

## 啟德工業貿易大樓 落成啟用

■ 2015年10月26日，座落於啟德發展區的新工業貿易大樓舉行落成揭幕典禮，標誌着這項地標計劃邁進了新里程，為新社區提供多元化服務。這個矚目的發展項目，位於前北面停機坪區太子道東旁，交通便利。項目佔地約8 300平方米，包括一幢辦公大樓、一個社區會堂及地庫停車場。

財政司司長曾俊華先生在揭幕典禮上致辭時，特別提到新大樓的環保節能設計，以整項啟德發展計劃所著重的可持續發展理念為依歸。此外，他表示隨着工業貿易大樓的落成，旺角工業貿易署大樓將騰出26 000平方米樓面面積，並於今年年底前推出市場。





# Trade and Industry Tower Opens at Kai Tak

財政司司長曾俊華先生（中）  
與其他主禮嘉賓出席工業  
貿易大樓落成揭幕典禮

Financial Secretary, Mr John  
C Tsang (middle) and other  
officiating guests attended  
the opening ceremony of  
Trade and Industry Tower



工業貿易大樓一樓大堂  
First floor lobby of  
Trade and Industry Tower

■ The official grand opening of the Trade and Industry Tower at the Kai Tak Development (KTD) on October 26, 2015 signalled an exciting new stage for the landmark project, bringing a host of services to the new community. The eye-catching development project, comprising an office tower, a community hall and a basement car park, is conveniently located on a site of around 8 300m<sup>2</sup> at the former North Apron area next to Prince Edward Road East.

∴ Speaking at the opening ceremony, the Financial Secretary, Mr John C Tsang highlighted the new tower's environmental and energy saving credentials, which follow the important sustainable development principles underpinning the whole KTD. He also noted that the opening of the new tower would free up 26 000m<sup>2</sup> of office space in Mong Kok's Trade and Industry Department Tower, which will be released onto the market by the end of this year.





# 匯集多元功能

## Remarkable functionality



勞工處東九龍就業中心  
Labour Department  
Kowloon East Job  
Centre

協調道郵政局  
Concorde Road Post Office



這幢新的政府部門聯用辦公大樓樓高22層，另有一層地庫，共提供淨作業樓面面積約32 400平方米。大樓是啟德發展區內首座落成的同類型建築物，為10個決策局和政府部門提供新的辦公室及場地。市民亦可於大樓內使用多種不同的前線服務，包括教師註冊、郵政服務、就業和勞資關係服務、鐵路計劃的土地行政服務、福利轉介服務、學生資助及中小型企業支援和諮詢服務。

### 多用途社區會堂

緊接着工業貿易大樓的啟用，位於大樓旁邊的另一重要項目—啟德社區會堂亦於2015年11月6日舉行了開幕典禮。啟德社區會堂的淨作業樓面面積約600平方米，設有一個可容納450人的多用途禮堂連舞台。會堂除可供地區團體舉辦各類活動外，在有需要時亦會用作臨時庇護中心或避寒／避暑中心。

This new joint-user government office building with 22 storeys above ground and a single-storey basement provides a total net operational floor area of around 32 400m<sup>2</sup>. It is the first of its kind that has been completed in the KTD, housing new offices and premises for 10 government bureau and departments. Here, the public will be able to access to a wide range of frontline services, including teacher registration, postal services, employment and labour relation services, land administration services for railway projects, referrals for welfare services, student finance, as well as support and advisory services for small and medium-sized enterprises.

### Multi-purpose community hall for all

Soon after the Trade and Industry Tower's grand opening, another key component of the project – the Kai Tak Community Hall – was commissioned officially on November 6. This stand-alone fully-equipped venue provides a multi-purpose hall with a stage and seating for up to 450 people for the local community to hold events and a range of other activities. The hall's 600m<sup>2</sup> net operational floor area will also serve as a temporary, cold or heat shelter when the need arises.



啟德社區會堂多用途禮堂  
Multi-purpose hall of Kai Tak Community Hall



為方便鄰近各區居民往來，土木工程拓展署於2013年年初完成興建一條橫跨太子道東的全新園景美化高架行人道，把譽•港灣商場與工業貿易大樓一樓連接起來。這條行人道設有升降機，方便上落；牆面以金屬設計配以透明通亮的玻璃，闊12米的寬闊行人通道兩旁更設置花槽，為沿路增添趣味，使四周環境綠意盎然，舒適宜人。土木工程拓展署亦已完成橫跨太子道東至彩虹道的現有行人隧道的美化工程。此外，區內亦已預留空間作日後興建一條橫跨協調道連接至工業貿易大樓的高架行人道之用。

Residents of neighbouring districts can have an easy access via a new landscaped elevated walkway across Prince Edward Road East from the mall of The Latitude to the tower's first floor, which was completed by the Civil Engineering and Development Department (CEDD) in early 2013. For added convenience and to make a more pleasant and enjoyable journey, the walkway is featured with lifts, metal cladding, transparent glazing, and a spacious 12m-wide corridor with planters cascading greenery along each side. The existing subway under Prince Edward Road East linking to Choi Hung Road has also been enhanced by the CEDD. Provision has been made for an additional elevated walkway to be constructed connecting the Trade and Industry Tower to a future development across Concorde Road.

