



# 樓宇發展項目每年能源消耗量聲明

## Declaration on Annual Energy Use of a Building Development

認可人士、註冊結構工程師及  
註冊岩土工程師作業備考  
PNAP  
**APP-151**  
附錄 Appendix **B**

- 請以正楷填寫，並在適當方格內加上『√』號。填寫前，請細閱《注意事項》。
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

### 第一部 樓宇詳情

#### Part 1 Building Particulars

電郵地址 E-mail Address i 作認收電郵之用 (電子呈交適用)  
For acknowledgement email (e-submission)

A-1601@ALKF.COM

樓宇名稱(如知悉) (中文) Name of Building (if known) (Chinese)

樓宇名稱(如知悉) (英文) Name of Building (if known) (English)

Y HOTEL HONG KONG

地盤地址(中文) Address of Site (Chinese)

德輔道西87-89 號, 上環, 香港

地盤地址(英文) Address of Site (English)

87-89 DES VOEUX ROAD WEST, HONG KONG

樓宇類型 Type of Building

- ☐ 住宅樓宇 Domestic Building ☒ 非住宅樓宇 Non-domestic Building
- ☐ 綜合用途樓宇 Composite Building

提供中央空調 Provision of Central Air Conditioning

- ☒ 是 Yes ☐ 否 No

提供具能源效益的設施 Provision of Energy Efficient Features

- ☒ 是 Yes ☐ 否 No

地段編號 Lot No.

M.L. 400 S.A. & M.L.

擬安裝 / 已安裝的具能源效益的設施

Proposed / Installed Energy Efficient Features

☐ 擬安裝 Proposed / ☒ 已安裝 Installed

	中文 Chinese	英文 English
1.		BUILDING MANAGEMENT SYSTEM
2.		CURTAIN WALL - LOW SHADING COEFFICIENT VALUE
3.		ENERGY EFFICIENT LIGHTING

i 如空位不敷應用，請於附加頁填寫。  
If space is insufficient, please fill in the additional sheet(s).

☐ 另加附加頁 Additional ☐ 張 Pages



第二部 擬興建 / 已竣工樓宇 / 部分樓宇預計每年能源消耗量

Part 2 Predicted Annual Energy Use of Proposed / Completed Building / Part of Building

☐ 擬興建 / ☒ 已竣工 ☒ 樓宇 / ☐ 部分樓宇 (i) 見註 See Note (1)

發展項目類型 Type of Development	位置 Location	使用有關裝置的 內部樓面面積 Internal Floor Area Served (平方米 m²)	基線樓宇每年能源消耗量 Annual Energy Use of Baseline Building (平方米/年 m²/annum) (i) 見註 See Note (2)		擬興建/已竣工樓宇 每年能源消耗量 Annual Energy Use of Proposed/Completed Building (平方米/年 m²/annum)	
			電力 Electricity 千瓦小時 kWh	煤氣 / 石油氣 Town Gas / LPG 用量單位 Unit	電力 Electricity 千瓦小時 kWh	煤氣 / 石油氣 Town Gas / LPG 用量單位 Unit
住用發展項目 (不包括酒店) Domestic Development (excluding Hotel)	中央屋宇裝備裝置 Central building services installation (i) 見註 See Note (3)					
非住用發展項目 (包括酒店) Non-domestic Development (including Hotel) (i) 見註 See Note (4)	平台 (中央屋宇裝備裝置) Podium(s) (central building services installation)	448.254			45.8	
	平台 (非中央屋宇裝備裝置) Podium(s) (non-central building services installation)					
	塔樓 (中央屋宇裝備裝置) Tower(s) (central building services installation)	2,914.987	276	44.6	247	40.2
	塔樓 (非中央屋宇裝備裝置) Tower(s) (non-central building services installation)					

一般來說,樓宇的預計每年每平方米能源消耗量愈低,樓宇的能源消耗愈有效。例如,如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量,則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多,效能愈大。

In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.



