

出國報告（出國類別：國際會議）

2011 年國際不動產聯合會第 20 屆全球建設 卓越獎返國心得報告

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出 國 地 區：塞浦路斯

出 國 期 間：100 年 5 月 16 日至 5 月 23 日

報 告 日 期：100 年 7 月 17 日

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第一章 前言

第 20 週年全球建設卓越獎(Prix d'Exelence Awards)頒獎典禮由第 62 屆世界不動產協會(FIABCI)主辦，於塞浦路斯(Cyprus)第二大城帕福斯(Pafus)舉行，並由世界不動產協會塞浦路斯分會協辦。

本屆頒獎典禮共有來自 9 個國家代表團領取 14 個卓越獎項，包含環境(改善/保護)類、古蹟(修護/保存)類、飯店類、工業類、整體規劃類、辦公類、公共基礎設施類、住宅(高層)類、住宅(低層)類、觀光休閒類、零售類、特別計畫類、永續發展類及塞浦路斯大會獎等，台灣代表團共領取 2 個獎項，一為本高雄市的環境(改善/保護)類獎，另一則為台中市的公共基礎設施類。藉著卓越的基礎建設及環境保護之成績，擴展了台灣在國際舞台的能見度，讓國際人士知道台灣除了有聞名世界的電子科技產業外，在環境與基礎建設的努力也有亮眼的表現。

本次高雄市政府代表團由工務局鐘副局長萬順率隊，隨行人員有養護工程處黃科長健誠及朱股長官富 2 人，除了至塞浦路斯參加頒獎典禮、參訪當地建設外，並走訪荷蘭阿姆斯特丹的自行車專用車道、運河渠道、道路路燈、公園綠地等公共設施，將各國對環境基礎建設的實質經驗帶回，做為對未來高雄市都市發展的借鏡。

第二章 行程紀要

本次高雄市政府參加世界不動產協會全球卓越獎頒獎典禮之代表團由工務局鐘副局長萬順率隊，隨行人員有養護工程處黃科長健誠及朱股長官富 2 人。代表團於 100 年 5 月 16 日由高雄小港機場出發，5 月 23 日返國。

表 2.0 出國行程表

時 間	行 程 地 點
2011/06/16	高雄→台北
2011/06/17	台北→阿姆斯特丹→帕福斯
2011/06/18	帕福斯
2011/06/19	帕福斯
2011/06/20	帕福斯→阿姆斯特丹
2011/06/21	阿姆斯特丹
2011/06/22	阿姆斯特丹→台北
2011/06/23	阿姆斯特丹→台北→高雄

第三章 行程內容

3.1 2011 年世界不動產協會(FIABCI)第 20 屆全球卓越建設獎頒獎大會

「世界不動產聯合會(Federation Internationale des Administrateurs de Bien-Conselis Immobiliers, FIABCI)」原為 1948 年成立之「法國資產管理人協會 (French National Federation of Property Managers, CNAB)」，第一屆主席為 Pierre Colleville 先生，因會員國逐年增加，至 1964 年正式更名為「世界不動產聯合會(FIABCI)」，為非官方機構，其成立宗旨為協助會員拓展國際經貿機會，獲取相關知識經驗以發展連結網絡與最佳經貿機會於全球。總部位於法國巴黎，有超過 3,300 個會員，遍及美洲、歐洲、非洲及亞太地區等 60 多國。聯合會每年於各會員國間輪流舉辦世界年會，提供各國不動產專業人士經驗交流機會，並表揚年度卓越建設，促進不動產產業持續健全發展。

卓越建設獎頒發目的為表揚“提供社會必要及合適的最佳方案”。評選方式由頂尖的房地產專家學者組成國際評審委員會,其評選方是以整體性考量，不單方面侷限於美學、機能或尺度。評選項目包含：環境(改善/保護)類 Environmental (Rehabilitation/Conservation) Category、古蹟(修護/保存)類 Heritage (Restoration/Conservation) Category、飯店類 Hotel Category、工業類 Industrial Category、整體規劃類 Master Plan Category、辦公類 Office Category、公共基礎設施類 Public Infrastructure/Amenities Category、住宅(高層)類 Residential (High Rise) Category、住宅(低層)類 Residential



