



CONSTRUCTION
INDUSTRY COUNCIL
建造業議會

香港首座零碳建築

Hong Kong's First Zero Carbon Building



CONSTRUCTION INDUSTRY COUNCIL NEWSLETTER

建造業議會通訊

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CONSTRUCTION
INDUSTRY COUNCIL
建造業議會

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The Construction Industry Council was formally formed on 1 February 2007 in accordance with the Construction Industry Council Ordinance (Cap. 587). It has a Chairman and 24 Members representing various sectors of the industry including employers, professionals, academics, contractors, workers, independent persons and Government officials. All of them are appointed by the Secretary for Development in accordance with Section 9 of the Construction Industry Council Ordinance.

建造業議會根據《建造業議會條例》(第587章)於2007年2月1日正式成立。議會包括主席及24名成員，來自代表業內各界別的人士，包括聘用人、專業人士、學者、承建商、工人、獨立人士和政府官員。議會主席及成員均由發展局局長按《建造業議會條例》第9條委任。

ENQUIRY 查詢

Should you have any queries, please contact the CIC Secretariat:
如有任何查詢，請聯絡建造業議會秘書處：

Tel 電話 : (852) 2100 9000
Fax 傳真 : (852) 2100 9090
Email 電郵 : enquiry@hkcic.org
for general enquiry 一般查詢
newsletter@hkcic.org
for newsletter 有關議會通訊

Website 網址 : www.hkcic.org

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In the year of 2011, the whole construction industry has been enthusiastic about the essence of "low carbon" living. As a dedicated advocate of corporate social responsibility, CIC echoes this global trend for the betterment of Hong Kong.

The development of the CIC zero-carbon building (ZCB) commenced in November. I believe that this innovative development will showcase the latest zero-carbon design and technologies, as well as to provide our community with a good demonstration and inspiration of zero-carbon living.

Apart from zero-carbon, "Green Building Movement" forms a driving force in our society with an aim to maintain the long term prosperity of our community and a greener city. In this issue, we are honoured to have Dr. Andrew CHAN, Chairman of the Hong Kong Green Building Council to share with us his insights in relation to the development of green building in our home city.

Showing our caring attitude to the workforce of the construction industry is also the essence of Corporate Social Responsibility. The Construction Industry Charity Concert was organised successfully in November. I am pleased to see the unity of the industry. Over \$13million was raised for the Construction Charity Fund and it conveys the positive attitude of the industry stakeholders to the workforce.

Finally, on behalf of the CIC, may I wish you and your family a Merry Christmas and a Happy New Year.

LEE Shing-see, GBS, OBE, JP
CIC Chairman

「綠色建築」是業界於2011年熱衷探討的環保課題。作為一個具企業社會責任的倡導者，建造業議會（議會）亦積極響應這一全球性的趨勢，為香港謀福祉。

議會的零碳建築項目已於十一月成功展開。相信這項創新的發展，將展示最新的零碳設計和技術，並為我們的社區提供良好的示範和零碳生活的靈感。

除「零碳」這個課題外，「綠色建築運動」亦為保持長期的社會繁榮及打造綠色城市，形成了主要的推動力。我們非常榮幸香港綠色建築議會主席陳嘉正博士工程師應邀與我們分享「綠色建築」在本地發展的精闢見解。

關注建造工人的福祉亦是議會有關企業社會責任的應有承擔。議會於十一月成功籌辦了「建造業慈善演唱會」，並成功籌得超過一千三百萬港元。有此成果是業界眾志成城的力量，也代表了業界持份者對建造工人的關愛，本人對此感到非常欣慰。

最後，本人謹代表議會祝您和您的家人聖誕快樂，新年進步。

建造業議會主席
李承仕, GBS, OBE, JP



CIC NEWS

議會最新動向

A NEW PUBLICATION OF THE CIC "SAFETY ALERT NO. 001/11 ON FABRICATION OF REINFORCEMENT CAGES OF BORED PILES"

The Construction Industry Council (CIC) released a new publication entitled "Safety Alert No. 001/11 on Fabrication of Reinforcement Cages of Bored Piles" (Alert) in October 2011. The Alert aims at preventing the occurrence of accidents of fabrication of reinforcement cage during operation.

To show the commitment of CIC in proactively addressing the concerns with fatal accidents caused by sudden collapse of the reinforcement cage, an Informal Working Group on Site Safety Incidents (Working Group) was set up by the Committee on Construction Site Safety of the CIC (COM-CSS) to commence

analytical research and discussions in formulating recommendations on safety precautionary measures, and issued the Alert to serve as a general guidance to the industry practitioners.

Mr. CHEUNG Hau-wai, Chairman of the COM-CSS said, "The Alert constitutes advices with a view to promoting good practices and reduce accidents in relation to the cage works." "We hope the Alert will draw the attention of stakeholders to take necessary safety precautionary measures to protect industry practitioners engaging in similar work activities, and bolster the awareness of site safety among those who are involved in the practice", added Mr. Victor KWONG, Chairman of the Informal Working Group on Site Safety Incidents of the COM-CSS.

建造業議會發表新刊物 《安全提示第001/11號扎結鑽樁鐵籠(扎籠)》

建造業議會（議會）於本年10月發表了《安全提示第001/11號：扎結鑽樁鐵籠（扎籠）》（安全提示）。此安全提示針對鑽樁扎結鐵籠此一常見地基工序，提出建議採取的預防措施，以避免意外事故的發生。

鑑於因鋼筋鐵籠突然倒塌導致工人受困並死亡的意外，議會表示高度關注。故議會的工地安全委員會成立了工地安全事故非正式工作小組就此類致命的工地意外展開了分析研究和討論，以制定可行的安全防範措施及制定安全指引供業界參考。

委員會主席張孝威先生說：「安全提示旨在為業內人士提供指引，透過鼓勵採納良好的作業方式，有效減少工人開展扎籠工序時發生的意外。」工地安全事故非正式工作小組主席鄺超靈先生補充說：「我們期望安全提示可提昇業界的關注，以盡早採取必要的安全預防措施，保護參與相關工序的從業員。」

安全提示 第001/11號
扎結鑽樁鐵籠(扎籠)
Safety Alert No. 001/11
Fabrication of Reinforcement Cages of Bored Piles

Fabrication of reinforcement cage is a common work process when carrying out bored pile foundation work. During the operation, relevant safety measures should be taken so as to prevent the occurrence of accidents. Practitioners are alerted to the following safety measures:

- Prior to the commencement of fabrication, site foremen, engineers and relevant parties should jointly carry out a risk assessment of the reinforcement cage fabrication process and implement the safety measures determined as a result of the assessment.
- A method statement for the fabrication of reinforcement cages should then be drawn up, including the relevant risk assessment, working drawings, safety working procedures, etc.
- For the fabrication work, suitable equipment including arc-shaped fabrication frames, ground plates, working platform, etc. should be used.
- The arc-shaped fabrication frames and ground plates should be placed on rigid and flat ground. Barriers and warning signs should be provided to guard against possible damage by other equipment and vehicles.
- The arc-shaped fabrication frames for supporting the reinforcement cage must be fabricated (as shown on the sketch) ahead of other bar fixing process. It is important that:
 - Upon re-bars are fixed with tie-wires on the lower portions of the stiffener rings (a span of 120"), all these re-bars (both inside and outside the cage) are immediately fastened by U-bolts; and
 - At least 2 tie-bracings are fixed by U-bolts at the top positions of the stiffener rings at both ends of the cage. Sufficient tie-bracings would also be fixed by U-bolts on the other stiffener rings.
- The bar fixing foremen should closely supervise this work process to ensure full compliance with the approved method statement.
- The bar fixing foremen should have the relevant experience in the fabrication of similar reinforcement cages.

Disclaimer
The material contained in the Alert constitutes general guidance only. It does not relieve, limit or replace, any legal obligations upon any person to comply with any statutory duties under relevant legislation. Users should make their own evaluation of the information contained in the Alert to determine if it can be applied to their own situations and practices. The Construction Industry Council (CIC) does not accept any responsibilities for any loss or damage resulting from the use of or failure to use of the information in the Alert.