### 第三部 按機電工程署公布的相關實務守則設計 / 完成的裝置

### Part 3 Installation(s) Designed / Completed in Accordance with the Relevant Codes of Practice Published by the Electrical and Mechanical Services Department

以下裝置乃按機電工程署公布的相關實務守則

In accordance with the relevant Codes of Practice published by the Electrical and Mechanical Services Department, the following installation(s) is / are

☐ 設計 designed / ☒ 完成 completed :

裝置類型 Type of Installations	是 Yes	否 No	不適用 N/A
照明裝置 Lighting Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
空調裝置 Air Conditioning Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
電力裝置 Electrical Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
升降機及自動梯的裝置 Lift & Escalator Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
以總能源為本的方法 Performance-based Approach	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 註冊專業工程師 / 註冊能源效益評核人資料

### Details of the Registered Professional Engineer / Registered Energy Assessor

中文姓名\* Name in Chinese\*

① 姓氏先行 Surname first

李沛文

英文姓名\* Name in English\*

① 姓氏先行 Surname first

LI PUI MAN

專業身份 Professional Capacity

☒ 註冊專業工程師

Registered Professional Engineer

☐ 註冊能源效益評核人簽署

Registered Energy Assessor

申請人資料

### Details of the Applicant

姓名/公司名稱(中文) Name / Company (Chinese)

德智顧問工程師行

註冊證明書編號\* Certificate of Registration Number\*

0101389 /

註冊屆滿日期\* Date of Expiry of Registration\*

30062021

日 dd 月 mm 年 yyyy

姓名/公司名稱(英文) Name / Company (English)

MECS CONSULTING ENGINEERS

### 第四部 聲明

### Part 4 Declaration

認可人士姓名(中文)\*

Name of Authorized Person (Chinese)\*

姓氏先行 Surname first

梁向軍

認可人士姓名(英文)\*

Name of Authorized Person (English)\*

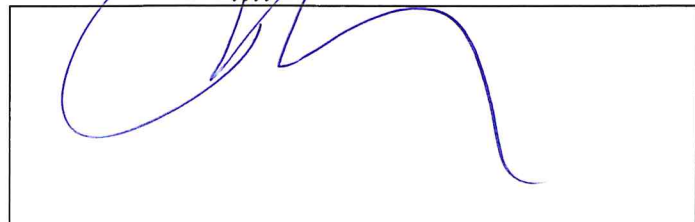
姓氏先行 Surname first

LEUNG HEUNG KWAN, ELLIS

註冊屆滿日期\* Date of Expiry of Registration\*

28062022

日 dd 月 mm 年 yyyy



簽署

Signature

日期 Date

25012021

日 dd 月 mm 年 yyyy

\* 根據註冊記錄

\* In accordance with the registration record

註冊證明書編號\* Certificate of Registration Number\*

AP(A) 1 / 07

本人在載有此聲明書的唯讀光碟上簽署並謹表誠作出此項鄭重聲明確信上述資料為真確無訛。

By signing the DVD Rom containing this declaration, I make this solemn declaration conscientiously believing the information contained in this declaration is true.





# Appendix B

## 附錄B

(PNAP APP- 151)

(《認可人士、註冊結構工程師及註冊岩土工程師作業備考-151》)

### Declaration on Annual Energy Use of a Building Development

#### 樓宇發展項目每年能源消耗量聲明

#### Part I: Building Particulars

##### 第一部分: 樓宇詳情

(a) Building name 樓宇名稱 (if known 如知悉): (English) \_\_\_\_\_ (中文) \_\_\_\_\_

(b) Address of site 地盤地址: (English) 87-89 Des Voeux Road West, Hong Kong  
(中文) \_\_\_\_\_

(c) Lot number 地段編號: M.L. 400 S.A. & M.L. 401 P.P.