圖 3.1-1 卓越建設獎獎座

(Low Rise) Category、觀光休閒類 Resort Category、零售類 Retail Category、特別計畫類 Specialized Project Category、永續發展類 Sustainable Development Category 及塞浦路斯大會獎 Cyprus Congress Award 共 14 類型，其評分標準除了環境(改善/保護)類、古蹟(修護/保存)類、整體規劃類及永續發展類外，其他皆從該參賽作品之計畫概要(General Description of Project)、建築設計(Architecture and Design)、發展架構(Development and Construction)、金融市場(Financial and Marketing)、環境影響(Environmental Impact)及社會利益(Community Benefits)等六項指標評比。本屆(2011 年)頒發獎項包含，分別由俄國、台灣、匈牙利、馬來西亞、印度、美國、巴西、新加坡、塞浦路斯等 9 國獲此榮耀。

台灣代表團除了本市府團隊外，尚有台中市政府副市長一行人與台灣分會代表，藉本次大會與各國代表交流，極力介紹台灣，讓與會人士對臺灣的了解不再只是單方面科技產業，而是豐富的台灣之美與濃厚的人情味。



圖 3.1-2 與主辦單位交流



圖 3.1-3 與其他各國代表交流



圖 3.1-4 與帕福斯市長等人合影



圖 3.1-5 領取獎座

3.2 環境(改善/保護)類 Environmental (Rehabilitation/ Conservation) Category

計畫為環境復原或保存現有環境，例如廢棄礦坑、汙染水源、垃圾掩埋地、因工業使用而造成傷害之土地、森林砍伐造成沼澤地破壞等。

評選標準：

- 計畫概述 General Description of Project
- 規劃設計 Planning and Design
- 執行 Implementation
- 成果及環境影響 Result and Environmental Impact
- 社會經濟效益 Financial and Benefits to Community

3.2.1 蘇俄奧倫堡生態計畫 EcoDolie

Ecodolie Orenburg Project is situated at the picturesque area only 5 kilometers from the city of Orenburg, not far from the Ural river. Unfortunately this beautiful area for the long years had been used as an unsanctioned emergent solid domestic waste. Prior to selecting the construction site, they made an assessment of construction impact to the environment. A special attention was directed to rehabilitation of anthropogenic influence that affected the land plot over the years.



圖 3.2-1 廢土傾倒區改造為生態住宅區

Ecodolie company had to invest significant funds and to contract several companies to clear the site of waste. At the moment, Ecodolie completed serious work to decontaminate the site in order to maximally preserve local fauna habitats and avoid polluting water bodies. During the development the project itself was transformed into a park area with artificial streams and ponds.

The works with the project involved the best Russian and foreign experts in urban development, architecture, engineering and construction design, known worldwide and possessing an ample experience in development of complex low-rise residences: Perkins Eastman (USA), Korda (USA), Archstroydesign, and Orenburggrazhdanproect.

Their creative thinking brought its fruit in the form of a new generation

residential complex-Ecodolie, which embodied the most progressive architectural and technical solutions. It is a habitat of harmony for people seeking a new kind of life. Ecodolie is distinguished by a unique urban planning, full engineering and social infrastructure, innovative solutions providing for comfortable living and accessibility of the housing to general public, increased efficiency of house power consumption; reduce water consumption and waste volume. Best ecology, uniform social ambient and safety are essential part of life in Ecodolie. Realization of Ecodolie project is a contribution to national project“accessible and comfortable housing to the citizens of Russia”.