18 October 2011

安全提示 第001/11號
扎結鑽樁鐵籠(扎籠)
Safety Alert No. 001/11
Fabrication of Reinforcement Cages of Bored Piles

扎結鑽樁鐵籠(扎籠)是鑽樁地基工程常見之工序。在施工時，必須遵守相關安全措施，預防發生意外事故。從業員需留意以下的安全措施。

- 在開始扎籠之前，地盤主管、工程師及其他相關人士應參與扎籠風險評估，並按扎籠風險評估的結果，採取相關的安全措施。
- 應制訂可行及安全之扎籠鐵籠施工方案，包括風險評估、施工圖及步驟等。
- 在扎籠過程中，需使用合適工具包括弧形結構支架底座、地台板及工作台等。
- 鐵籠的弧形結構支架及地台板應設置在平坦及堅固的地面上，並放置圍欄及警告告示避免可能被其他設置如車輛等碰撞。
- 先完成安裝穩固鐵籠的弧形結構支架後，如右圖示，才可進行其他扎籠工序。下列為重要工序：
 - 把鐵籠鋼筋臨時以鐵線扎在全剛面的底部120度位置後，立即以U-碼將該位置上所有內外鐵籠鋼筋收緊於全剛面上；及
 - 以U-碼將最少2枝支撐鋼筋收緊在鐵籠兩端的全剛面頂部位置上，以U-碼將足夠的支撐鋼筋收緊在鐵籠內其他的全剛面上。
- 扎籠管工應充分監督整個工序，確保依照已批准的施工方案進行工作。
- 扎籠管工應備相關扎結兩類鐵籠的工作經驗。

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本提示內的資料只屬一般指引，不會減輕、限制或取代任何人士應遵守的法定責任。資料使用者應自行評估本提示內的資料，按本身情況決定有關資料是否可在作業中應用。如使用或不使用本提示內的資料而導致任何損失或損害，建造業議會概不負責。

2011年10月18日

Please refer to this link to download the Guidelines:
<http://www.hkcic.org/WorkArea/DownloadAsset.aspx?id=7920&langType=1033>

請從以下連結下載指引：<http://www.hkcic.org/WorkArea/DownloadAsset.aspx?id=7921&langType=1028>

A NEW PUBLICATION OF THE CIC “GUIDELINES ON CONTRACT PRICE FLUCTUATION SYSTEM (CPFS)”

The Construction Industry Council (CIC) released a new publication entitled “Guidelines on Contract Price Fluctuation System (CPFS)” (Guidelines) in December 2011. The Guidelines aims at encouraging the adoption of CPFS, an equitable risk-sharing mechanism between the contractors and the employers, seeks to reduce the pricing risk for contractors in terms of material, labour and currency cost fluctuations, and rationalises the construction cost for employers in the long-run.

The low volume of construction works after the peak in 1997 resulted in highly competitive tender prices and low profit margins. Coupled with the unprecedented escalation of fuel and building materials costs since 2008, the risk of price fluctuations has become more critical to construction works contracts for both contractors and employers. Significant costs fluctuation may lead to under or over estimation of tender costs and both parties may be exposed to unexpected risk at different times in the business cycle.

Taking note of the successful experience of Government, the Committee on Procurement (Com-PCM) of CIC concurred that CPFS could be a mechanism for promoting fair and equitable risk-sharing for

all industry stakeholders. A Task Force was therefore established to study the issue and prepare guidelines for the industry.

After in-depth research, consolidation of useful and latest CPFS principles applicable to the local construction industry, and review on the comments and suggestions from industry professionals and stakeholders, the Task Force has prepared the Guidelines with a view to promoting the implementation of CPFS in construction contracts.

Mr. CHEW Tai-chong, Chairman of Com-PCM said, “The Guidelines provided a suite of contract price fluctuation mechanisms, ranging from simple, fair and broad-brush to more complex detailed methods as options for employers to choose according to the nature of their projects.” “Apart from promoting more harmonious working relationships due to a more equitable system for risk sharing, we also hope that the quality, delivery and sustainability of projects could be improved through the adoption of CPFS,” supplemented by Mr. Steve GRIFFIN, chairperson of the Task Force on CPFS.

Mr. LEE Shing-see, Chairman of the CIC said “We recommend the construction industry as a whole, pay heed to and consider adopting the CPFS as good practice to foster a fairer and healthier working environment for the industry stakeholders.”

建造業議會發表新刊物 《合約價格調整制度指引》

建造業議會（議會）於2011年12月發放一份題為《合約價格調整制度指引》（指引）之全新刊物。該指引目的為鼓勵採納一套承建商和聘用人之間公平分擔風險的機制之合約價格調整制度，爭取減低承建商就材料、勞工及貨幣成本波動的價格風險，及長遠為聘用人造就更具經濟效益的建造成本安排。

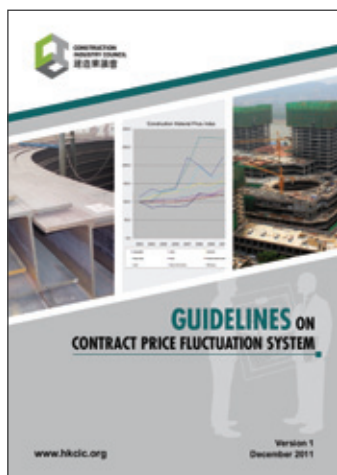
繼1997年高峰期之後的建造工程量低潮下，業內出現了投標價極具競爭力及利潤幅度較低的情況。加上自從2008年的燃油及建築材料成本經歷史無前例的上升，就承建商以及聘用人而言，價格波動風險對建造工程合約的影響均日益嚴重。重大成本波動可能會引致低估或高估投標成本的情況，令雙方於業務週期不同時段面對未可預期的風險。

議會屬下採購委員會留意到政府的成功經驗，故一致認為合約價格調整制度可成為一套對所有業界持分者提倡平等公平分擔風險的機制。有鑑於此，議會已經成立專責小組，研究有關議題及為業界擬備相關指引。

經過深入研究、整理適用於本地建造業的實用和最新合約價格調整制度原則、及覆核業界專業人士及業界持分者的意見和建議後，專責小組已備妥指引，以期提倡就建造合約實施合約價格調整制度。

採購委員會主席周大滄先生表示：「指引提供了合約價格調整機制的不同模式，計有簡單公平的粗略模式，亦有較複雜詳細的方案，讓聘用人根據本身工程性質作出取捨。」合約價格調整制度專責小組主席紀建勳先生補充：「除了基於風險分擔方面有更公平的制度致能推動更和諧的工作關係，大家亦希望各項工程的品質、運作過程和持續發展方面均可通過採納合約價格調整制度得以改進。」

議會主席李承仕先生說：「議會建議整體建造業界可加以注意並考慮採納合約價格調整制度作為良好守則，從而為業界持分者創造更平等且更健康的工作環境。」



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CIC EVENTS

議會活動

TECHNICAL SEMINAR ON BUILDING INFORMATION MODELLING FOR THE FUTURE - 11 OCT 2011

Building information modelling (BIM) can be used to demonstrate the entire building life cycle, including the processes of construction and facility operation. The entire purpose of BIM is to make the construction process more efficient and eliminate as many uncertainties as possible before starting the actual construction works.

In view of the benefits to the construction field, the CIC conducted a technical seminar entitled "Building Information Modelling for the Future" on 27 October 2011 to promote this innovative

technology to the industry. The industry stakeholders responded fervently with 23% over subscribed who wanted to attend the event.

Advantages of model-based design and analysis have been well-recognised - element connectivity, taking-off of materials, scheduling, clash detection, and photo-realistic visualisations, just to name a few. However, committing to anything "new" is often difficult and things are not made easier if there are doubts as to the real value of what can be a significant investment. It is hoped that this Seminar will discuss technical and practical issues that need to be overcome to successfully implement the technology at firm-wide and industry-wide levels, and provide possible measures to tackle them.

建築資訊模型對未來建造業的影響 技術研討會 - 2011年10月11日

建築資訊模型可以用來展示整個建築生命週期，包括了興建過程、營運過程、支援成本管理和項目管理。最重要的是建築資訊模型能協助整個建築週期的流程更有效率，於施工前更能減少項目的不確定地方。

有鑑於此，建造業議會於2011年10月27日舉辦了主題為「建築資訊模型對未來建造業的影響」的技術研討會，向業界推廣此項革新的技術。是次研討會反應相當熱烈，收到之申請超額23%。

使用建築資訊模型用於設計和分析的好處很多，如用於協助構件接位處理、建築材料的量度、施工程序、衝突偵測、相片般的展示等。但承諾及實行革新需面對不同程度的困難，尤其是當考慮到巨大投資的成本效益時。議會希望藉是次研討會，探討實行此技術時，企業層面及業界層面要面對的問題，以及可行的解決方案。



(From left to right) Seminar Speakers: Chairman of the Hong Kong Institute of Building Information Modelling, Ir. Francis LEUNG, Senior Manager of Hong Kong Housing Authority, Mr. David MAK, Chairman of CIC Committee on Environment and Technology, Ir Conrad WONG, Chair Professor of Construction Informatics Department of Building and Real Estate, the Hong Kong Polytechnic University, Prof. Heng LI

(由左至右)研討會講者：香港建築信息模擬學會主席梁志旋工程師，香港房屋委員會高級經理麥兆光先生，建造業議會環境及技術委員會主席黃天祥工程師，香港理工大學建築及房地產學系建築信息學講座教授李恆教授。



ZERO CARBON BUILDING DESIGN AND TECHNOLOGIES SEMINAR - 3 NOV 2011

The CIC and Hong Kong Green Building Council (HKGBC) co-organised the "Seminar on Zero Carbon Building Design and Technologies" on 3 November 2011. The Seminar serves as a follow-up to the CIC-HKGBC joint-workshop under the same title, held in April earlier this year.

In the Seminar, eminent speakers and project consultants introduced the positioning and functions of a Zero Carbon Building and its associated carbon design

strategies and technologies. The Seminar attracted over 220 professionals and industry practitioners who enthusiastically responded to the discussion and expressed their innovative thoughts, as well as exchanged views on the design and technologies of green buildings and green living in the Seminar.

The ideas and views solicited from the Seminar will be analysed by our project consultant and will be further deliberated at our Task Force. This seminar re-inforces our concerted efforts in putting Hong Kong's success in the development of the zero carbon building.

