲取得分，則不適宜將其稱為「不合格」。

值得一提，綠建環評新建建築從 2.0 版開始，已經進一步提高了先決條件的標準，並將「不予評級」重新命名為「符合先決條件」，以更準確地反映其意義。

Q4. Why is the BEAM Plus scheme divided into New Buildings and Existing Buildings? Is it possible that a green building certificate will not be granted unless and until a building has passed the operation assessment?

Q4. 為什麼綠建環評計劃分為新建建築和既有建築？議會可否考慮，除非建築物通過營運評估，否則不頒發綠色建築證書？

The division of the scheme will enable the sustainable performance of buildings at different stages to be recognised individually. Another important reason is: In a typical building development, the party responsible for design and construction of the building is often different from the party responsible for operation and management. For example, the developer of a hotel or school building may not act as the hotel or school operator after the building is completed. In other cases such as residential developments, individual units of the buildings may be sold to many different owners. In that case, it is the owners' corporation, not the developer, who has the final say on the management of the buildings. Under such circumstances, it is sensible to divide the BEAM Plus scheme into New Buildings and Existing Buildings because the responsible parties for New Buildings and Existing Buildings are often different.

綠建環評評級工具的劃分能夠使建築物在各個階段的可持續性表現得到獨立認可。另一個重要原因是：在典型的建築發展項目中，負責建築物設計和建造的一方往往與負責營運和管理的一方不同。例如：酒店或學校的開發者在建造竣工後都未必擔任其營運者。在其他項目例如住宅，建築物的各個單位可能會出售予不同業主，因此在建築物入伙後，業主立案法團擁有對建築物營運管理的最終決定權，而非發展商。所以，將綠建環評計劃分為新建建築和既有建築是合適的，因為新建建築的負責方和既有建築的負責方往往不同。

Q5. It is found that some BEAM Plus-certified buildings are not operated in an environmentally responsible manner in a certain aspect. Why does that happen?

Q5. 有一些獲得綠建環評評級的建築物在某一方面未能以對環境負責任的方式運行，為什麼會這樣呢？

We should find out whether the buildings are certified to BEAM Plus New Buildings (NB) or BEAM Plus Existing Buildings (EB). BEAM Plus NB certifies buildings up to the point of construction completion. If buildings are certified to NB, this means that the buildings have performed well in terms of design and construction only. On the contrary, BEAM Plus EB certifies the operation and maintenance performance of occupied buildings in the past several years. If buildings are certified to EB, this means that the buildings have been operated and maintained in a sustainable manner. However, even if they are certified to EB, since the final score is a summation of all scores from multiple aspects, it cannot be ruled out that the scores in these aspects may vary. The emphasis here is to evaluate a building as a whole and not to make a judgement based on one single aspect.

我們應該分辨這些建築物是獲得綠建環評新建建築，還是既有建築的認證。綠建環評新建建築認證只涵蓋至項目完成施工。如果建築物獲得新建建築認證，則意味著建築物只是在設計和建造過程方面表現良好。相反，綠建環評既有建築的認證是涵蓋已入伙建築物過去幾年的營運狀況。如果建築物獲得了既有建築認證，則意味著建築物的營運和保養具可持續性。但是，即使它們獲得了既有建築認證，由於整體得分是來自多個範疇得分的總和，因此不能排除各個範疇的得分有高有低。這裡的重點是對建築物進行整體的評估，而不是根據單一方面做出判斷。

Q6. As far as carbon reduction is concerned, it appears that BEAM Plus Existing Buildings scheme is more important because the life-time emission of a building is much more than that during construction. Then what is the importance of running the BEAM Plus New Buildings scheme?

Q6. 就減少碳排放而言，綠建環評既有建築計劃似乎更為重要，因為建築物營運週期中的排放量遠多於建築過程中的排放量。那麼推行綠建環評新建建築計劃的重要性是什麼？

As explained in previous answers, carbon reduction is just one of the purposes of implementing BEAM Plus. It is not the sole purpose. Other purposes include fostering the health and wellbeing of occupants, caring for the local environment and minimising their construction impacts, etc. Thus, how the buildings are designed and constructed would be equally important.

In fact, if a building is certified under BEAM Plus New Buildings, it lays a good foundation for future green operation. Therefore, we should not underestimate the importance of the certification at the design and construction stage.