蘇俄奧倫堡生態計畫實施地點座落於離奧倫堡僅有 5 公里遠的一處如詩如畫般的土地，離世界第 4 大內路河烏拉爾河不遠。在計畫執行前一直被未經核准之傾倒廢土，造成許多污染。直到確定本區域被指定為計畫區後，他們審慎提出工程建設對環境的影響評估，避免在施工時對環境有很大的負面影響。



圖 3.2-2 奧倫堡生態計畫住宅區願景圖

Ecodolie 公司投入了大筆資金重整環境，並提出完善的執行計畫盡最大可能保護當地動物棲息地與避免汙染水體，將原有荒廢土地轉型為有河流及池塘的自然風景。本計畫的設計人員包含了俄國國內外在都市發展、建築、工程界、營造業等聞名世界的專業人士，具有設計低樓層式住宅社區的豐富經驗。

Ecodolie 是一個獨特的城市規劃，完整的工程 and 社會基礎設施，創新解決方案提供舒適的生活和可親近的住宅區，增加能源的使用效能，減少水的消耗量。最佳生態、獨特的社會環境與安全在 Ecodolie 是必備的一部分。

3.2.2 台灣高雄市樣仔林埤濕地公園 She Zi Lin Wet Land Park

SITE LOCATION

She Zi Lin Pi Wet Land Park is situated in Dingciang Village of Sanmin District in Kaohsiung City. The site area of this project encompasses the already established park area to the east of Dinjinhou Road and She Zi Lin Pi Wet Land Park area.



圖 3.2-3 高雄市樣仔林埤濕地公園

CORE CONCEPTS

She Zi Lin Pi Wet Land Park is a linear wetland park, made up of three different areas: core ecological area, recreational and educational area, and blue-green buffer zone. These three different areas together help carry out the wetland's many functions: recreation, ecological preservation, environmental education, and pollution reduction.

The core ecological area is situated where there are existences or potential biological activities; it is made up of open waters, shorelines, and forest. Man-made floating islands and drop structures are built here. Far from the core ecological area is the recreational and educational area, which is closer to the entrance area and interpretation area where people are more concentrated. In



圖 3.2-4 樣仔林埤濕地

between the core ecological area and the recreational and educational area is the blue-green buffer zone, which uses plants and water barriers to minimize disturbance from humans.

CONTRIBUTIONS TO THE OVERALL ENVIRONMENT

In designing the park, present environmental resources are fully utilized to harmoniously blend facilities with the surrounding landscape, thereby creating a very natural atmosphere. Besides enhancing the aesthetics aspect, other functions such as ecology creation, water purification, flood detention, leisure and recreation, interpretation and education, and disaster prevention are also in place. She Zi Lin Pi Wet Land Park has made Kaohsiung City's wetland ecological path more complete, allowing people to co-exist harmoniously with nature in the metropolitan areas. At

the upstream of Love River, it connects with Caogong Canal and other water bodies to form Love River's beautiful band of shorelines, adding great value to Kaohsiung's tourism.

隨著社經變遷、農民轉業、灌溉用水需求減低，近代因都市單向開發、土地重劃失序，許多水道陸續被截斷、埤塘被填實，古圳和埤塘即將消失無蹤，大幅衝擊到高雄市河川水



圖 3.2-5 濕地採生態工法

質改善機會，和城市水文風貌的維繫。曹公圳從高屏溪九曲堂引水入源頭，沿線水道穿越高雄縣市，連接高雄市三條主要河川：後勁溪、愛河和前鎮河，並連結既有大型埤塘，如今僅剩下屈指可數的城市遺珠。曹公圳之眾埤塘中，「九番埤」、「樣仔林埤」之範圍涵蓋高雄縣及高雄市兩大大行政區，利用曹公圳串連高屏溪、獅龍溪、前鎮河、愛河、後勁溪及高雄港成一個完整的水路網絡，復甦公五埤濕地公園中的埤塘生命，並逐步恢復高雄的水文風情。