零碳排放建築物的設計及應用研討會 - 2011年11月3日

建造業議會與香港綠色建築議會於2011年11月3日合辦了主題為「零碳排放建築物的設計及應用」的研討會。是次研討會是為今年初4月，兩個議會合辦之同一主題工作坊作延續跟進。

在研討會上，專業講者及顧問介紹了零碳建築和其相關的碳設計策略和技術的定位和功用。研討會吸引了超過220個專業人士及業內人士參與，於會上就綠色建築和綠色生活的設計和技術交流意見及踴躍討論，並闡述了他們的創新意念。

研討會上收集到的業界意見，將交由項目顧問作詳細分析，並由議會的專責工作小組進一步審議。藉是次研討會，凝聚了業界力量，共同推動零碳建築在香港的成功發展。



(From left to right) Seminar Speakers: Project consultants Dr. Raymond YAU & Prof. K.S. WONG, Executive Director of the CIC Mr. Christopher TO, Senior Manager (Research) of the CIC Dr. Guiyi LI. (由左至右) 研討會講者：項目顧問 Dr. Raymond YAU 及 Prof. K.S. WONG，建造業議會執行總監陶榮先生及高級經理(研究)李貴義博士。



CIC EVENTS

議會活動

CONSTRUCTION INDUSTRY CHARITY CONCERT - 24 NOVEMBER 2011

Construction Industry Council (CIC) and the Development Bureau co-organised the Construction Industry Charity Concert (Concert) on Thursday, 24 November 2011 at the Hong Kong City Hall, with the objective of raising funds for the Construction Charity Fund (CCF). The event, which raised over 13 million Hong Kong Dollars, was very fruitful.

The CCF is co-founded by the Hon. Abraham SHEK, Hong Kong Construction Association, Hong Kong Federation of Electrical & Mechanical Contractors, Hong Kong Construction Sub-Contractors Association and Hong Kong Construction Industry Employees General Union. Since its launch in October 2009, the CCF has provided immediate financial aid to families of 64 deceased workers, distributing condolence payments amounting to \$5.48 million.

The Hon. Stephen LAM Sui-lung, Chief Secretary for Administration was the officiating guest for the Concert. Apart from the famous pop singer Mr. Andy HUI who generously volunteered his time and talent to perform, the Concert boasted a stellar roster of heavyweights and key industry figures including Mr. LEE Shing-see, Chairman of the Construction Industry Council; Ir WAI Chi-sing, Permanent Secretary for Development (Works); The Hon. CHENG Yiu-tong; The Hon. Abraham SHEK; Mr. AU Choi-kai, Director of Buildings; and Ir Prof. Reuben CHU.

With a rich and varied programme, the Concert featured music, martial arts and performing arts presented by different organisations and performing arts groups including Choir of the Hong Kong Construction Industry Employees Union, The University of Hong Kong Chinese Martial Arts Alumni Association, Drum Team by Lady Professionals, The Hong Kong Institute of Surveyors Band, The Hong Kong Institute of Architects

Ensembles, and The Civil Engineering and Development Department Music Group.

As the Chairman of the Organising Committee, Ir Dr. Otto POON, expressed his profound gratitude and sincere appreciation to the wholehearted support and contribution from all stakeholders and organisations, as well as the concerted efforts and dedication of the fellow members of the Organising Committee and the Working Group, guest performers, the generosity and patronage of the sponsors and donors and the audience for making this event happen. The proceeds will benefit the families of the construction workers who unfortunately lost their lives in construction related accidents through providing immediate financial aid and condolence.

Highlights of the Concert can be found on the CIC website < <http://www.hkcic.org/concert/index.aspx> >



建造業慈善演唱會-2011年11月24日

建造業議會（議會）聯同發展局攜手合作，於本年11月24日（星期四）假香港大會堂舉辦了建造業慈善演唱會（演唱會），為建造業關懷基金（基金）籌得善款超過港幣一千三百萬元。

建造業關懷基金是由石禮謙議員、香港建造商會、香港機電工程商聯會、香港建造業分包商聯會，以及香港建造業總工會共同創立。自2009年10月正式運作以來，基金已為64名意外身亡的工人家屬，發放共548萬港元的救濟金。

演唱會荷蒙政務司司長林瑞麟先生出任主禮嘉賓。演出嘉賓陣容鼎盛，除了本地著名歌手許志安先生義務演唱外，更得到多位建造業資深人士熱心參與演出，包括建造業議會主席李承仕先生、發務局常任秘書長（工務）韋志成工程師、鄭耀棠議員、石禮謙議員、屋宇署署長區戴佳先生及朱沛坤教授工程師等。

演唱會節目形式多元化、內容豐富。有音樂、武術和藝術演奏。應邀演出的業界組織及藝術團體包括香港建築師學會室樂團、女專鼓隊、香港建造業總工會歌詠團、香港大學中國武術養生會、香港測量師學會樂隊、土木工程拓展署樂隊等，為觀眾帶來耳目一新的視聽享受。

籌委會主席潘樂陶博士工程師向地產及建造業界、商會、工會、專業團體的鼎力支持，以及工作組和籌委會成員的共同努力，演出嘉賓，善長的慷慨解囊及蒞臨演唱會的人士，致以衷心謝意。活動所籌得的善款將為因意外身故工友的家庭提供直接的經濟援助，以解他們的燃眉之急。

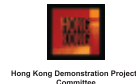
有關建造業慈善演唱會的花絮，請瀏覽 <http://www.hkcic.org/concert/index.aspx>



CIC EVENTS

議會活動

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香港電梯業總工會

(listed in no particular order 排名不分先後)

HONG KONG'S FIRST ZERO CARBON BUILDING OPENS IN MID 2012

Construction Industry Council (CIC), in collaboration with the Development Bureau, is developing Hong Kong's first Zero Carbon Building. The Building, expected to be complete and open in mid 2012, is a pioneer project to showcase state-of-the-art eco-building design and technologies locally and internationally. The project will, on the one hand, serve as a platform for the construction industry to share knowledge and expertise in low carbon building design and technologies, and on the other hand, help to raise community awareness of sustainable living.

The Zero Carbon Building is located at Sheung Yue Road, Kowloon Bay, with a total site area of 147,000 square feet. The building has three storeys including basement. Once open in 2012, the project will provide an education platform to showcase green building technologies and low carbon living to the industry, the public and students. The project consists of Zero Carbon Building and a green open space¹ and has seven key components, including: (1) showcase of zero carbon design provisions and technologies; (2) eco-offices; (3) a showcase eco-home; (4) indoor exhibition and education space; (5) Hong Kong's first urban woodland; (6) an eco-garden; and (7) an outdoor exhibition area.

"At CIC, we are committed to promoting environmental protection, sustainable construction and good practices in the construction industry," said Mr. Shing-see Lee, Chairman of CIC, "I believe that once the project is open, it will, on the one hand, provide a platform for knowledge exchange and experience sharing for the construction industry through showcasing the latest zero carbon design and technologies, and on the other hand, educate and inspire the public around low carbon living. Through visits and personal experience, people will understand what a zero carbon building is and how they can achieve low carbon living."

HONG KONG'S FIRST ZERO CARBON BUILDING HAS TEN KEY DESIGN FEATURES:

- Carbon Neutral:** It will be the first zero carbon building in Hong Kong
- Energy Plus:** It goes beyond internationally-recognized common definition of Zero Carbon Building. The building generates more onsite renewable energy than its operation needs and exports surplus energy to offset embodied energy of its construction process and major structural materials
- Climate Positive:** It improves local micro-climate by reducing heat island effect. Greenery coverage of the site is over 60%
- Waste to Energy:** It uses biodiesel made from waste cooking oil
- Urban Native Woodland:** It has the first urban native woodland in Hong Kong to promote bio-diversity and local plant species
- Green Building Certification:** It targets for BEAM Plus Platinum rating, the highest rating for excellent building environmental performance
- Educating:** It will provide an education platform to showcase green building technologies and low carbon living to the industry, the public and students
- Experimenting:** It adopts state-of-the-art eco-building design and technologies, some of which are used for the first time in Hong Kong
- Evaluating:** There will be real-time control and monitoring through a comprehensive Building Management System with smart control
- Evolving:** The design will be flexible to cater for the fast-evolving low carbon and eco-building technologies and changing needs

"Our project task force and consulting team consist of leading local and international experts in building design, engineering, energy, planning, surveying and landscaping," said Mr. Yu Wai-wai, Zero Carbon Building Task Force Chairman, "We are very proud to be able to bring together the best local and international experts on low carbon building design and technologies to work on this exciting project."