如之前的答案所述，減少碳排放只是推行綠建環評的目的之一，但這不是唯一目的。其他目的還包括促進居住者的健康和福祉、照顧本地環境和減少建築對環境的不利影響等。因此，建築物的設計和建造方式同樣重要。

事實上，建築物如果獲得了綠建環評新建建築的認證，對將來的綠色營運奠定了良好的基礎。因此，我們不應低估建築物於設計和施工階段進行綠建環評認證的重要性。

Q7. How can we know a building's energy performance from a BEAM Plus assessment result?

Q7. 如何能從綠建環評的評估結果，知道建築物的能源績效？

Starting from 1 January 2017, the Council has refined the BEAM Plus certificates so that scores of all performance categories are displayed on the certificates, e.g. site aspects, energy use, water use, materials aspects, indoor environmental quality, innovation and addition, etc. As a result, one would be able to know how well a project performs in each and every aspect.

自 2017 年 1 月 1 日起，議會優化了綠建環評的證書，項目於所有評估範疇的得分，例如用地與室外環境、能源使用、用水、用材、室內環境質素、創新等，都會顯示在證書上。由此，證書持有人能更清楚項目在各評估範疇的表現。

Q8. Greenery such as green walls and green roofs are found in many BEAM Plus-certified buildings. Isn't this kind of features a pure decoration and it has nothing to do with fighting climate change and environmental protection?

Q8. 在許多綠建環評認證的建築物中都找到綠化設施，例如綠色植物牆和綠化天台。這種設施是否純裝飾，與應對氣候變化和環境保護無關嗎？

The purpose of BEAM Plus is to set out a series of best practices that enable the creation of more sustainable buildings. By sustainable, it means that the buildings would foster the health and wellbeing of human beings while caring for the local and global environments. Greenery fulfils these purposes in the following ways:

- Outdoor planting reduces heat around the building, mitigating the urban heat island effect arising from concrete.
- Green views in an urban setting reduce stress levels for the citizens and are contributory to health and wellbeing.
- Green roofs provide people with areas for outdoor healthy activities.
- Greenery facilitates the drainage of storm water, limiting potential flooding.
- Plants can purify air by reducing the concentrations of carbon dioxide and other pollutants.
- Greenery provides a habitat for birds and other creatures, helping with ecological conservation and maintaining biodiversity.
- Vegetation on roofs and facades can enhance the thermal insulation of the building envelope, helping to reduce energy consumption in air-conditioning.

綠建環評的目的是提出一系列最佳的建築實踐方式，以創建具可持續性的建築。可持續性建築的意思是：這些建築物在促進人們的健康和福祉的同時，也照顧到當地和全球環境的需要。綠化有助實現了這些目的，詳述如下：

- 戶外種植減少了建築物周圍的熱量，減輕了混凝土引起的城市熱島效應；
- 城市環境中的綠色景觀有助市民舒壓，亦對大眾的健康和福祉有益；
- 綠化天台為人們提供了戶外健康活動的地方；
- 綠化設施能疏導雨水，有助防止水浸；
- 植物可以透過降低二氧化碳和其他污染物的濃度來淨化空氣；
- 綠化為鳥類和其他生物提供了棲息地，有助保護生態和生物多樣性；
- 屋頂和外牆的植物可以增強建築結構的隔熱效果，有助減少空調的能源消耗。

Q9. Is it true that in 2011, the government introduced the 10% gross floor area (GFA) concession as an incentive to attract developers to join BEAM Plus? As a result, a large number of developers are able to make huge profits by participating in green building assessment?

Q9. 政府是否在 2011 年引入了百分之十的總樓面面積寬免優惠政策，以吸引發展商參加綠建環評？結果，大量發展商可以通過參與綠色建築評估來賺取巨額利潤？

No. GFA concession already existed well before BEAM Plus was launched. Its purpose is to encourage developers to include provisions that are beneficial to the residents and the environment. Later the Buildings Department included BEAM Plus as one of the prerequisites for seeking GFA concession. Besides, a 10% cap was imposed on the amount of concession. It was not an increase of GFA concession from 0% to 10%. Therefore, there was a tightening of the requirement rather than a relaxation.

As we all know, many green features such as plant rooms for green facilities, wider common corridors, communal sky gardens, covered landscaped areas, etc. cannot be included into the saleable floor area. So, they do not directly translate into sales profits. If developers are to provide these facilities, it would be necessary to provide an incentive by exempting their shares in the allowable build areas.