樣仔林埤濕地公園開闢完成後，營造出多樣化的水、陸域地形空間，景觀令人耳目一新；並利用生態池水體自淨機制，以自然方式淨化水質(BOD 除去率約 30%)，使這裡兼具生態營造、水質淨化、水利防洪(滯洪量約 2.5 萬噸)、休閒遊憩、



圖 3.2-6 開放空間供居民使用

解說教育、防災避難等多重機能，儼然使此埤塘水域復活，還原四、五十年前的清新自然樣貌，實現了多年來不可能的任務。

同樣樣仔林埤濕地公園也讓高雄市濕地生態廊道更加完整，並成為「高雄市水系藍帶與生態綠網串聯計畫」中重要的一環，更改善愛河上游水質，讓城市在不斷發展中，建構出永續的環境。一走出家門就能享受到世外桃源的湖光山色，高雄市民擁有的，是都會居民最難得的幸福。



圖 3.27 三重淨化水

3.3 古蹟(修護/保存)類 Heritage (Restoration/ Conservation) Category—匈牙利 Bécsi Corner

修復或保存的舊建築物已被有關當局確認為古蹟保存類。

評選標準：

- 計畫概述 General Description of Project
- 建築影響及設計 Architecture Impact and Design
- 執行階段 Implementation Stage
- 財政和市場行銷 Financial and Marketing
- 社會經濟效益與環境影響 Community Benefits and Environmental Impact

The development is located in Obuda, a historic part of Budapest. The building complex - bordered by four streets - combines the merits of traditional buildings with modern constructions and state of-the-art technical features. The project includes 7,300 square meters offices and nearly 3,000 square meters retail and catering area, that provides many facilities and high-quality services to the local population.



圖 3.3-1 Bécsi Corner

There are monumentally protected and newly planned buildings on the site. An old brewery (built in 1780) was conserved in its original form. The classicist former school building along with the newly built wing provides all the office spaces. While there were protected building parts to be kept as completely as possible, and assigning values to be renovated had absolute priority, an important aim was to create a high-standard interior fulfilling the requirements of the 21st century.

Obuda Architect Studio dealt with the complexity of the scope and successfully integrated the heritage of the past and the requirements of the future. Architects achieved mindful work on exploration of the protected buildings, presented detailed surveys, and specifications. All the surfaces and details laboured, colourings and materials used, were chosen after deep studies, based on detailed measure surveys and information from archives.

The development was followed with the emphasized attention of the National

Office of Cultural Heritage. A monumental advisor helped through the procedure and a restorer expert supervised the entire conservation process.

The new development is a subsequent point in the district's revival, rehabilitating an abandoned and considerably inordinate area, where buildings were recently in very bad condition. With a combination of offices, bank, retail, restaurants, and an open-to-public interior courtyard, the complex provides a friendly working environment for all its tenants and brings life back to the area. It revives the old Obuda's atmosphere and its old splendour.

Becsi Corner 座落於首都布達佩斯內歷史悠久的歐布達城裡，屬複合型建築物，將有價值的傳統型建物結合現代結構與國家最先進的技術象徵。該計畫包含了 7,300 平方公尺的辦公空間及 3,000 平方公尺的零售及餐飲區，為當地民眾提供許多設施及高品質服務。



圖 3.3-2 Bécsi Corner 平面圖

本建築物最初以一座釀酒廠被保存下來。古典型式的學校建築延伸接連新式的尾翼，提供作為辦公空間。建築部份盡可能被完整的保留下來，並優先修繕具有歷史價值的部分，最重要的目的為創造一個高水準符合 21 世紀的室內設備。