香港首座零碳建築明年中開幕

建造業議會與發展局合作發展香港首座零碳建築，預計於2012年中落成並啟用。零碳建築將展示本地及世界最先進的環保建築設計及科技，旨在促進業界不斷提高環保建築的水準，並提高市民對低碳及可持續生活模式的認知。

香港首座零碳建築位於九龍灣常悅道，整個項目佔地147,000平方呎，建築連地庫共建三層。在2012年中啟用後，將為建造業界、公眾及學校提供一個環保教育及低碳生活的展示平臺。項目由零碳建築及休憩綠化區組成，分為七個主要功能展示，包括：(1) 環保節能設計與設備；(2) 綠色辦公室；(3) 綠色家居；(4) 室內展覽及教育活動場地；(5) 香港首個都市原生林；(6) 環保庭院；及(7) 戶外展覽場地。

建造業議會主席李承仕先生表示：「建造業議會一直致力推動環境保護、可持續建設以及最佳建造行業實踐。我相信零碳建築落成啟用之後，將透過最新環保建築技術及設備的展示，為本地及海外的業界人士提供一個經驗交流和分享的平臺，促進業界不斷提高環保建築的水準。另一方面，零碳建築將會發揮教育及啟發公眾的功能，向大家展示低碳生活的可行性。市民可以透過參觀與親身體驗，瞭解甚麼是零碳建築，以及如何透過改變日常行為習慣，實踐低碳生活和可持續發展的生活模式。」

香港首座零碳建築有十大設計特徵：

- 零碳排放：**香港首座零碳建築
- 產能建築：**比國際一般意義上的零碳建築更勝一籌。現場生產之可再生能源，不但可以提供建築日常運作所需要的能源，更可以把剩餘的能源回饋公共電網以抵銷建造過程及建築材料本身在製造和運輸過程中所使用的能源
- 優化氣候：**改善周邊微氣候，減少城市熱島效應；項目中綠化帶佔地超過60%
- 轉廢為能：**使用由廢食油產生的生物柴油為可再生能源
- 都市原生林：**香港首個都市原生林，培植本地樹木品種，豐富生物多樣性
- 綠色環保評核認證：**旨在成為香港首項達到綠色建築環保評核體系 BEAM PLUS 中的最高級別白金級標準的綠色建築
- 教育：**為建造業界、公眾與學校提供一個環保教育及低碳生活的展示平臺
- 實驗：**採用最先進的環保建築設計及設備，當中包括多項首次在港應用的技術
- 評估：**透過實時監控系統及智能監測儀器，達成全面的建築能源效益管理
- 演進：**採取靈活設計以應付不斷發展的低碳及綠色建築之技術及要求

建造業議會零碳建築專責小組主席余惠偉先生表示：「我們的項目專責小組成員及顧問團隊包括本地及國際最頂尖的建築設計、工程顧問、能源、規劃、測量、園林及環境方面的專家。項目團隊集思廣益，帶來本地和國際的低碳建築技術經驗。他們的努力令這個項目的構思臻至完善。」



INTERVIEW WITH VIP

會客室

IR DR. ANDREW CHAN, CHAIRMAN OF THE HONG KONG GREEN BUILDING COUNCIL

Ir Dr. Andrew CHAN has been the Chairman of the Hong Kong Green Building Council since its incorporation in November 2009. He is also a member of the Construction Industry Council and the Deputy Chairman of Arup Group Limited.

1. FORWARD

GREEN BUILDING MOVEMENT – A SUSTAINABLE SOCIAL CAPITAL FOR THE PROSPERITY OF OUR COMMUNITY

"Green Building Movement" is a social capital and an essential element to maintain the long-term prosperity of a society. It aims not only to protect the environment, but also the well-being and sustainable development of our community. Besides, it generates new business opportunities for us. We are honoured to have Ir Dr. Andrew Chan's acceptance to have this 2-hour interview with us on 18 November 2011 during which Dr. Chan shared his views on how to promote "Green Building Movement" and to grasp the new opportunities evolved out of the new market demand and transformation. Dr. Chan also discussed how the Construction Industry Council, the Hong Kong Green Building Council, the government and other stakeholders could work in collaboration in the areas of policy and regulations, supervision, conceptual design, construction, management and maintenance, refurbishment and re-development, assessment, accreditation, award, as well as advocacy to encourage "Green Building Movement" to benefit our community.

2. WHAT IS "GREEN BUILDING MOVEMENT"?

"Green Building Movement" originated from the concerns on climate change and shortage of fossil fuel. Increasing consumption of fossil fuel produces

significant amounts of greenhouse gas which subsequently leads to global warming. Statistics showed that 60% of greenhouse gas emissions are generated from the consumption of electricity in Hong Kong, whilst buildings account for 90% of such usage. For the construction industry, if proper adjustments can be made starting from the preparation stage to the entire design and construction process including the choice of materials and equipment, and the maintenance, retrofitting and demolition of the buildings, carbon emissions can be reduced considerably. "Green Building Movement" is therefore emerged from such market transformation.

3. HOW CAN "GREEN BUILDING MOVEMENT" HELP ADVANCE PROSPERITY?

According to Legatum Prosperity Index, the prosperity of a society is not only attributable to wealth, but also the well being of people and the cohesion of the society. In the past, people might acquire residential units with higher potential increase in the asset value. Nowadays, "livability" has become an important attribute in the choice of living place apart from economic consideration. For instance: Apart from aesthetics, is the building also "green" and "healthy" enough to live in? Are there any green facilities in the building? Does the building have negative impact on the neighborhood environment? The pursuit of a green living environment by modern people creates the motive in urging for something different in their residence – the "green building". Owing to such behavioural change as a result of the increasing concerns on climate change and energy scarcity, it is not difficult for real estate developers and contractors to realise that green labelled buildings are becoming more marketable and competitive in the market. Besides, commercial property investors who are mainly large consortia, sovereign wealth funds and private equity funds and have

香港綠色建築議會主席陳嘉正博士工程師

陳嘉正博士工程師自香港綠色建築議會2009年11月成立以來，擔任主席至今。他亦是建造業議員成員及奧雅納工程顧問全球集團副主席。

1. 前言

「綠色建築運動」 -促進社會繁榮的可持續社區資本

「綠色建築運動」是一項社區資本，亦是保持長期社會繁榮的要素，其目的不單是為了保護環境，更是為了社會的健康及可持續發展，同時開拓了新的商機。在本期通訊中，我們很榮幸得到陳嘉正博士工程師接納邀請，於2011年11月18日與陳博士會面，進行了兩小時的專訪，與我們分享如何推動「綠色建築運動」，並因應市場需求及轉變，從而獲得新的發展機遇。同時探討建造業議會、香港綠色建築議會及政府等業界持份者，可如何就政策、督導、構思設計、建築、管理及保養、翻新及重建、認證、專才培訓、獎賞、倡導等方面，配合推動「綠色建築運動」、惠澤社群。

2. 甚麼是「綠色建築運動」?

「綠色建築運動」源自對氣候轉變及石化能源短缺的關注；並由於使用大量的石化能源，而產生大量的溫室氣體，引致全球暖化。據統計，香港超過百分之六十的溫室氣體源自電力使用，而百分之九十的電力是由樓宇所耗用。對於建造業來說，假如建築物由籌備到整個設計及建造過程、室內及室外所用物料及設施、以至後期的運作、維修及拆卸，能作出適當的調整，便能減低碳排放量。「綠色建築運動」便因應此市場轉化，應運而生。

3. 「綠色建築運動」如何促進社會繁榮?

列格坦繁榮指數(Legatum Prosperity Index)所考慮的因素不單是財富，更包括人的生活質素、社區的維繫。過去，人們置業會購買具有較高的增值潛力的住宅單位；而現在，「宜居」已成為除了經濟因素外，選擇居所的重要考慮因素之一。例如：建築物美觀之餘是否「綠色」及對居住者帶來裨益？此建築物是否配備「綠色」設施？建築物會否破壞周遭的環境？現代人對綠色生活、改變居住環境的要

strong influence on the market also look for green buildings. The "green label" of a building signifies the sustainability of the property, a better building energy management and thus a lower operating cost which improves the return on investment. Therefore, green building features is becoming one of the considerations of the investors in compiling their investment portfolios. In fact, many multi national enterprises and institutions has emphasised and highlighted the importance of green building specifications and requirements when considering leasing or investing office properties.

If we can make appropriate adjustments accordingly to cope with the new market demands, new opportunities which can be described as "Green Economy" will be budding. A fine-designed and well-equipped building with green elements (e.g. using energy efficient lighting system and other electrical appliances, building-integrated photovoltaic (BIPV)) can help reduce the energy consumption and thus greenhouse gas emissions. With the behavioural changes of end users in requesting green features, together with government policies and legislations that provide incentives and controls relating to green building practices, the green building elements will one day become standard provisions in future buildings.

Besides helping attain a better living quality, "Green Building Movement" brings along with the social cohesion

through pursuing a common vision of a better built environment resulting in economic advantages and will become an essential social capital to maintain the long-term prosperity of the community.

4. WHERE TO START?

For new buildings, promoting "Green Building" is relatively simple. Through the concerted efforts of the government and stakeholders in the areas of advocacy, legislation and accreditation, the road ahead for driving the "Green Building Movement" is broad and smooth, and the demands for "green building" and energy saving measures have never been so pressing. The foreseeable problems and challenges are the mechanisms to retrofit existing buildings to meet green building standards, and the way to encourage and change the mind-set of more developers, owners and users to accept the new concept.