# 行人通道 貫通鄰近地區

## Pedestrian connectivity to nearby areas



全新園景美化高架行人道連接至譽•港灣商場  
New landscaped elevated walkway to the mall of The Latitude

優化後現有行人隧道連接至彩虹道  
Enhanced existing subway to Choi Hung Road

有蓋高架行人道  
Covered elevated walkway

升降機和樓梯  
Lifts and staircases



# 綠化元素 屢獲嘉獎

工業貿易大樓的一系列綠化、節能、可持續發展和環保措施，除了滿足社區對可持續發展的期望外，更榮獲環保建築大獎2014中的「新建建築類別—興建中建築」大獎，並取得綠建環評的暫定鉑金級認證，以及美國綠色建築委員會「能源和環境設計領先認證計劃」的鉑金級認證。

啟德社區會堂外牆的垂直綠化  
Vertical greening at Kai Tak Community Hall

大樓貫徹了啟德發展計劃的綠化理念，無論在地面、天台、高架行人道或社區會堂均栽種大量翠綠植物，整體綠化比率超過地盤面積的四成。依附在大樓外牆的垂直綠化由低層伸延至天台，連成一條創新悅目的「綠色綵帶」。整個工業貿易大樓項目不論在地面、垂直及屋頂均進行了廣泛綠化，其比率分別為21%、8%和30%，為所有使用者提供一個舒適寫意的環境。

## 高效節能內外俱全

工業貿易大樓除了接駁至創新節能的區域供冷系統外，大樓的窗戶亦安裝了雙層玻璃，配合縱向和橫向遮擋太陽裝置，以優化建築物外牆的隔熱效能，從而更有效地節省空調的耗能；而安裝在有蓋行人道、簷篷及天台上的太陽能光伏板，亦為大樓提供部分電力。此外，太陽能煙囪系統利用太陽熱能把社區會堂天台排氣口的空氣加熱，利用煙囪和對流效應促

進地庫停車場和社區會堂走廊的天然通風。

其他的創新節能措施包括使用日光導管，透過高反光度的內層把社區會堂天台的日光傳送到多用途禮堂內；雨水收集及儲存系統作灌溉綠化區之用；以及一個連接至設於地庫的中央廢物收集站的自動廢物收集系統。大堂內更設有一條具啟發性且備有互動式顯示屏的教育徑，讓公眾可了解工業貿易大樓的可持續發展技術和意念。□



天台綠化  
Roof greening

大樓外牆的垂直綠化  
Vertical greening on building facades



啟德社區會堂天台的日光導管  
Sun pipes on the roof of Kai Tak Community Hall

傳送到多用途禮堂內的日光照明  
Sunlight transmitted to the multi-purpose hall



# Award-winning green features

The community's sustainability aspirations are fulfilled with a host of greening, energy-saving, sustainable and other environmental features incorporated into the Trade and Industry Tower. These have led to a Grand Award at the Green Building Awards (2014) in the "Buildings Under Construction – New Buildings" sub-category; a Platinum rating in the Provisional Assessment Stage of the Building Environment Assessment Method (BEAM Plus) certification and the project is LEED® certified to Platinum level.

Lush landscaping, a signature of the entire KTD, is planted on the ground level, the roof and the elevated walkway of the tower, as well as the community hall with overall greening making up more than 40 % of the site area. A pleasant and innovative vertical green belt on the building facades forms a green ribbon of terraces climbing up to the roof. The whole Trade and Industry Tower project features extensive at grade, vertical and roof greening of 21 %, 8 % and 30 % respectively so as to create a pleasant and relaxing environment for all users.

## Energy-efficient inside and out

Apart from connecting to the innovative energy-saving District Cooling System, the tower has high thermal performance with double glazing as well as vertical and horizontal sunshades to optimize the efficiency of air conditioning. Photovoltaic panels on the covered walkway, canopy and the roof produce some of the electricity needed by the building. Moreover, the solar chimney utilizes solar heat to warm up air at the outlet on the community hall roof and makes use of the stack effect to enhance natural ventilation for the basement car park and community hall

foyer through normal convection.