歐布達建築師事務所處理複雜的能力，成功的結合舊有古蹟與未來

需求。建築師為達成保護建築物的理念，詳細的敷地調查及紀錄，所有的外觀顏色與材質的使用皆深入研究，以作為之後達成回復樣貌的基本資



圖 3.3-3 Bécsi Corner 古典建築

訊。整個計畫執行時皆依文化資產部門著重的部分進行，過程中皆有專業學者及古蹟修護專家全程監督。

隨著修復的工作後為區域復興，恢復大面積的廢棄區域。結合咖啡廳、銀行、零售、餐廳及開放式室內庭院，本區域提供友善的工作環境給使用者，並恢復該地區的生活水準。

3.4 飯店類 Hotel Category—馬來西亞蘭卡威威斯汀度假村 The Westin Langkawi Resort & Spa

商業類型、休閒類型，或似飯店式營運之服務型公寓等。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

The Westin Langkawi Resort & Spa officially opened on 19th December 2006. The Resort was the result of a major renovation and rebranding exercise of the Sheraton Perdana Resort which was operational since 1995. First opened as the Langkawi Country Club in 1973 and later converted to the Langkawi Island Resort and then to the Sheraton Perdana Resort, this property is also known as the first hotel establishment in the legendary island of Langkawi. Owner, Langkawi Island Resort bought over the then Sheraton Perdana Resort with the determined intention to rebrand it into the first Westin resort in Malaysia in order to provide a luxury getaway for well-travelled guests from all around the world.



圖 3.4-1 威斯汀度假村

The renovation exercise consisted of two phases. The first phase focused renovating the main building with 202 guestrooms, whilst the second phase looked at building 20 luxurious private pool villas – 16 units of 1-bedroom villa, 3 units of 2-bedroom villa and 1 unit of 5-bedroom. Dining at the Resort's four different food & beverage venues allow guests to enjoy remarkable views of the Andaman Sea.

Recreation facilities at the Resort include the Westin Workout, Heavenly Spa by Westin, Westin Kids Club and more, offering memorable experiences. The Resort also houses four swimming pools, which cater for the different needs of guests. As the leading International Meetings Incentives Conventions Events hotel in Langkawi, the Resort also offers ample state-of-the-art facilities with indoor and outdoor venues.

The Westin Langkawi Resort & Spa is located in Langkawi, Kedah – which is part of the northern region in the Peninsular Malaysia. Set in an idyllic natural retreat of the island, adorned with private beach front location up to 500 meters, The Westin Langkawi Resort & Spa is only 3 kilometers from the main shopping area of Langkawi Kuah Town and strategically located just 20 minutes away by car from the Langkawi International Airport and within easy access of 1 kilometer away from the Langkawi Jetty.

威斯汀度假村 2006 年 12 月 19 日正式營運，原為 1995 年興建的 Sheraton Perdana 度假村，經整修後再度開放營運。

威斯汀度假村建在馬來西亞半島的北邊，距飯店 500 公尺外有一私人海灘，3 公里遠處就是商店區，到機場也只有 20 分鐘的車程，走 1 公里還可欣賞當地的防波堤，是一個非常理想的渡假勝地。



圖 3.4-2 威斯汀度假村 Villa

本重建案分為兩個階段。第一個階段主要著重在整修主建築與 202 間客房，第二階段為建造 20 座有豪華私人泳池的別墅-16 棟單一臥室別墅，三棟 2 間臥室別墅及一棟 5 間臥室別墅。共有四個不同的用餐區讓顧客享受不同的安



圖 3.4-3 威斯汀度假村活動空間

達曼海風景。休閒設施包含健身房、天堂 SPA、兒童俱樂部及多項服務。度假村中並附設 4 個游泳池，提供不同顧客使用，更提供室內及戶外型國際會議廳。

3.5 產業類 Industrial Category—印度 Prestige 科技園區 Prestige Technology Park

產業類大樓、產業園區、工業園區、科技園區、倉庫、工廠、工作坊等。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

Prestige Technology Park is a commercial office space and technology park development on the Sarjapur – Marathalli Outer Ring Road, at Bangalore. It has a total saleable area of 104,775 square meters spread across five blocks. The total developable area is 190,251 square meters. It was developed in two phases. The first comprised two blocks built to suit the specifications of JP Morgan Chase. The second phase comprised three office blocks, interconnected through sky bridges at various levels. The buildings have been completely sold or leased to brands like Nokia India Private Limited, Pharmarc Aalytic Solutions Private Limited, Altair Engineering India Private Limited, Magma Design Automation India Private Limited, Madura Coats Private Limited and Yodlee Infotech Private Limited.