(d) Type of building 樓宇類型:

\* ~~Domestic Building~~ 住宅樓宇 / Non-domestic Building 非住宅樓宇 / ~~Composite Building~~ 綜合用途樓宇

(e) Provision of Central Air Conditioning 提供中央空調 \*YES 是 / ~~NO~~ 否

(f) Provision of Energy Efficient Features 提供具能源效益的設施 \*YES 是 / ~~NO~~ 否

(g) Please list the \* proposed / installed Energy Efficient Features (add separate sheet if necessary)

請列出 \* 擬安裝 / 已安裝的具能源效益的設施 (如有需要, 請另頁說明)

English

中文

1. Building Management System
2. Curtain wall-low shading coefficient value
3. Energy efficient lighting

#### Part II: Predicted Annual Energy Use<sup>①</sup> of \* Proposed / Completed \* Building / Part of Building

##### 第二部分: \* 擬興建 / 已竣工 \* 樓宇 / 部分樓宇預計每年能源消耗量<sup>①</sup>

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building <sup>②</sup> (m <sup>2</sup> /annum) 基線樓宇 <sup>②</sup> 每年能源消耗量 (平方米/年)		Annual Energy Use of Proposed/Completed Building (m <sup>2</sup> /annum) 擬 * 興建/已竣工樓宇每年能源消耗量 (平方米/年)	
			Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位	Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位
Domestic Development (excluding Hotel) 住用發展項目 (不包括酒店)	Central building services installation <sup>③</sup> 中央屋宇裝備裝置 <sup>③</sup>					
Non-domestic Development <sup>④</sup> (including Hotel) 非住用發展項目 <sup>④</sup>	Podium(s) (central building services installation) 平台 (中央屋宇裝備裝置)	617	12		10	
	Podium(s) (non-central building services)					

(包括酒店)	installation) 平台 (非中央屋宇裝備裝置)					
	Tower(s) (central building services installation) 塔樓 (中央屋宇裝備裝置)	2845	82		74	
	Tower(s) (non - central building services installation) 塔樓 (非中央屋宇裝備裝置)					

**Note:** In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

註：一般來說，樓宇的預計每年每平方米能源消耗量愈低，樓宇的能源消耗愈有效。例如，如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量，則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多，效能愈大。

### Part III

#### 第三部分

The following installation(s) \* is / are \* designed / completed in accordance with the relevant Codes of Practice published by the Electrical and Mechanical Services Department:-

以下裝置乃按機電工程署公布的相關實務守則 設計 / 完成 :-

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法		✓	

Please (✓) where appropriate 請在適當方格內填上(✓)號



Signature 簽署<sup>#</sup>

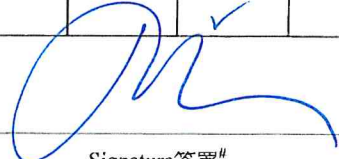
(Registered Professional Engineer 註冊專業工程師 / Registered Energy Assessor 註冊能源效益評核人)

RP0101389

Certificate of Registration No. 註冊證書編號<sup>#</sup>

6/2019

Date of expiry of registration 註冊到期日<sup>#</sup>



Signature 簽署<sup>#</sup>

(Authorized Person 認可人士)

AP(A) 1 / 07

Certificate of Registration No. 註冊證書編號<sup>#</sup>

28/06/2022

Date of expiry of registration 註冊到期日<sup>#</sup>



Company Chop 公司印章 / Signature of applicant 申請人簽署

9/11/2018

Date 日期

<sup>#</sup> In accordance with the registration record 根據註冊記錄

\* Delete whichever is inapplicable 請刪去不適用者

- ① The predicted annual energy use per m<sup>2</sup> per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-  
預計每年每平方米能源消耗量〔以耗電量（千瓦小時）及煤氣/石油氣消耗量用量單位〕計算，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
- (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and  
“每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
- (b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.  
樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- ② “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).  
“基線樓宇”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模型（零分標準）”具有相同涵義。
- ③ “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the electrical and Mechanical Services Department.  
“中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
- ④ Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).  
平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫(如適用)），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

(9/2014)

Our Ref.: BP-PA-0034-2017/NB

7 November 2017

Great Affluence Limited

Room 2006, Billion Plaza,  
No. 8 Cheung Yue Street, Cheung Sha Wan,  
Kowloon, Hong Kong

**Attention: Mr Sidney Leung**

Dear Sir,

**Notification for BEAM Plus Provisional Assessment Result for the Project—  
Hotel Development at 87-89 Des Voeux Road West**

Hong Kong Green Building Council Limited hereby confirms that the subject project has gone through the Provisional Assessment (PA) under the BEAM Plus New Buildings (V1.2).

