

《建築物 (能源效率) 規例》
(第 123 章，附屬法例 M)

Building (Energy Efficiency) Regulation
(Cap. 123 sub. leg. M)

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尚未實施的條文 / 修訂 ——

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制定史

本為 1995 年第 144 號法律公告 —— 1997 年第 (C)32 號法律公告 (中文真確本) ， 2011 年第 16 號， 2012 年第 1 號編輯修訂紀錄， 2018 年第 2 號編輯修訂紀錄， 2020 年第 6 號

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(第 123 章，附屬法例 M)

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Building (Energy Efficiency) Regulation

(Cap. 123 sub. leg. M)

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《建築物 (能源效率) 規例》

(第 123 章第 38 條)

(略去制定語式條文——2012 年第 1 號編輯修訂紀錄)

[1995 年 7 月 21 日]

(格式變更——2012 年第 1 號編輯修訂紀錄)

1. (已失時效而略去——2012 年第 1 號編輯修訂紀錄)

2. 釋義

在本規例中，除文意另有所指外——

外牆 (external wall) 指建築物外部的牆壁的全部或任何部分，包括與另一建築物的牆壁毗鄰的牆壁，但不包括地面之下的牆壁或牆壁在地面之下的部分；(2011 年第 16 號第 43 條)

庇護層 (refuge floor) 指有保護的樓層，在發生火警時作為庇護處供建築物內的佔用人聚集；

旅館 (hotel) 指符合以下描述的處所：顯示為提供住宿予到臨處所而願意為該住宿繳付費用的任何人的處所；(2020 年第 6 號第 47 條)

商業建築物 (commercial buildings) 包括辦公室、店舖、百貨公司、公眾娛樂場所、公眾集會場地、食肆及任何其他作商業用途的建築物，但不包括旅館、住用處所、工業建築物、學校、停車場、用作大量貯存的地方及公用設施建築物 (如電力站及電力分站)；

總熱傳送值 (overall thermal transfer value) 就建築物而言，指通過建築物外殼傳送的熱量，該熱量是在顧及建築物外殼的面積、建造外殼所用的物料、物料的熱特性、建築物

Building (Energy Efficiency) Regulation

(Cap. 123, section 38)

(Enacting provision omitted—E.R. 1 of 2012)

[21 July 1995]

(Format changes—E.R. 1 of 2012)

1. (Omitted as spent—E.R. 1 of 2012)

2. Interpretation

In this Regulation, unless the context otherwise requires—

commercial buildings (商業建築物) includes offices, shops, department stores, places of public entertainment, places of public assembly, restaurants and any other buildings used for commercial purposes, but does not include hotels, domestic premises, industrial buildings, schools, car parks, places used for bulk storage and utility buildings such as power stations and sub-stations;

external wall (外牆) means the whole, or any part, of an outer wall of a building and includes a wall adjoining a wall of another building but does not include a wall or part of a wall which is underground; (16 of 2011 s. 43)

hotel (旅館) means premises held out as providing sleeping accommodation to any persons presenting themselves who are willing to pay a fee for the sleeping accommodation; (6 of 2020 s. 47)

overall thermal transfer value (總熱傳送值) means, as regards a building, the amount, expressed in watts per square metre (W/m²), of heat transferred through that building envelope

的方位、建築物外殼各個開口的面積及建築物外殼伸出物的遮光效果等因素後計算所得的，以每平方米若干瓦特 (瓦特／平方米) 表達。

3. 適用範圍

- (1) 本規例適用於附表所指明類別或種類的建築物。
- (2) 凡建築物的不同部分作不同用途——
 - (a) 本規例只適用於用作附表所述建築物或任何附帶用途的部分，但用作庇護層或停車場的部分除外；及
 - (b) 本規例中提述**建築物** (building) 之處，須解釋作提述該等部分。

4. 能源效率

- (1) 本規例適用的建築物在設計和建造上須具令建築事務監督滿意的能源效率。
- (2) 在不損害第 (1) 款的一般性的原則下，如某建築物的外牆及屋頂有適當的總熱傳送值，該建築物須視作在設計和建造上符合該款的規定。

5. 建築圖則內須包括的資料及計算資料

and calculated having regard to factors such as the area of the building envelope, the material used in its construction, thermal properties of the material, orientation of the building, the area of the openings in the building envelope and the shading effect of projections from the building envelope;

refuge floor (庇護層) means a protected floor that serves as a refuge for the occupants of the building to assemble in case of fire.

3. Application

- (1) This Regulation applies to buildings of a class or description specified in the Schedule.
- (2) Where different parts of a building are used for different purposes—
 - (a) this Regulation applies only to those parts which are used as a building described in the Schedule or any purpose ancillary to such use, other than use as a refuge floor or car park; and
 - (b) any reference to **building** (建築物) in this Regulation shall be construed as a reference to those parts.

4. Energy efficiency

- (1) A building to which this Regulation applies shall be so designed and constructed as to achieve energy efficiency to the satisfaction of the Building Authority.
- (2) Without prejudice to the generality of subsection (1), a building shall be regarded as being designed and constructed in compliance with that subsection if its external walls and roofs have a suitable overall thermal transfer value.

5. Information and calculations to be included in building plans

為施行本條例第 14 條而呈交的任何建築工程圖則須包括 ——

- (a) 顯示有關建築物的外牆及屋頂將使用的建築物料的尺寸、顏色、布置及其他細節的簡圖；
- (b) 每一樓層關於窗的下列資料，並以列表方式顯示 ——
 - (i) 每個方位的窗的數目及每個窗的大小；
 - (ii) 將使用的玻璃的厚度；
 - (iii) 玻璃的類型；
- (c) 組合牆及屋頂的傳熱值的詳情連同計算資料；及
- (d) 建築物外牆及屋頂的總熱傳送值的陳述及計算資料。

6. 對伸出物無須理會

即使《建築物 (規劃) 規例》(第 123 章，附屬法例 F) 第 20、22 及 31 條另有規定，如建築物外牆的任何伸出物 —— (2018 年第 2 號編輯修訂紀錄)

- (a) 屬建築事務監督信納為有助達到適當總熱傳送值的伸出物；及
- (b) 從外牆伸出不多於 1.5 米，

則在決定有關建築物是否符合該等條文的規定時，不得考慮該伸出物。

Any plan for building works submitted for the purposes of section 14 of the Ordinance shall include——

- (a) diagrams showing dimensions, colours, arrangements and other details of the building materials to be used for external walls and roofs of the building concerned;
- (b) for each floor, the following information regarding the windows, presented in a tabular form——
 - (i) the number of windows and the size of each window for each orientation;
 - (ii) the thickness of the glass to be used;
 - (iii) the type of glass;
- (c) for composite walls and roofs, particulars of the thermal transmittance value with calculations; and
- (d) a statement and calculations of the overall thermal transfer value of the external walls and roofs of the building.

6. Projections to be disregarded

Notwithstanding anything in regulations 20, 22 and 31 of the Building (Planning) Regulations (Cap. 123 sub. leg. F), any projection from the external wall of a building, being a projection which—— (E.R. 2 of 2018)

- (a) the Building Authority is satisfied contributes to the achievement of the suitable overall thermal transfer value; and
- (b) does not project more than 1.5 m from the external wall,

shall not be taken into account in determining whether the building concerned complies with the requirements of those regulations.

S-1
第 123M 章

附表

Schedule

S-2
Cap. 123M

附表

[第 3 條]

本規例適用的建築物

1. 商業建築物
2. 旅館

Schedule

[s. 3]

Buildings to which this Regulation Applies

1. Commercial buildings
2. Hotels