圖 3.5-1 Prestige 科技園區第一期

The buildings are designed to optimize efficient use, with a services core located on one side of each floor. Customers benefit from facilities such as centralized air-conditioning, 100% power back-up, 24-hour manned security services supported by electronic surveillance and alarm systems, state-of-the-art fire detection, fire protection and fire fighting systems, and approximately 1,900 car parks, including a multi-level car park. A dedicated property management team provides 24 hour support. There are also several amenities, like a club house with a food court, health club, and swimming pool.

There is a four lane driveway around the project and a two lane service road leading to the Sarjapur – Marathalli Outer Ring Road. There are adequate setbacks to

aid in emergency evacuation. Safe assembly points are clearly marked. Prestige Technology Park has several eco-friendly features. The building façades are composed of a structurally glazed system using a combination of glass and aluminum composite panel. This maximizes the reception of daylight inside and helps save on power. Rainwater is harvested for use in landscape maintenance and a sewage treatment plant has been established.

Prestige 科技園區為一處商業兼科技的園區，設立於邦加羅爾的 Sarjapur-Marathalli 外環道上。可發展區域約 104,775 平方公尺，橫跨 5 個街廓，總面積為 190,251 平方公尺。本園區分為兩個階段發展：第一階段為兩個區域開發，屬 JP Morgan Chase 摩根大通集團所有，第二階段為另外三個辦公區，藉多個空橋串連。部分建築物已被大企業購買或租賃如 Nokia India Private Limited、Magma Design Automation India Private 等。



圖 3.5-2 Prestige 科技園區第二期

園區內辦公大樓皆以最佳使用效能為設計原則，每層樓都有設有服務設施，使用者受惠於完善的設備系統，如中央空調系統、100% 備援電力、24 小時安全服務人員支援及電子



圖 3.5-3 Prestige 科技園區第三期

監視警報系統，最先進的火災監測、防火和滅火系統，有足夠的退縮帶作為緊急疏散空間，並有清楚標示的安全集合點；包含立體與平面開放停車場共近 1,900 停車位；設有 24 小時管理團隊提供必要服務；內部設有休閒娛樂設施，如餐廳、健身房及游泳池等。

Prestige 科技園區有數項友善生態環境的作為：大樓外觀由玻璃帷幕組成，白天陽光可射入建築內，以節省能源使用；雨水回收作為景觀維護用水；設有污水處理系統，使污水於排放之前先行處理。

3.6 整體規劃類 Master Plan Category—美國聖地牙哥自由之站 Liberty Station

已被當局機關認可的發展概念計畫，如鄉鎮發展及住宅區發展。

評選標準：

- 計畫概述 General Description of Project
- 計畫籌備階段 Preparatory Phase of Project
- 財務分析 Financial Considerations
- 機關認可 Authorities Approval
- 執行 Implementation
- 社會經濟效益 Community Benefits
- 環境影響 Environmental Impact

On 27th October 1923, the flag was raised over the new Naval Training Center (NTC) for the first time while 100 school children sang The Star Spangled Banner. San Diego's Naval Training center would ultimately train 1.75 million recruits and help shape their military, their city, and the cause of freedom across the world.



圖 3.6-1 自由之站

Throughout the next 70 years, NTC remained a vital party of the United States' military operations, up until the early 1990s. However, in 1993, the federal Base Realignment and Closure Commission slated NTC for closure. The Navy officially closed NTC on 30th April 1997, and all military operations ceased and the property was transferred to the City of San Diego for civilian use.

