

第十一屆澳門國際貿易投資展覽會
專業推介洽談會
11st Macau International Trade &
Investment Fair

聯合建築(集團)有限公司
演講內容簡介

建築樓宇整體維修與翻新
**Building Maintenance
and
Renovation**

目的 Purpose

- 鞏固物業安全、改善整體衛生情況及翻新外觀，從而增加物業市場價值
Enhance Safety, hygiene and value of the properties

建築物整體維修主要範圍 Key scopes in Building Maintenance

- 混凝土維修 Spalling concrete repair
- 外牆翻新/裝飾 Façade renovation / decoration
- 加建及改建 Addition and alternation works
- 公共地方翻新/裝飾 Common area renovation / decoration
- 食水系統及排污系統翻新 Plumbing and Drainage system renewal
- 消防系統改善 Enhancement of Fire Services Installations
- 樓宇設備改善(例如：升降機、電梯及各類電力設備) Enhance of Building Services Installation (Lifts, escalators, electrical and mechanical installations)

工作流程 Process Map

- 了解業主各項要求及需要，定立目標
Understand tenants/owners' expectations/requirements and establish project definition
- 平衡項目成本與預算要求 Understand Cost / Budget requirement
- 草擬設計 Implement Design
- 擬定施工進度表 Develop master programme
- 投標程序 Tender
- 施工範圍 Construction
- 完工目標 Completion
- 檢查及測試 Testing and Commissioning
- 完工記錄及圖則 As-built Record
- 項目監控 Operation

挑戰 Challenges

- 各類阻礙施工期的事件(例如空氣污染/噪音/延工)
Nuisances (air/noise/suspend of services) during the construction period
- 施工安全及公眾安全問題
Construction/public related safety during construction period in a tenanted premises
- 預算及資金控制
Budget/cash flow control

物業維修與翻新獲益 **Benefits**

- 為物業增添市場與租賃價值
Increase property value / rental prices
- 令物業增添社區形象與地標效益
Enhance property image in the community
- 業主或租戶直接享用物業升級設施
Enjoyment of the upgraded property by the owners/tenants