Based on the Provisional Assessment Report (Project No. 2014-571NB(H)) dated on 27 October 2017, the project has provisionally fulfilled all the applicable prerequisites. This is to certify that the project has the "Unclassified" rating with relevant details as follows:

**1. Submission Date of the Provisional Assessment :**  
10 Mar 2017

**2. Project Description**

Lot Number	: M. L. 400 S.A. & M.L. 401 R.P.
Site Address	: 87-89 Des Voeux Road West, Hong Kong
Project Type	: Hotel
Total Site Area (sq.m.)	: 216.416
No. of Towers/ Blocks	: 1
No. of Floors	: 30 (including G/F)
Total GFA (sq.m.)	: 3246.227

**3. The percentage obtained in the performance categories**

Category	Achievement
Site Aspects (SA)	0%
Materials Aspects (MA)	0%
Energy Use (EU)	0%
Water Use (WU)	0%
Indoor Environmental Quality (IEQ)	0%
Innovations and Additions (IA)	0 credit

**4. Overall rating**  
Unclassified



As stipulated by the Residential Properties (First-hand Sales) Ordinance (Cap 621), for any new residential properties which has been granted with GFA Concessions in accordance to APP151 issued by Buildings Authority, its BEAM Plus assessment rating should be included in the sales brochures under the section of “**Information in application for concession on gross floor area (GFA) of building**”. In this regard, a Green Building Certification Label (Label) is provided for printing purpose on the sales brochures. Please refer to HKGBC website for more information:

<https://www.hkgbc.org.hk/eng/beamplus-certlabel.aspx>

If you have any question, please do not hesitate to contact the HKGBC BEAM Plus Certification Office on 3994 8813.

Thank you for your kind attention.

Yours faithfully,



Ir Cary CHAN, J.P.  
Executive Director



## Guidelines on Promotion of BEAM Plus Projects with Unclassified rating

### Part A Guidelines for Projects with Provisional Assessment (PA) Unclassified Results

1. When a project has gone through the Provisional Assessment (PA), a PA notification letter will be issued to the Project Owner for projects given "Unclassified" rating. As such the Project Owner (or other relevant party) may describe the PA result in words. Appropriate wording of the description is given in 2 below.

Provisional Assessment (PA) is available for the following tools:

- BEAM Plus New Buildings V1.1./V1.2
- BEAM Plus Existing Buildings V1.1/V1.2 (optional)
- BEAM Plus Existing Building V2.0 – Comprehensive Scheme A (optional)

2. The following statement can be used by project applicants to describe the rating in its promotional materials:

<p><i>"This project has gone through the Provisional Assessment under the BEAM Plus..."</i></p>	<p><u><i>(Please select the assessment tool)</i></u></p> <ul style="list-style-type: none"> <li>- New Buildings (NB) V1.1</li> <li>- New Buildings (NB) V1.2</li> <li>- Existing Buildings (EB) V1.1</li> <li>- Existing Buildings (EB) V1.2</li> <li>- Existing Buildings (EB) V2.0 Comprehensive Scheme A</li> </ul>	<p><i>...of the Hong Kong Green Building Council Limited and has received the Unclassified rating on [date]."</i></p>
<p>“此項目於 [日期] 完成香港綠色建築議會有限公司所頒授的綠建環評...”</p>	<p><u><i>(Please select the assessment tool)</i></u></p> <ul style="list-style-type: none"> <li>- 新建建築 1.1 版</li> <li>- 新建建築 1.2 版</li> <li>- 既有建築 1.1 版</li> <li>- 既有建築 1.2 版</li> <li>- 既有建築 2.0 版 綜合評估計劃甲</li> </ul>	<p>...初步認證，暫定為「不予評級」。”</p>

3. The applicant can adopt the statement shown in 2 for promotion provided it is used with specific reference to the assessed building, in settings such as advertising, internet, display material, publications, public speaking, events and internal communications, subject to the condition that the BEAM Plus PA result shall **NOT** be used -

- in any way without specific reference to the assessed building;
- to promote a building design or project other than the assessed building;
- in a way that is misleading;
- in a way that is likely to adversely affect the interests of the HKGBC or to bring BEAM Plus or HKGBC into disrepute;
- to promote the organisation generally without specific reference to the assessed building;
- when the 6-year validity of the PA notification letter has expired #; or
- when the FA result is available.