The purpose of the GFA concession for green features is for making those features feasible. It is not for incentivising BEAM Plus.

不是。其實總樓面面積寬免早在綠建環評面世之前已經存在，目的是鼓勵發展商提供對居民和環境有益的設施，屋宇署於 2011 年把綠建環評加入作為申請總樓面面積寬免的其中一項先決條件，並加設 10% 的封頂寬免上限，而並非由 0% 寬免增至 10% 寬免。把綠建環評加入總樓面面積寬免的先決條件中，其實是收緊寬免，而非加大優惠。

眾所周知，許多綠建設施，例如環保設施的機房、加闊的公共走廊、空中花園、有蓋園境設施等，都不能計入可銷售面積之內。因此，這些綠建設施不會直接轉化為銷售利潤。如果發展商要提供這些設施，則有需要提供誘因，豁免綠建設施所佔面積。

引入綠建設施的樓面面積寬免是為了令那些設施能實踐建造出來，而不是為了吸引發展商參加綠建環評。

Q10. As far as green building / green feature incentives are concerned, are those in Hong Kong much higher than Singapore?

Q10. 就綠色建築/環保設施的激勵措施而言，香港的激勵措施遠高於新加坡嗎？

When green building certification was incorporated into the building control requirements, the change in GFA concession in Hong Kong in 2011 was from “more than 10%” to “capped at 10%” whereas in Singapore, the change in 2009 was from 0% to “up to 2%”. Beyond its green building certification incentive, Singapore’s original density control regime (Bonus GFA Incentives Scheme) has already allowed Bonus GFA of up to 10% for green features, as shown on website:

<https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Bonus-GFA>.

From these, it can be seen that Hong Kong is mandating developers to join green building assessment if they wish to apply for GFA concessions. There was no additional GFA concession measure added. For Singapore, a new GFA incentive is used to attract developers to obtain green building ratings at the upper levels. Regarding the amount of concessions for green features, the two places adopt similar magnitudes of concession.

當綠色建築認證被納入建築批核要求時，香港於 2011 年的總樓面面積寬免變化是從以前的「超過 10%」變為「上限 10%」；而在新加坡，於 2009 年的變化則是從以前的 0% 變為「最高 2%」。而除了其綠色建築認證激勵措施外，新加坡的建築監管制度（額外總樓面面積獎勵計劃）原本已經在環保設施上允許高達 10% 的額外總樓面面積，詳情可參考：

<https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Bonus-GFA>

由此可見，香港是硬性規定欲申請總樓面面積寬免的發展商參與綠建環評，除此以外並無新加的激勵措施；反之新加坡則利用新的激勵措施吸引發展商取得較高的綠色建築評級。至於環保設施本身的面積寬免，兩地的寬免幅度相似。

Q11. The current GFA concession mechanism does not take into account the BEAM Plus rating, i.e. the treatment to Gold projects is the same as the treatment to Bronze ones. Isn't it an unfair approach?

Q11. 當前的總樓面面積寬免機制未考慮到綠建環評的評級，例如金級項目的待遇與銅級項目的待遇相同。這是不公平的做法嗎？

GFA concession mechanism is outside the purview of the Hong Kong Green Building Council. Nevertheless, the Council together with its partner, BEAM Society Ltd, have been working closely with the government to enhance the current system. The Council understands that the current mechanism is just a starting point, which is subject to continual improvement. According to the press, starting from mid-2021, the treatment to Gold projects and that to Silver / Bronze projects would be different. Interested parties may browse a media report at: <https://ps.hket.com/article/2693749>.

總樓面面積寬免機制不在香港綠色建築議會的權限範圍內。儘管如此，議會與合作夥伴——建築環保評估協會，一直與政府緊密合作，優化現行機制。議會相信目前的機制只是一個起點，未來會不斷進步。根據媒體報導，從 2021 年中開始，機制對綠建環評金級項目和銀或銅級項目的處理方式將有所不同。有興趣的讀者可瀏覽以下媒體報導：<https://ps.hket.com/article/2693749>。

Q12. Under the current system, is it true that once a project is registered for BEAM Plus, it can get the gross floor area concession without considering whether the project proceeds to complete the BEAM Plus assessment?