Building-related activities constitute a major proportion of total energy consumptions within the community, whereas shopping malls, office buildings, air-conditioning and lighting take up the largest share in the consumption of energy within a building. As the buildings directly and indirectly owned or managed by the government account for a significant proportion of the total number of buildings in Hong Kong, the government has a vital role in the "Green Building Movement". If the government can take the initiative to enhance the energy consumption

求，從而促進“綠色建築”的產生。這些因氣候轉變和對能源短缺的關注帶來的人類行為模式的轉變，不難令發展商、承建商發現有綠色標籤的建築物於市場上更具競爭力。再者，物業投資者多為大財團、擁有強大市場影響力的主權及私募基金等，他們亦會尋找“綠色建築”作投資對象，因有綠色標籤的建築對他們來說代表了物業的可持續發展，對能源消耗的控制從而減低營運成本，增加投資回報，所以成為投資者選擇投資組合的考慮因素之一。事實上，很多國際企業及大機構在租賃或投資辦公室物業時，已經強調及要求綠色建築規格。

如我們能切合此轉變作出調節，可衍生出新的機遇，故也有“綠色經濟”一說。一個擁有優良完善設計的綠色建築(例如選用低耗能照明及其他電器裝置、綠建築專用太陽能板(BIPV))，可減少能源消耗因而減低溫室氣體的排放量。因使用者的行為轉變，兼有政府在政策與法例上對「綠色建築」的優惠及監管，綠色建築元素必會成為未來建築標準的新規範。

推動「綠色建築運動」除了得到更優質的生活外，通過對更美好居住環境追求的共同願望，「綠色建築運動」帶來了社會共融，並產生了經濟效益，更成為了保持長期社會繁榮重要資本。

4. 該從何處入手?

對於新建樓宇來說，推行「綠色建築」相對簡單，而經過政府及各方持份者在倡導、立法、認證等方面的努力，亦正邁向康莊，市場對於「綠色建築」、節能減排的需求愈加殷切。我們面對的挑戰在於如何將現成的樓宇更新(retrofitting)以達致綠色建築的標準，以及如何鼓勵和改變發展商、業主及使用者的去接受此新思維。



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performance of those buildings in a systematic and extensive manner, as well as share carbon emission and energy consumption data of such buildings with the public for reference, it can serve as a role model to private building owners for collating and sharing their own data.

On the other hands, the government can make reference to the successful experience in legislative practices of Europe, Japan, Australia, Canada, United States, etc. in encouraging the "active designs" (e.g., encouraging the purchase of energy efficient lighting and air-conditioning systems) and the "passive designs" (e.g., to minimize the use of unnecessary lighting and air-conditioning; use natural lighting, and opening the window for natural ventilation etc, as alternative) to advance the overall environmental performance of the building. Other feasible measures may include carbon auditing, carbon tax, carbon trading, granting exemption on the rents and rates of "green label" buildings as well as promoting practices of "green lease". Besides, to change the inherent concept of the public at large and educate our next generation the importance of the sustainable "green building" practices, the government may also consider bringing the idea of "green building" in the city planning policies and the school education.

5. WHO SHOULD PROMOTE THE "GREEN BUILDING MOVEMENT"?

Developed countries around the world attach great importance to the issue of "Green Building Movement" in their agendas, and have invested significant amount of resources on research and development. As a world-class cosmopolitan, how can Hong Kong be left behind? It explains why the Hong Kong Green Building Council is founded to keep pace with the development of the surrounding regions and has become the pilot of the "Green Building Movement". However, the success in implementing

"Green Building Movement" can only be achieved through the collaboration of the government, industry stakeholders, designers and users together with full participation of the community.

• THE ADVOCACY OF THE GOVERNMENT

In the recent years, the government has taken different measures to help the "Green Building Movement", for example, developers seeking concession on gross floor area for their properties have to obtain BEAM Plus certification for the respective developments from 1 April 2011 onwards. The Buildings Energy Efficiency Ordinance (Cap. 610) was also enacted and will come into full effect on 21 September 2012 which brings positive impact on and demonstrates good practice to the industry. In addition to the resources invested last year, the government pledges to make greater efforts to encourage and strengthen the regulatory control to ensure a greener construction process in both public and private developments, and to foster a "green" culture and promote the green economy. It is hoped that the government will continue to strive for a "greener" built environment in this connection.

• HONG KONG GREEN BUILDING COUNCIL

The Hong Kong Green Building Council plays a leading role in the "Green Building Movement" for its unique and unbiased position. It consolidates the efforts of "green" professionals and organisations and provides a platform for mutual sharing of knowledge and experience. The Hong Kong Green Building Council strives for the uplift of the "green building" standards, and is dedicated to drive market transformation. It is an indispensable momentum to advance the "Green Building Movement".

香港的建築物及其相關活動佔本土大部份的耗電量，而在商場、辦公樓，冷氣系統及照明所佔比重最大。政府直接及間接持有和管理的建築物佔了香港總建築樓宇數量的一個重要的比例，所以政府於「綠色建築運動」中的影響力舉足輕重。如政府可帶頭有系統及有規模地提升其下建築物的能耗表現，並能公開建築物的碳排放量以及電力等能源用量予公眾參考，便可為私資擁有的建築物奠定如何整理和共享數據的基準，起到倡導性作用。

另一方面，政府可向歐洲、日本、澳洲、美加等地的成功立法及執法吸取經驗，推動以“主動設計”（如鼓勵購買高能源效益的照明、空調系統）及“被動設計”（如鼓勵減少使用不必要的照明、空調系統，改用天然光及開窗調節空氣），提高建築物整體環保表現。其他可行的手段包括了碳審計、徵收碳排放稅、碳貿易、豁免有“綠色標籤”大廈的地租及差餉、鼓勵推行“綠租約”等。亦可參考在教育及城市規劃政策中滲入「綠色建築」意念，改變市民大眾及新一代的固有思維方式，從小教育下一代低碳排放、具可持續發展性的「綠色建築」的重要性。

5. 應由誰推動「綠色建築運動」?

「綠色建築運動」是非常重要的課題，世界上的已發展國家均非常重視，投入了大量的資源作研究和推動，香港作為國際性大都會，豈可落於人後？故有綠色建築議會的成立，且與國內外比肩、同步發展，成為今日推動本地「綠色建築運動」的火車頭。但要成功推動「綠色建築運動」還需要政府、業界、設計者、使用者、社區、以及全民參與，眾志成城才可見成效。

• 政府的倡導

對推動「綠色建築運動」，政府近年做了很多工作，例如由2011年4月1日起，要求申請總樓面面積寬免(GFA Concession)需通過環保建築認證(BEAM Plus Certification)，以及由2012年9月21日起強制執行《建築物能源效益條例》，為綠色建築帶來正面及積極的作用，是業界推崇的良好示範。本年度的政府施政報告亦承諾繼上年度投放的資源外，加大力度鼓勵及加強立法監管，令公共及私營設施的建造過程更“環保”，培養更“綠色”的社會文化，以推動綠色經濟。期望政府能繼續在鼓勵措施和法例上推動綠色建築。

The major works of the Hong Kong Green Building Council can be summarized by the acronym "AAAA", i.e. Assessment for green building standards, Accreditation for green building professionals, Award for green building projects and Advocacy for green building practices. BEAM Plus certification is derived in accordance with the Hong Kong's unique sub-tropical climate, geographical constrains, as well as its urban development needs (such as the height and density of buildings). Over 1,200 green building professionals (BEAM Pro) have been trained, examined and appraised since the introduction of the programme, and a rigorous review mechanism has been set up to review the projects filed for the certification. Over 100 such applications have registered for review. The Hong Kong Green Building Council also provides consultation and support to the government and the community with respect to strategy, research, education and the promotion of green building. The contribution of the Hong Kong Green Building Council in the "Green Building Movement" should be well-recognised.

• CONSTRUCTION INDUSTRY COUNCIL

A keyword in "Green Building Movement" is "building". The Construction Industry Council is a

statutory body which gathers all stakeholders of the building and construction industry, as well as a founding member and the sole funding backer of the Hong Kong Green Building Council, its close collaboration with the Hong Kong Green Building Council is therefore critical. With the capability of unifying the construction industry, the Construction Industry Council can promulgate "Green Building Movement" throughout the entire building life cycle from planning, design, preparation of guidelines on good practices, technical instruction on construction procedures, maintenance, renovation and demolition to material and equipment selection to stakeholders from every sector of the construction industry.

The Zero-Carbon Building of the Construction Industry Council which is under development, is known to be the first building which is more than just educating and inspiring the public on low carbon living, it also serves as actual operating premises to demonstrate how to achieve low carbon living through life practice. It will be a show-case of the state-of-the-art in the advanced eco-building design and technologies to lift the eco-building standards of the industry and raise community awareness and desire in pursuing sustainable living.