# The PA notification letter will remain valid for 6 years or until the issue of FA result or the expiry of the time period allowed for completion of FA as defined in Technical Circular on Sunset Clause for BEAM Plus Assessment, issued by BEAM Society Limited (BSL), whichever is earlier. However, the use of PA result for marketing will still be allowed if upon expiry of the above time period, the FA has already started and is in progress.

4. In the case of indicating BEAM Plus registration status on sales brochures for first-hand sales of residential properties, the Project Owner and relevant parties shall observe separate guidelines<sup>1</sup> issued by the Hong Kong Green Building Council Limited and relevant government authority.

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<sup>1</sup> Details of Green Building Certification Label: <https://www.hkgbc.org.hk/eng/beamplus-certlabel.aspx>

## Part B Guidelines for Projects with Final Assessment (FA) Unclassified Results

1. When a project has gone through the Final Assessment (FA), a FA notification letter will be issued to the Project Owner for projects given "Unclassified" rating. As such the Project Owner (or other relevant party) may describe the FA result in words. Appropriate wording of the description is given in 2 below.

Final Assessment (FA) is available for all assessment tools.

2. The following statement can be used by project applicants to describe the rating in its promotional materials :

<p><i>"This project has gone through the Final Assessment under the BEAM Plus..."</i></p>	<p><u>(Please select the assessment tool)</u></p> <ul style="list-style-type: none"> <li>- New Buildings (NB) V1.1</li> <li>- New Buildings (NB) V1.2</li> <li>- Existing Buildings (EB) V1.1</li> <li>- Existing Buildings (EB) V1.2</li> <li>- Existing Buildings (EB) V2.0 Comprehensive Scheme A</li> <li>- Existing Buildings (EB) V2.0 Comprehensive Scheme B</li> <li>- Interiors (BI) V1.0</li> </ul>	<p><i>...of the Hong Kong Green Building Council Limited and has received the Unclassified rating on [date]."</i></p>
<p>"此項目於 [日期] 完成香港綠色建築議會有限公司所頒授的綠建環評..."</p>	<p><u>(Please select the assessment tool)</u></p> <ul style="list-style-type: none"> <li>- 新建建築 1.1 版</li> <li>- 新建建築 1.2 版</li> <li>- 既有建築 1.1 版</li> <li>- 既有建築 1.2 版</li> <li>- 既有建築 2.0 版 綜合評估計劃甲</li> <li>- 既有建築 2.0 版 綜合評估計劃乙</li> <li>- 室內建築 1.0 版</li> </ul>	<p>...認證，獲定為「不予評級」。</p>

3. The applicant can adopt the statement shown in 2 for promotion provided it is used with specific reference to the assessed building, in settings such as advertising, internet, display material, publications, public speaking, events and internal communications, subject to the condition that the BEAM Plus FA result shall **NOT** be used -
- in any way without specific reference to the assessed building;
  - to promote a building design or project other than the assessed building;
  - in a way that is misleading;
  - in a way that is likely to adversely affect the interests of the HKGBC or to bring BEAM Plus or HKGBC into disrepute;
  - to promote the organisation generally without specific reference to the assessed building; or
  - when the 5-year validity of the FA notification letter has expired.
4. In the case of indicating BEAM Plus registration status on sales brochures for first-hand sales of residential properties, the Project Owner and relevant parties shall observe separate guidelines<sup>2</sup> issued by the Hong Kong Green Building Council Limited and relevant government authority.

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<sup>2</sup> Details of Green Building Certification Label: <https://www.hkgbc.org.hk/eng/beamplus-certlabel.aspx>