



綜合工程服務

**General Engineering Services**

進駐蕪新場地 業務穩定發展  
MAJOR NEW VENUES ENHANCE STABILITY





## 綜合工程服務 General Engineering Services



行政長官辦公室、新政府總部和立法會綜合大樓已於2011年夏季啟用，並會在2012年年中全面移交給綜合工程部，進行機電系統日常操作和維修保養工作。

The Chief Executive's Office, new Central Government Offices and the Legislative Council Complex have been in operation since summer of 2011 and will be fully handed over to the Division for O&M services in mid-2012.

綜合工程部的業務在2011/12年度保持穩定。該部年內與政務司司長辦公室及立法會行政管理委員會簽訂兩項主要服務水平協議，為行政長官辦公室、新政府總部和立法會綜合大樓的機電系統提供操作和維修保養服務。

上述三座位於添馬的大樓已於2011年夏天啟用，並會在2012年年中全面移交給綜合工程部，進行機電系統的日常操作和維修保養工作。該部已為此成立駐場工作團隊，提供機電支援及協助客戶和大樓用戶，使用各個嶄新先進的智能機電系統。與此同時，我們仍有一隊操作和維修保養團隊留守舊政府總部，繼續提供服務。



技術人員於添馬政府總部大樓檢查控制台，確保空調系統運作穩定。  
Technical staff checking the control panels to ensure the reliability of the air-conditioning system at Tamar.



技術員正檢查海港政府大樓機電系統的運行參數，確保正常操作。  
Technicians checking the operating parameters of E&M systems at Harbour Building to ensure normal operation.

Business remained stable for the General Engineering Services Division in 2011/12. Two major Service Level Agreements (SLAs) were signed with clients for provision of operation and maintenance (O&M) services: the Chief Secretary for Administration's Office for the Chief Executive's Office, new Central Government Offices, and the Legislative Council Commission for the Legislative Council Complex.

The three buildings, all located at Tamar, have been in operation since summer of 2011 and will be fully handed over to the Division for O&M services in mid-2012. A resident team from the Division provides E&M support and assists clients and tenants in adopting the state-of-the-art intelligent E&M systems. In the meantime, an existing O&M team is still remaining at the old Central Government Offices to continuously provide O&M services.

Another development in the year was the consolidation of some 130 venue-based Annual Maintenance Contracts into one Social Welfare Department SLA for better management of the services.



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該部年內的另一項發展，是把約130份與社會福利署簽訂以場地為本的按年更新維修合約，整合為一份服務水平協議，以提升管理成效。

為加強推廣本港的無障礙通道設施，綜合工程部與建築署攜手為政府樓宇打造無障礙通道，包括安裝梯級升降機和油壓升降台方便輪椅人士出入，及安裝感應圈系統以協助配戴助聽器的人士。其他工作，則包括在殘疾人士洗手間安裝緊急召喚鐘等。這些工作的推展，均有賴場地擁有人的合作和支持。

為政府建築物的升降機優化電動機控制系統及提升安全水平，是綜合工程部推行的重點改善計劃之一。有關改善工程日後仍會繼續進行。

能源效益方面，綜合工程部現正為2012年9月開始實施的《建築物能源效益條例》（第610章）做好準備。該部將為客戶提供協助，確保他們的建築物符合有關《條例》的各種實務守則的技術規定。

For better promotion of barrier-free access facilities in Hong Kong, the Division has been working with the Architectural Services Department to provide barrier-free access facilities to government buildings. Stairlifts and hydraulic platforms have been installed to enhance accessibility for wheelchair users; induction loop systems have been installed to assist public with hearing aids. Other works include the installation of emergency call bells in toilets for persons with disability. Cooperation and support from venue owners are essential in these works.

Upgrade of lift motor control system and enhancement of lift safety for government buildings are one of the major improvement tasks and the Division will continuously carry out these improvement works in the near future.

On the energy efficiency front, the Division has been preparing for the implementation of the Buildings Energy Efficiency Ordinance (Cap. 610) (BEEO) which will be effective from September 2012. The Division will assist clients to comply with the technical requirements set out in the Codes of Practice under the Ordinance.



營運基金定期檢查高等法院吊船系統，確保系統安全及可靠運作。  
EMSTF conducts regular checks to ensure the safety and reliability of the suspended working platform at the High Court.







我們為秦石社區會堂設計和安裝油壓升降台，務求傷健無障礙。  
We designed and installed the hydraulic platform at Chun Shek Community Hall to enable barrier-free access for all.

繼綜合工程部數年前率先採用無油離心式製冷機後，現時已有更多政府建築物採用這項技術，以節省能源和保養費用。此外，為加強港島區多幢政府建築物空調系統地下海水冷卻喉管的可靠性，中環、金鐘和灣仔地下的海水冷卻喉管更換/修復工程，已於今年完成。

展望2012/13年，綜合工程部的業務將穩步發展。無障礙通道項目和提升升降機安全水平會是來年的工作重點，而綜合工程部亦會主動協助客戶遵行各項新的法定要求，例如《建築物能源效益條例》，以及為客戶的運作引進如升降機優化措施等的最佳方法。

Subsequent to the Division's pioneering use of oil-free centrifugal chillers in the past few years, more government buildings have adopted the technology which can save energy and maintenance cost. To enhance the reliability of underground seawater pipes supplying seawater for the air-conditioning system in many of the government buildings on Hong Kong Island, replacement/rehabilitation of underground seawater pipes at Central, Admiralty and Wan Chai have also been completed this year.

Looking to 2012/13, business will grow steadily. Barrier-free access projects and enhancement of lift safety will be a focus in the coming year, while the Division will work pro-actively to assist its client in complying with new statutory requirements, such as the BEEQ, and in adopting best practices, such as lift modernisation measures.