• 綠色建築議會

綠色建築議會因其中立的獨特位置而在「綠色建築運動」中擔當了領導的角色。綠色建築議會集合了所有與“綠色”建築相關的專業團體及人才，可為所有持份者提供一個不偏不頗、分享知識技術及經驗的平台；而綠色建築議會更努力不懈提升綠色建築標準、推動市場轉化，是推行「綠色建築運動」不可或缺的強大動量。

綠色建築議會主要的工作在於“4A”，即是建築物環保認證(Assessment)、綠色建築專才培訓(Accreditation)及項目獎賞(Award)、建築物環保倡導(Advocacy)四方面，環保建築認證(BEAM Plus Certification)是因應香港獨特的亞熱帶氣候、地理環境限制、城市規劃(如樓宇的高度、密度)研究而成，為國際注目。議會亦已成功為“綠色建築”訓練及考核了超過1200位綠建專才(BEAM Pro)，並制定了嚴謹的評審機制為建築項目作審核及評級。目前已有超過100個項目登記接受審核。綠色建築議會並從策略、研究、教育、宣傳四管齊下，為政府及社區的相關政策制訂及實施提供了多方面的諮詢及支援。綠色建築議會為推動「綠色建築運動」邁出了重要的一步，其貢獻不容忽略。

• 建造業議會

「綠色建築運動」中的一個關鍵詞語是“建築”。建造業議會作為建築界法定組織，凝聚了所有建造業界的持份者及政府成員，又兼綠色建築議會的創會會員及主要贊助者，其密切配合非常關鍵。建造業議會的作用在於可集結各建造業持份者，



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6. LOOKING FORWARD

Hong Kong is a dense metropolis packed with talented and qualified people who are capable of building Hong Kong into a "Green Building Paradigm" for other similar districts of the world. It is delighted to learn that with supports in policies and legislations, the "Green Building Movement" is granted a promising start in Hong Kong. The "Green Building Movement" was primarily a mere notion for "environmental friendly" practices which has evolved into a crucial element to maintain long-term prosperity of a society and brings along new economic opportunities as well as a milestone for moving towards a "smart city" and a "quality" life.

"I hope industry stakeholders can seize the opportunities derived from this important social capital, and with the concerted efforts of the Hong Kong Green Building Council and the Construction Industry Council, we can push the "Green Building Movement" to new heights," said Dr. Chan.

從籌備、規劃、設計、制定作業方式指引、建築施工及程序、建築保養、翻新及拆卸、材料選用、設備選用方面等的整個建築生命週期中推動「綠色建築運動」，涉及建造業每一類的持份者。

其中，建造業議會建造中的零碳建築，是現時已知首座不但可作展覽、教育用途，更可以作為實際工作場地應用的建築物。其高難度的建造及營運要求，將展示最先進的環保建築設計及科技，促進業界不斷提高環保建築的水準，並提高市民對低碳及可持續生活模式的認知和追求，為綠色建築界作出良好示範。

6. 展望

香港是建築密集的國際大都會，我們人才濟濟，有條件、能力和資源，作為「高密度地區的綠色建築」典範。欣見香港因有政策及法制的支持扶助，在「綠色建築運動」已有一個好開始。「綠色建築運動」以環保出發，卻能帶來新的經濟機遇，為社會帶來繁榮，也為邁向「智慧化」都市及優質生活寫下重要的一章。

陳博士說：「希望業界可善用這項重要的社區資本，抓緊機遇，再加上綠色建築議會及建造業議會的通力合作，必能將「綠色建築運動」推上高峰。」



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THE NEW BUILDINGS ENERGY EFFICIENCY ORDINANCE - OWNERS BEWARE!

In line with the recent trend towards energy preservation and environmental awareness, new legislation has been enacted with the aim of improving the energy efficiency standards of new buildings in Hong Kong.

The Buildings Energy Efficiency Ordinance (Cap. 610) ("BEEO") was gazetted on 3 December 2010 and came into operation on 21 February 2011, with the exception of Parts 2 to 6 of it which are expected to take effect from 21 September 2012. Under the Ordinance, owners and developers of buildings would face stiff fines and penalties for non-compliance with specified energy efficiency standards. BEEO focuses on energy efficiency for air conditioning, electrical, lift and escalator and lighting installations.

In this article, we examine the key aspects of the BEEO, highlighting important issues for owners and developers.

SCOPE OF BEEO

The Ordinance applies to all buildings, with the following exceptions:

1. a building whose electricity supply does not exceed 100A, 1-phase or 3-phase;
2. a building not more than 3 storeys high (having a roofed area of not more than 65.05 sq. m. and a height of not more than 8.23 m.); and
3. monuments or historical buildings specified under the Antiquities and Monuments Ordinance.

Furthermore, the Director of Electrical and Mechanical Services ("EMSD") has the power to give exemption to temporary buildings which will cease to exist in 12 months.

RELEVANT CODES OF PRACTICE

Corresponding to the BEEO, the EMSD has issued two codes of practice:

- For Parts 2 and 3 of BEEO, the Code of Practice for Energy Efficiency of Buildings Services Installations in Buildings (otherwise known as the Building Energy Code or "BEC"); and
- For Part 4 of BEEO, the Code of Practice for Energy Audit in Buildings (otherwise known as the Energy Audit Code or "EAC").

PART 2 - PRESCRIBED BUILDINGS AT DESIGN STAGE AND OCCUPATION APPROVAL STAGE

Part 2 applies to a prescribed building for which a consent to the start of building works for superstructure construction is given after the commencement of this Part.

Prescribed buildings include (but are not restricted to) commercial buildings, hotels, hospitals, schools, railway stations, common areas of residential or industrial buildings. Note that residential buildings and industrial buildings are not included.

Under Part 2 of BEEO, the owner or developer who proposes to construct a prescribed building must submit two declarations of compliance to the EMSD, one at the design stage ("Stage One Declaration") and the other at the occupation approval stage ("Stage Two Declaration"). Both declarations have to be certified by a registered energy assessor.

DESIGN STAGE

Within two months after consent has been given to commence building construction, the owner and/or developer must submit a Stage One Declaration to the Director of EMSD, confirming all building services installations (ie air conditioning, electrical, lift and escalator and lighting installation) to be provided

全新建築物能源效益條例 —業主須知

配合近日節約能源和環保意識的趨勢，政府已制定新法例，以改善香港新建築物的能源效益標準為目的。

「建築物能源效益條例」（第610章）（「本條例」）已於2010年12月3日刊憲，除條例第2部至第6部預期於2012年9月21日生效外，本條例已於2011年2月21日開始實施。條例下，建築物擁有人及發展商就未有遵守指定能源效益標準，會面臨嚴厲罰款和刑責。本條例集中處理空調裝置、電力裝置、升降機及自動梯裝置及照明裝置的能源效益。

本文會研究條例的主要層面，為擁有人及發展商重點列出關鍵焦點。

條例範圍

除下列情況外，本條例適用於所有建築物：

1. 電力供應不超過100安培（單相或三相）的建築物；
2. 不超過3層高的建築物（有蓋面積不超過65.05平方米而高度不超過8.23米）；及
3. 根據「古物及古蹟條例」指定的古蹟或歷史建築物。

此外，機電工程署署長有權對12個月內將不再存在的臨時建築物給予豁免。

相關實務守則

就本條例，機電工程署已發出兩份實務守則：

- 有關本條例第2部及第3部的「建築物能源效益守則」（亦稱「能源效益守則」或「BEC」）；及
- 有關本條例第4部的「建築物能源審核守則」（亦稱「能源審核守則」或「EAC」）。

第2部 - 設計階段及佔用准許階段的訂明建築物

第2部適用於生效日期之後，獲發的有關準許展開上蓋建築物建築工程的同意書之訂明建築物。

訂明建築物包括但不限於商業建築物、酒店、醫院、學校、鐵路站、住宅或工業樓宇的公用地方。要注意的是，住宅建築物和工業建築物並不包括在內。

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by the developer will be installed and completed in accordance with the minimum energy efficiency requirements in the BEC.

OCCUPATION APPROVAL STAGE

Within four months of obtaining the occupation permit, the owner and/or developer must submit a Stage Two Declaration to the Director, confirming the building services installations have been designed, installed and completed in accordance with the minimum energy efficiency requirements in the BEC. A registered energy assessor must personally inspect the building services installation 30 days prior to certification of the declaration.

CERTIFICATE OF COMPLIANCE REGISTRATION

Within three months of receiving the Stage Two Declaration and, provided that the required documents have been submitted, the EMSD will issue to the owner and/or developer a Certificate of Compliance Registration, which will be valid for 10 years.

Once the Certificate of Compliance Registration is issued, the owner and/or the responsible person for the building is under a duty to ensure the building services installations are maintained to a standard not lower than that applied in that Certificate of Compliance Registration.

PART 3 – MAJOR RETROFITTING WORKS IN PRESCRIBED BUILDINGS

Part 3 of BEEO applies to a prescribed building where major retrofitting works of any building services installations (i.e. air-conditioning, electrical, lift/escalator or lighting installation) are being carried out.

FORM OF COMPLIANCE

A registered energy assessor should issue a Form of Compliance within two months

after the completion of the works. Once a Form of Compliance is issued, the responsible persons are under a duty to maintain the installation to a standard not lower than that specified in that Form of Compliance, subject to the Director's exemption for the purpose of heritage conservation.

PART 4 - ENERGY AUDIT

Part 4 will have the greatest impact on all owners of commercial buildings or any commercial portion of a composite building. An energy audit must be carried out by a registered energy assessor, typically once every 10 years, in accordance with the EAC.

In brief, the energy auditing process involves six steps:

1. Collection of building information;
2. Review of energy consuming equipment;
3. Identification of Energy Management opportunity;
4. Cost and benefit analysis of the Energy Management Opportunity;
5. Recommendations; and
6. Compiling of energy audit report

Once the audit is completed, the assessor would then issue an Energy Audit Form, which must be displayed in a conspicuous position at the main entrance of the building.

PART 5 – IMPROVEMENT NOTICE

The Director of EMSD may issue an improvement notice to the developer, owner or responsible person if it is of the opinion that a requirement under the Ordinance is being or has been contravened and it is likely that the contravention will continue or be repeated.