Other innovations include sun pipes that transmit natural sunlight from the roof of the community hall via highly reflective internal surfaces to the multi-purpose hall; a rainwater collection and storage system for irrigating the green areas; and an automatic refuse collection system connecting to a central refuse collection station in the basement. An inspiring education path with an interactive display in the main lobby enables the public to discover all the sustainable technology and ideas embraced in the Trade and Industry Tower. □

啟德社區會堂天台太陽能煙囪系統排氣口  
Outlet of solar chimney on Kai Tak Community Hall roof



縱向和橫向遮擋太陽裝置  
Vertical and horizontal sunshades



太陽能光伏板  
Photovoltaic panels



啟德社區會堂走廊的太陽能煙囪系統通風口  
Solar chimney ventilation opening in Kai Tak Community Hall foyer

促進回收再造的自動廢物收集系統  
Automatic refuse collection system for recycling



設於地庫的中央廢物收集站  
Central refuse collection station in basement



地庫停車場太陽能煙囪系統通風口  
Solar chimney ventilation opening in the basement car park





## 啟德發展區淤泥清理設施 獲暫定鉑金級別嘉獎

### Provisional Platinum Ratings for Desilting Facilities at KTD

■ 由土木工程拓展署負責興建，屬於「啟德明渠重建及改善工程」並正在施工的兩個淤泥清理站，均獲得香港綠色建築議會認可的綠建環評新建建築1.2版最高級別的暫定鉑金級評級。頒獎典禮已於2015年10月29日舉行。這兩個淤泥清理站可以清理積聚於排水道及箱形暗渠的淤泥，是重建及改善工程完成後維持啟德明渠排洪能力的主要設施。□

■ Two desilting compounds currently under construction by the CEDD as part of the “Kai Tak Development – Reconstruction and Upgrading of Kai Tak Nullah” project have both been awarded Provisional Platinum ratings, the highest under the BEAM Plus Version 1.2 for New Buildings as recognized by the Hong Kong Green Building Council. The Platinum ratings were given at an award ceremony held on October 29, 2015. The two desilting compounds are the key components in maintaining the drainage capacity of the upgraded Kai Tak Nullah by removing sediments accumulated along the drainage channel and box culverts. □



土木工程拓展署、顧問公司及承建商代表出席頒獎典禮  
Representatives from CEDD, consultants and contractor attended the award ceremony

## 土木工程拓展署參與 香港大學學術展覽會 CEDD Takes Part in HKU Academic Series Exhibition

■ 土木工程拓展署獲邀參與由香港大學工程學會主辦的2015學術展覽會暨工作坊。該活動於10月7日至9日在黃克競樓平台舉行，以資訊展板向參觀者介紹有關啟德發展計劃的項目範圍和規模。□

■ The CEDD was invited to participate in the 2015 Academic Series Exhibition and Workshop organised by the Engineering Society of the University of Hong Kong from October 7 to 9. Information panels were displayed at the Haking Wong Podium to provide the visitors with an overview of the scale and scope of the KTD. □



於香港大學黃克競樓平台展出的  
啟德發展計劃資訊展板  
Information panels of KTD  
displayed at Haking Wong Podium  
of the University of Hong Kong



## 環保連接系統 詳細可行性研究展開

### Environmentally Friendly Linkage System Detailed Feasibility Study Begins

■ 九龍東環保連接系統的詳細可行性研究已於2015年10月展開，以制訂一個以環保連接系統為骨幹的綜合多模式連接系統，加強啟德發展區與觀塘和九龍灣的連繫，從而推動九龍東轉型為一個新的核心商業區。該研究需時24個月完成，並會適時進行諮詢以收集不同持份者的意見。□

■ The Detailed Feasibility Study for Environmentally Friendly Linkage System (EFLS) for Kowloon East commenced in October 2015 aims to formulate an integrated multi-modal linkage system with EFLS as the backbone, to enhance the connectivity of the KTD with Kwun Tong and Kowloon Bay and to support the transformation of Kowloon East into a new central business district. The study will take about 24 months to complete, and consultations to solicit views from different stakeholders will be timely conducted. □

## 啟德單車徑網絡可行性研究 Kai Tak Cycle Track Network Under Feasibility Study



■ 公眾普遍支持把啟德發展計劃的單車徑網絡，從分區計劃大綱圖內原有的6.6公里延長至約13公里。土木工程拓展署於2015年11月展開了可行性研究，將從新審視擬議的單車徑走線，同時探討單車徑與周邊地區的連接和管理模式，以及研究配套設施等。研究結果及建議將適時諮詢區議會及相關團體。□

■ There is general public support for the proposed extension of the cycle track network in the KTD, with total length increased from 6.6 km in the current Outline Zoning Plan to about 13 km. In November 2015, the CEDD commenced the feasibility study to review the alignment of the proposed cycle track network, explore connections with adjacent districts and management options, examine ancillary facilities, etc. Outcomes and recommendations of the study will be consulted with District Councils and stakeholders timely. □

