

綜合工程服務

General Engineering Services





環保項目好伙伴
Partner in Green Initiatives



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綜合工程部的業務在2009/10年度持續穩定，業績良好。改建、加建暨改善工程和翻新工程，以及操作和維修保養服務方面的業務，都錄得增長。其中一個主要客戶，民政事務總署，把服務安排由以往每年度更新的維修合約改為3年期的服務水平協議，並擴大服務範圍至各社區中心和社區會堂的機電設施維修保養工作，以及社區會堂的小型舞台操作。這項新安排不但簡化了行政程序，也進一步加強了綜合工程部對民政事務總署的服務範疇。

教育局轄下的九龍塘教育服務中心，以及土木工程拓展署轄下的工務中央試驗所大樓，也在2009/10年把服務安排由每年度更新的維修合約改為2年期的服務水平協議，服務範疇包括場地所有機電設施的維修及保養。此外，綜合工程部年內亦對教育局開展了新服務，包括協助全港各資助中小學進行多項主要及緊急維修工程，範圍涵蓋空調、配電、消防及水泵系統等。綜合工程部已為此成立由專業工程師及督察人員組成的工作隊伍，專責策劃和管理招標程序，及監察承辦商的工作進度和質素。

為配合行政長官在2009/10年度施政報告所公布的「環保午膳」計劃，鼓勵學校採用集中分發午膳模式，以減少廚餘及不再使用即棄餐盒，在環境及自然保育基金的資助下，綜合工程部與環境局合作，協助資助學校設計及加裝推行「環保午膳」計劃所需的基本設施。

為支援政府推廣電動車輛的使用，綜合工程部與環境局協作，在政府停車場安裝充電設施，方便電動車輛充電。此外，綜合工程部亦購置了一部電動車供內部使用。

在環保項目方面，綜合工程部還進行了多項工程，包括把上水已婚警察宿舍的舊升降機更換為具電力再生功能的升降機。升降機運行時積累位能，當所積累及可釋放的位能大於發動機的動能時，這類新型升降機釋出剩餘能量，產生電力供建築物內其他系統（例如照明系統）使用，從而減少市電能源的消耗量。此外，綜合工程部正聯同環境局研究，可否以生物柴油代替普通柴油，作為後備發電機的燃料。

「垂直綠化」是在建築物外牆裝上垂直格柵以方便栽種植物，這不但可美化建築物，更可降低建築物的整體溫度。「垂直綠化」是「環保建築」計劃的一部分，目的是鼓勵在政府建築物栽種植物，提高能源效益。機電工程署總部大樓將會裝上垂直格柵及栽種植物作為試驗，評估此項目的可行性。

展望2010/11年度，綜合工程部預期業務運作保持平穩。鑑於添馬艦新政府總部綜合大樓及新立法會大樓等主要建築物，未來數年會相繼落成，該部現已着手熟習這些建築物的設計和布局，為日後肩負那些機電設備及屋宇裝備的操作和維修保養作好準備。



機電工程營運基金為政府大樓維修保養空調系統，令使用大樓的人士舒適。

EMSTF maintains air-conditioning systems for government buildings for the comfort of the occupants.



為預防退伍軍人及其他病症傳播，我們為中央空調的化學劑量系統進行定期保養。

To prevent the Legionnaire's and other diseases, we perform regular maintenance on chemical dosing systems for central air-conditioning plants.



在已婚警察宿舍安裝具電力再生功能的升降機。
Newly installed lift with power regenerative feature at Police Married Quarters.

The General Engineering Services Division recorded a year of stable service operation and good financial results in 2009/10, with an increase in Alterations, Additions and Improvement and refurbishment projects, and operation and maintenance services. One of the major clients, the Home Affairs Department, switched their service arrangement from the previous Annual Maintenance Contract (AMC) to a three-year Service Level Agreement (SLA), with a wider scope covering the maintenance of E&M facilities at community centres and halls, and the operation of small stages in community halls. The new arrangement streamlined administrative procedures and consolidated the Division's service coverage.

Also switching from AMC to a two-year SLA during the year were the Kowloon Tong Education Services Centre under the Education Bureau (EDB) and the Public Works Central Laboratory Building under the Civil Engineering and Development Department, at which the Division maintains all E&M facilities. The Division also offered new services to the EDB, assisting subvented primary and secondary schools throughout the territory in their major repair and emergency repair work, covering air-conditioning, electrical distribution, fire services and water pump systems. A small team of professional and inspectorate staff has been set up to plan and manage the tender process and monitor their contractors.

Another new service relates to the "green lunch" initiative which was promulgated in the Chief Executive's 2009/10 Policy Address. The initiative, which will be subsidised by the Environment and Conservation Fund, encourages schools to adopt a central portioning approach to lunch distribution in order to reduce food waste and eliminate the use of disposable lunch boxes. Working with the Environment Bureau (ENB), the Division has been helping existing subvented schools to design and install the necessary equipment for their "green lunch" projects.

To support the Government's promotion of electric vehicles, the Division has purchased an electric vehicle for internal use and has been working with the ENB to install electric charging facilities at government car parks to facilitate charging of electric vehicles.

Another green project is the replacement of old lifts at the Sheung Shui Police Married Quarters with new lifts having power regenerative features. When travelling in the direction resulting in excess of released potential energy over traction energy, these lifts generate electricity for use in other systems in the building, such as lighting, thus reducing energy consumption from city mains. The Division is also working with the ENB to explore the possibility of replacing conventional diesel with biodiesel as fuel for emergency generators.

One of the other green initiatives in the pipeline includes "vertical greening," which is part of the "green building" initiative to encourage the planting of greenery on government buildings. "Vertical greening" involves mounting vertical grids on the facade of a building to support grass planting, thus beautifying the building while reducing its overall temperature for enhancement of energy efficiency. Pilot vertical grids and greenery will be mounted at EMSD Headquarters to assess the viability of the initiative.

Service operation in 2010/11 is expected to continue to be stable. The Division has also begun familiarisation work on major buildings such as the new Central Government Complex and the new Legislative Council Building at Tamar, of which construction will be completed over the next few years, in order to prepare for future operation and maintenance of their E&M equipment and building services installations.