CONCLUSION

The current BEC relates only to the technical guidance governing the

根據本條例的第2部，計劃興建訂明建築物的業主或發展商，必須向機電工程署提交兩份遵行規定聲明，一份於設計階段提交（「首階段聲明」），而另一份則於佔用准許階段提交（「次階段聲明」）。兩份聲明均須由註冊能源效益評核人核證。

設計階段

於發出展開建築物建造同意書後兩個月內，擁有人及／或發展商必須向機電工程署署長提交一份首階段聲明，確認發展商將提供的所有屋宇裝備裝置（即空調裝置、電力裝置、升降機及自動梯裝置及照明裝置），均會依據建築物能源守則的最低能源效益要求進行安裝及完成。

佔用准許階段

取得佔用許可證的四個月內，擁有人及／或發展商必須向署長提交一份次階段聲明，確認屋宇裝備裝置已依據建築物能源守則的最低能源效益要求而設計、安裝及完成。註冊能源效益評核人必須於對聲明進行核證的30天之前，親自檢查屋宇裝備裝置。

遵行規定登記證明書

收到次階段聲明的三個月內，若已提交所需文件，機電工程署將會向擁有人及／或發展商發出一份遵行規定登記證明書，有效期為10年。

一旦發出遵行規定登記證明書，則建築物的擁有人及／或負責人有責任確保屋宇裝備裝置維持在不低於遵行規定登記證明書中，就該裝置訂明之採用標準。

第3部 - 訂明建築物內的主要翻新、改造、及維修工程

本條例第3部適用於正進行任何屋宇裝備裝置（即空調裝置、電力裝置、升降機／自動梯裝置或照明裝置）等主要翻新、改造、及維修工程的訂明建築物。

遵行規定表格

註冊能源效益評核人須於完成工程後兩個月內，發出遵行規定表格。一旦發出遵行規定表格，在符合署長就保存文物目的所作出的豁免外，負責人即有責任將該裝置維持在不低於該遵行規定表格中指定的標準。

prescribed buildings services installation under Parts 2 and 3 of the BEEO. While we wait for the equivalent residential/ industrial buildings code to be implemented, owners and/or contractors in Hong Kong should begin to familiarise themselves with the various procedural and legal requirements under BEEO in advance of any new building or major retrofitting works. Owners and the responsible person, including landlords and tenants of commercial buildings, should also be aware of the requirements to carry out energy audits in accordance with EAC.

This article is contributed by
James Yeung
Senior Associate, Minter Ellison

第4部 - 能源審核

第4部將對所有商業建築物或任何綜合用途建築物的商業活動部分擁有人帶來最大影響。按照能源審核守則，能源審核必須由註冊能源效益評核人進行，通常每十年一次。簡言之，能源審核過程涉及六項步驟：

1. 收集建築物資料；
2. 覆核能源消耗設備；
3. 確認出能源管理機會；
4. 分析能源管理機會的成本與效益；
5. 提出建議；及
6. 編制能源審核報告

審核一旦完成，評核人即會發出能源審核表格，此份表格必須於建築物主要入口的顯眼位置展示。

第5部 - 敦促改善通知書

若機電工程署署長認為本條例所訂的規定正被違反或已被違反而且該項違反相當可能會持續或再度發生，機電工程署署長可向該發展商、擁有人或負責人發出敦促改善通知書。

總結

現行的建築物能源守則，只涉及按本條例第2及第3部對訂明屋宇裝備裝置進行規管的技術指引。當大家等待住宅／工業建築物守則的相對應版本實施的同時，香港有關擁有人及／或發展商在進行任何新建築物或主要裝修工程前，應開始熟習本條例下各式程序和法例的規定。擁有人及負責人（包括商業建築物的業主和租戶），亦應了解有關依據能源審核守則進行能源審核的規定。

此文章由銘德律師事務所高級律師
James Yeung 提供



RECENT EVENTS OF CONSTRUCTION INDUSTRY

業界近期活動

DINNER RECEPTION OF THE HONG KONG CONSTRUCTION INDUSTRY TO CELEBRATE THE 62TH ANNIVERSARY OF THE PRC - 30 SEPTEMBER 2011

A National Day Dinner Banquet co-organised by Hong Kong Construction Association (HKCA), Hong Kong Construction Industry Employers General Union (HKCIEGU), Hong Kong Federation of Electrical and Mechanical Contractors Association (HKFEMC), Hong Kong Construction Sub-contractors Association (HKCSA), Construction Industry Council (CIC) as well as over 40 Organisations of the construction industry, was conducted on 30 September 2011 to mark the 62nd Anniversary of founding of the People's Republic of China.

The banquet was officiated by Mr. SHEN Chong, Director General of the Coordination Department of Liaison Office of the Central People's Government in the HKSAR, and Mr. CHEUNG Kin-chung, Secretary for Labour and Welfare, Ir Thomas HO, President of HKCA delivered a welcome speech at the banquet. After a toast led by Mr. CHOW Luen-kiu, Chairman of the HKCIEGU and the organisers, the banquet was filled with great performances including traditional Chinese dance, and choir performances by HKCIEGU, as well as Caring Group Choir performance by the Construction Industry Charity Fund.

The event was welcomed by over 800 industry stakeholders, who took this opportunity to celebrate the National Day of our motherland.

香港建造界慶祝中華人民共和國成立62周年聯歡宴會 - 2011年9月30日

香港建造界慶祝中華人民共和國成立62周年聯歡宴會於2011年9月30日假金鐘名都酒樓舉行，是次宴會由香港建造商會、香港建造業總工會、香港機電工程師商聯會、香港建造業分包商聯會、建造業議會及超過40多個業界團體聯合舉辦。

中聯辦協調部部長沈沖先生及勞工及福利局局長張建宗先生為宴會任主禮嘉賓，並由香港建造商會主席何安誠工程師致歡迎辭。香港建造業總會理事長周聯僑先生及主辦機構帶領祝酒後，一連串精彩表演立即揭開序幕，包括香港建造業總工會的歌詠團及中國舞蹈獻技，以及建造業關懷基金關懷小組兒童歌唱團的合唱演出，令宴會生色不少。

宴會受到超過800位建造業界持份者的熱烈響應，藉此機會共聚一堂，為慶祝祖國國慶舉杯。

1. Chief Executive of the H.K.S.A.R Mr. Donald TSANG was cordially invited to attend the dinner reception

香港特別行政區行政長官曾蔭權先生應邀出席了聯歡宴會



QUALITY PUBLIC HOUSING CONSTRUCTION AND MAINTENANCE AWARDS 2011 - 3 DECEMBER 2011

The "Quality Public Housing Construction and Maintenance Awards 2011" presentation was held on 3 December 2011. The Award was organised by the Hong Kong Housing Authority, with the CIC as one of the co-organisers for the fourth consecutive year.

The Award aims to recognise outstanding contractors, project teams, supervisors and workers for their outstanding performance in the construction and maintenance of public housing projects; and facilitate experience sharing and to enhance the built quality and maintenance of public housing. It was classified into two categories namely New Works Projects and Maintenance & Improvement Projects. The candidates were assessed in accordance with their performance in terms of work quality, site safety, occupational safety and health, environmental protection, ethical integrity, partnership and customer service. Ir Alex LEUNG attended the ceremony and presented some of the awards on behalf of the CIC at the Ceremony.

The CIC would like to convey our sincere congratulations to the awardees for their participation and commitment on site safety during construction and maintenance stages.

優質公共房屋建造及保養維修大獎 2011 - 2011年12月3日

「優質公共房屋建造及保養維修大獎」頒獎典禮已於2011年12月3日舉行。是次大獎由香港房屋委員會主辦，建造業議會(議會)連續第四年成為合辦機構。

大獎旨在嘉許過去一年在公共房屋建造及保養維修有傑出表現的承建商、工程團隊、監督人員及前線工友；鼓勵業界交流管理哲學及作業心得，繼續精益求精，提升建造及保養維修的作業水平。獎項分為兩個組別，分別是新工程項目和保養維修及改善項目，而大會將根據獲提名人士/隊伍在工作上的表現，包括工藝水平、工地安全、職業安全健康、環境保護、誠信道德、夥伴合作及顧客服務等範疇上的作業操守來甄選優勝者。建造業議會高級經理梁偉雄先生代表議會出席了典禮並頒獎。

議會祝賀得獎單位及從業員事業屢創佳績，繼續致力維護施工及保養期間的工地安全。

- 1&2. Senior Manager (Council Services) of CIC, Ir Alex LEUNG presenting the award to the winners.

建造業議會高級經理(議會事務)梁偉雄工程師頒獎予勝出者



MANPOWER TRAINING & DEVELOPMENT

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THE 41ST WORLDSKILLS COMPETITION

The 41st WorldSkills Competition was held from 5th to 8th October 2011 in London. Mr. LAM Tung-leung along with Mr. TAI Sing-yu and TRINH A Duong were the three representatives sent-in by the Construction Industry Council Training Academy (CICTA) for the competition, who participated in the Plumbing and Heating as well as Painting and Decorating categories respectively.

Our heartfelt congratulations to Mr. Lam Tung-leung who was awarded a Medallion of Excellence in the competition.