Q12. 在現行制度下，是否為建築項目登記了綠建環評就可以得到總樓面面積的寬免，而無需考慮該項目有否完成綠建環評評估？

No. According to Buildings Department's requirements, the Applicant has to complete the BEAM Plus Provisional Assessment before it can apply for consent to commence construction works. Besides, within 18 months after issuance of Occupation Permit, the Applicant has to complete the BEAM Plus Final Assessment.

In order to get the results of Provisional Assessment, the applicant's project must fulfil the Prerequisites laid down in the BEAM Plus Manual, e.g. achieving a minimum water saving, ventilation rates meeting international standard, etc. If any of these is not fulfilled, the result would be "Cannot be assessed" or "Prerequisite(s) not achieved". HKGBC would not issue the assessment result. As a result, consent to commence works cannot be obtained.

不是。根據屋宇署的要求，申請人必須先完成綠建環評的暫定評估，然後才能申請展開建築工程。此外，在佔用許可證發出後的 18 個月內，申請人必須完成綠建環評的最終評估。

事實上，為了獲得暫定評估結果，申請人的項目必須滿足綠建環評的先決條件，例如達到最低節水要求、通風量跟從國際標準等。如果未能滿足任何一項，結果將為「不能評核」或「未符合先決條件」，議會不會發出評估結果，因此項目不能獲得展開施工的同意書。

Q13. BEAM Plus Final Assessment is required to be completed after the issuance of Occupation Permit. Can the control mechanism be enhanced (e.g. introduction of security deposit) so that the chance of non-delivery can be minimised?

Q13. 現時的程序是：綠建環評最終評估是在屋宇署發出佔用許可證之後才完成。能否加強管控機制（例如引入保證金），以使無法交付綠色設施的機會減到最小？

The said control mechanism is outside the purview of the Hong Kong Green Building Council. Nevertheless, the Council together with its partner, BEAM Society Ltd, have been working closely with the government to enhance the current system. One of the possible measures is the addition of site check before the issuance of Occupation Permit. Security deposit is not the only way to mitigate the problem. The public has to wait for the announcement of the relevant authority in due course regarding what measure would be adopted.

上述的管控機制不在香港綠色建築議會的權限範圍內。儘管如此，議會與合作夥伴——建築環保評估協會，一直與政府緊密合作，優化現行機制。其中一個可能措施是在簽發佔用許可證之前增設現場檢查，以確保綠色設施已完成。保證金不是應對這問題的唯一方法。至於最後會採取什麼措施，公眾需要等待當局日後的公布。

Q14. Is BEAM Plus assessment just a paper exercise? This means that the Applicant only has to provide a plan/design, and it is not known whether the plan/design would really be realised.

Q14. 綠建環評純粹紙上談兵嗎？是否意味著申請人僅需提供計劃/設計，而議會不能夠確定該計劃/設計是否真的已經實現？

BEAM Plus is not just a paper exercise. It is common that BEAM Plus assessment would look for evidence of implementation such as as-built drawings, site photos, testing and commissioning reports, records of waste recycled, measurement records of site emissions, measurement of indoor environmental parameters, etc. For BEAM Plus New Buildings Version 2.0, the Assessment Manual has also added “Site Audit”, which is an extra measure to ensure the planned measures are fully put in place. It is the intention of BEAM Plus New Buildings to grant a rating based on what has actually been built, rather than what is shown on drawings. That is why for new buildings, we have Provisional Assessment based on the design, and Final Assessment based on the as-built status. The BEAM Plus project certification process is not regarded as fully complete until the Final Assessment is completed.

綠建環評絕對不是紙上談兵。綠建環評評估通常會要求施工的證據，例如竣工圖則、現場照片、調試報告、建築廢料回收紀錄、地盤排放測量紀錄、室內環境參數測量紀錄等。在綠建環評新建建築 2.0 版，評估手冊還加入了“現場審核”，這是一項額外的措施，進一步確保計劃中的措施已經全面執行。綠建環評新建建築評估的意義是根據實際落成的建築給予評級，而不是按照圖紙上的建築。因此，對於新建築物，項目會先基於設計進行暫定評估，然後再根據竣工狀況進行最終評估。未完成最終評估之前，項目不會被視為已經全部完成認證的過程。

Q15. Is there any source where the public can know the number of projects that have finished Final Assessment?