We could like to take this chance to thank our sponsors, namely: Gammon Construction, Wing Kwong Painting, as well as Ridgid Plumbing, for their generous supports offering our representatives to receive intensive training at the CICTA training centres

第41屆世界技能大賽

第41屆世界技能大賽於2011年10月5日至8日在英國倫敦舉行。建造業議會訓練學院派出三名選手參加比賽，包括：林東亮、戴升宇及鄭亞養，分別參與鋪瓦、水喉及油漆項目。

而林東亮更於比賽中獲頒優異獎，真是可喜可賀！

非常感謝我們的贊助人，包括：金門建築、永光油漆及美捷水務的鼎力支持，讓選手們有機會於訓練學院接受密集訓練，大幅提昇工藝技術。

1. Group photo of the Hong Kong Team at a famous tourist attraction in the U.K.
香港比賽隊伍在英國著名景點前合照留念
2. The joy of victory can be seen on the face of the winner from Hong Kong
代表香港的得獎者流露勝利的喜悅
3. Hong Kong candidate concentrates on preparing the materials
香港選手在全神貫注地準備物料



BUILD UP TRAINING PROGRAMME ROVING EXHIBITION

The CICTA held a series of "Build Up Training Programme Roving Exhibition" between October and November 2011 with an objective to promoting the diversified programme to the general public and drew new blood to the industry.

Over 7,000 pamphlets and souvenirs were distributed at the roving exhibitions in Ma On Shan Sunshine City Plaza, Kowloon City Plaza, Tuen Mun Town Plaza and Tin Shui Wai Chung Fu Plaza, with many queued to sign-up for the programme.

The next round of exhibition is to be held after the Chinese New Year. Location details will be announced in due course. You are welcomed to drop by to support us.

Build 升培訓計劃巡迴展覽

於2011年10月及11月，建造業議會舉辦一系列的「Build 升培訓計劃巡迴展覽」，旨在向公眾推廣計劃中的多元化課程，並吸引更多新人入行。展覽分別在馬鞍山新港城中心、九龍城廣場、屯門市廣場及天水圍頌富廣場舉行，其間向參觀人士派出超過7,000份單張及紀念品，而亦有不少人士即場報名。

下一輪的展覽預計將於農曆新年後舉行，希望屆時各位可以出席支持。詳細地點請留意稍後公佈。

4. The public showed their interest in the programme
市民對課程資訊大感興趣
5. Group photo of promotion team at the eye-catching booth
宣傳人員在鮮艷奪目的攤位前合照留念



MANPOWER TRAINING & DEVELOPMENT

人力培訓及發展

THE CONSTRUCTION INDUSTRY COUNCIL TRAINING ACADEMY (CICTA) GRADUATION CEREMONY - 24 NOVEMBER 2011

The CICTA Graduation Ceremony 2011 was successfully held on 24 November. We are honoured to have Mrs Cherry TSE, JP, Permanent Secretary of Education, as our officiating guest. She urged graduates to work with their enthusiasm, and take any possible chances to broaden their horizons while adhering to the safe practices they've learnt.

Construction Industry Training Board (CITB) Chairman, Ir Billy WONG Wing-hoo, JP, stressed that "opportunity is for those who come well-prepared" and advised the graduates to learn and equip themselves through the many opportunities ahead of them.

In the 2010/11 training year, a total of 1,337 people completed full time courses in craft, operatives and supervisory trainings respectively; Whilst 64,616 people completed part time courses in safety, technology enhancement, management and special technology courses.

建造業訓練學院2011年度畢業典禮 - 2011年11月24日

建造業訓練學院於11月24日舉行二零一一年度畢業典禮，主禮嘉賓教育局常任秘書長謝凌潔貞太平紳士勉勵畢業學員應用心工作，擴闊視野及緊記工業安全的重要性。

建造業訓練學院主席黃永灝工程師表示「機會只會留給有準備的人」，同時鼓勵各畢業學員掌握機會，不斷吸收經驗，裝備自己。

於2010/11 訓練年度，共有1,337 名生力軍分別工藝、機械操作、監工/技術員的全日制課程，而修畢安全、技術提升、管理及專門技術的業內在職人士有64,616 人。



1. CITB Chairman Ir Billy WONG taking photo with the graduates
建造業訓練學院主席黃永灝工程師與畢業生合照

CONTRACTOR COOPERATIVE TRAINING SCHEME

The "Contractor Cooperative Training Scheme" (CCTS) is a joint training project provided by main contractors and sub-contractors for newcomers in construction industry under the close supervision of CICTA.

Under the Build Up Training Programme, a monthly allowance of \$5,000 will be paid to eligible trainees during the training period. The programme allows contractors to train up to suit the job type and number of workers required, to cater their specific needs.

After the official launch in September 2011, there have been 56 trainees in bar-bending and timber formwork carpenters properly trained by the end of October. On the other hand, some 106 additional training quotas are expected to filled in early December 2011.

承建商合作培訓計劃

「承建商合作培訓計劃」是一個由建訓學院、承建商及分判商聯手合作推行的培訓計劃。透過此計劃，承建商及分判商將會負責提供相關培訓，吸引更多合適人士投身建造業。由於計劃是屬於BuildUp培訓計劃，每位學員在培訓期間每月能獲得培訓津貼最高5,000元。這項計劃能讓業界按其特定需求訓練適合工種和數目的工友。

計劃在九月推出，截至十月底為止，共有56名鋼筋屈紮工及木模板工正在接受訓練；另外106個培訓名額則預計將於12月初開始訓練。

JOB FAIR FOR THE INDUSTRY ATTRACTED OVER 3,600 VISITORS

Following a successful launching of the "Job Fair for the Construction Industry" in February this year, the MTR Corporation made another effort to organise a sequel second Job Fair on 15 and 16 October.

With CIC proudly being one of the supporting organisations, this Job Fair introduced different career prospects of the construction industry with a view to recruiting suitable talents to join the industry.

Some key figures of the event are listed below:

- 18 main contractors participated
- over 1,500 construction vacancies in 50 different trades of works are offered including the E&M ones
- more than 3,600 visitors attended the event
- more than 3,250 application forms received

「建造業就業博覽」吸引逾3,600人次到訪

繼今年2月成功舉辦首次「建造業就業博覽」，港鐵公司再接再厲，於10月15日及16日再度舉辦「建造業就業博覽」，藉以吸引有志之士加入建造業。

建造業議會非常高興再次成為活動支持機構。

是次博覽的主要數字如下：

- 共18間承建商參展
- 加入機電項目，涵蓋近50個工種；合共超過1,500個職位空缺
- 超過3,600人次出席
- 承建商合共收到超過3,250份職位申請表



1. Group photo of officiating guests
主禮嘉賓合照留念
2. The event attracted many job seekers
活動吸引不少求職者到場

CIC TRAINING ACADEMY UPGRADING COURSES 建造業議會訓練學院提昇課程

COURSES 課程名稱	OBJECTIVES 目的	ENQUIRY 查詢電話
Technical Competent Person T1 (Minor Works) Training Course 適任技術人員T1 (小型工程) 訓練課程	To assist the minor works supervisors of the Registered Class 1 Minor Works contractors to become qualified Technical Competent Person T1 (Minor Works) 培訓未具備訂明學歷的第I級別註冊小型工程承建商的監工，成為合資格的適任技術人員T1(小型工程)	2100 9156
Heritage Maintenance (Trowel Trades) Course 文物建築復修(泥水)認知課程	To deliver lectures and craft demonstrations on general and practical skills in trowel trades for heritage maintenance to the experienced workers who are interested in the area. 透過課堂及工場示範，為有志從事文物建築復修的經驗工友介紹常見的泥水的復修技術	2100 9600

CIC EVENTS CALENDAR

議會活動日誌

DATE 日期	EVENTS 活動	VENUE 場地
February 2012 2012年2月	CIC 5th Anniversary Cocktail Reception 建造業議會五周年酒會	To be confirmed 待定
23 February 2012 2012年2月23日	Seminar on Handling Construction Work Injury Cases and Site Safety (II) 處理建造工傷個案及工地安全研討會 (II)	Novotel Century Hong Kong, Hong Kong 香港 - 世紀香港酒店
7 March 2012 2012年3月7日	Technical Forum on NEC3 Collaborative Contractors 新工程合同第三版技術論壇	Regus Conference Centre, Hong Kong 香港 - 雷格斯會議中心
21 March 2012 2012年3月21日	Technical Seminar on Contract Price Fluctuation System 合約價格調整制度技術研討會	Regus Conference Centre, Hong Kong 香港 - 雷格斯會議中心
May 2012 2012年5月	CIC Safety Week 建造業議會安全周	To be confirmed 待定
September 2012 2012年9月	CIC Conference 2012 2012年建造業議會研討會	To be confirmed 待定

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ABOUT CIC NEWSLETTER
關於《建造業議會通訊》

CIC Newsletter is published quarterly by the Construction Industry Council (CIC). It reports news of the latest development and recent updates of the construction industry in Hong Kong and is distributed to construction professionals and practitioners, as well as individuals who are interested in the area of construction.

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《建造業議會通訊》由建造業議會每季出版，內容以報導香港建造業最新動態及發展為主，並免費派發予建造業界的專業人士和從業員，及對建造業感興趣人士。

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