Q15.有什麼途徑公眾能知道完成最終評估的項目數量？

The Council has been publishing the BEAM Plus Project Directory and related statistical data through the HKGBC website. Both the Project Directory and Statistics are updated bi-weekly. The public can regularly check out the details of projects under all BEAM Plus assessment tools.

Click HERE (<https://hkgbc.org.hk/eng/beam-plus/beam-plus-dir-stat/BEAMPlusDirectory.jsp>) to view the BEAM Plus Project Directory and Statistics.

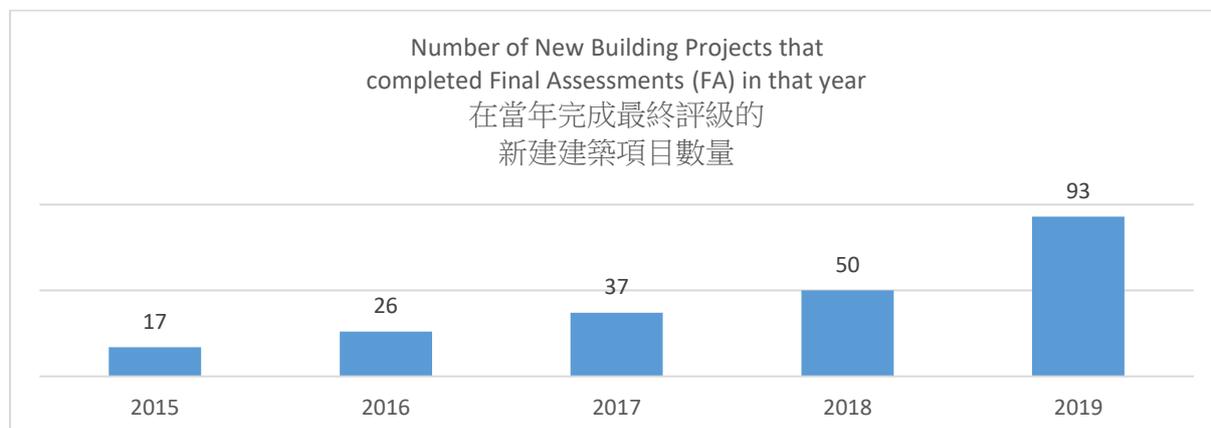
議會網站一直有公開綠建環評的項目名冊及統計資料，每兩星期更新一次。公眾可定期查閱所有綠建環評項目的詳情。

按此 (<https://hkgbc.org.hk/tch/beam-plus/beam-plus-dir-stat/BEAMPlusDirectory.jsp>) 瀏覽綠建環評項目名冊及統計資料。

Q16. Are there very few projects that have completed Final Assessment?

Q16. 是否只有很少項目完成最終評估嗎？

The projects that have completed Final Assessment are steadily increasing year-on-year, as shown in the chart below. Up to now, more than 300 new building projects have completed Final Assessment.



In fact, it often takes many years for a construction project to go from BEAM Plus registration to the final completion of the construction. Even after the completion of construction, due to the time required for commissioning, measurement and drafting of documents and reports, the Buildings Department allows 18 months for the developer to complete the Final Assessment. Therefore, at any time, one will always find that projects in the BEAM Plus Project Directory are at various stages, i.e.: some have completed BEAM Plus registration, some have obtained Provisional ratings, while some have obtained Final ratings. It is certain that as time goes by, more and more projects will obtain the Final ratings.

The Council has also conducted a detailed study and found that nearly 90% of the projects were able to commence Final Assessment within 6 years of completing the Provisional Assessment.

完成最終評估的項目按年穩步上升，如下圖所示。直至今日，已經有超過 300 個新建建築項目獲得了最終評級。

事實上，建築項目從登記綠建環評至項目落成，往往需要多年的時間。即使項目完工後，由於需時進行調試、量度和草擬文件報告等，屋宇署容許發展商於項目取得佔用許可證後 18 個月內完成最終評估。所以，在任何時間，公眾會留意到各項目處於不同的階段：有些完成了登記，有些獲得了暫定評級，有些則獲得了最終評級。而隨着時間過去，獲得最終評級的項目只會愈來愈多。

議會亦作出了仔細的研究，發現接近 90%的項目都能在完成暫定評估後 6 年之內，展開最終評估。