Out of NTC's remains, however, something new has emerged. A reuse planning committee made up of city officials, citizens and planning professionals embraced a redevelopment vision for the former NTC: to create a community that celebrates San Diego's Naval history and combines residential, education, business, arts, and open space. The Corky McMillin Companies was selected as the master developer in 1999 to implement the city approved plan. This manifestation of a community's collective vision was aptly named Liberty Station.

The 165 hectares Liberty Station community, which includes 57 hectares of parks and open space; shopping villages and restaurants; a 13 hectares civic, arts and

cultural district; the nine-hole Sail Ho Golf Club; two hotels, and six schools. Nearly 350 families now reside at the pedestrian-friendly Liberty Station and dozens of companies, with hundreds of employees, are doing business here. The spirit of NTC as a celebrated, all-encompassing community lives on at Liberty Station.

至 1993 年止，海軍訓練中心(Naval Training Center, NTC)在美軍系統中扮演著舉足輕重的角色，但於 1997 年「聯邦基地關閉重建委員會」提議關閉本中心，將整座基地轉供市民使用。



圖 3.6-2 自由之站鳥瞰圖

一群 NTC 前校友邀集政府單位、市民及規劃專家組成規劃委員會，建立一個具有歷史價值的社區，並結合居住、教育、商業、藝文及開放空間。

占地 165 公頃的自由之站社區包含 57 公頃的公園及廣場、購物村及餐廳；13 公頃的市政、藝術及文化地區，9 洞高爾夫球場，兩間飯店及 6 間學校。近 350 戶家庭居住在友善行人之自由之站，數十家公司進駐、百位員工在此工作，帶動本地區的經濟活動。

3.7 辦公類 Office Category—巴西聖保羅市 WTorre JK

為辦公大樓或辦公區。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

This is about the recovery of an architectonic skeleton abandoned for over 14 years in one of the most coveted points of the city of São Paulo. As from it, WTorre has created one of the most modern Triple A of South America, which very soon shall be an integral part of a sophisticated office complex and a high luxury shopping mall.



圖 3.7-1 WTorre 大廈

The previous project did not provide for the installation of infrastructure that modern corporate buildings currently require: controllable temperature by area, sophisticated security and tele-communication systems, intelligent elevators, layout flexibility, and items required by LEED certification, which have made Torre São Paulo a Green Building. A new structure was constructed within the old construction.

As a counterparty for the city government, WTorre has recovered the adjoining “Parque do Povo” [People’s Park], that had been abandoned and was in process of becoming a slum, transforming it into one of the most pleasant touristic sites in the city.

本案為恢復一棟在巴西聖保羅市黃金地段中，被遺棄 14 年、僅有骨架結構的建築體。WTorre 創造一棟在南美洲屬 3A 級的大樓，完整結合精密辦公設施及高級購物中心。

先前開發案並無提供公共設備安裝計畫，因此本大廈需要：中央空調系統、精密的安全及通訊系統、智慧型電梯、彈性的空間規劃及其他經美國綠建築學會(Leadership in Energy and Environmental Design, LEED)認可之需求項目，使聖保羅 Torre 成為一棟綠建築大樓。



圖 3.7-2 WTorre 大廈夜間模擬

與當地政府通力合作下，WTorre 並改善鄰近曾為殘破不堪的人民公園，使公園成為城市中受歡迎的休閒遊憩地區。

3.8 公共基礎設施類 Public Infrastructure/ Amenities Category—台灣台中市圓滿露天劇場 Fulfillment Amphitheatre

由公共經費發展之計畫，如公共建築、醫院、道路、橋樑、機場、場館等。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

The Fulfillment Amphitheater, completed in March 2009, is a milestone cultural institution project. It takes part in the advancement of construction in the entire Taichung metropolis along with the Taichung City Capital Building, Opera House, Baseball Arena, and Suinan Business Park.



圖 3.8-1 圓滿露天劇場

The Wen-Hsin Forest Park that surrounds the theater was programmed on the overarching conceptual theme of “Sheltered Heavens and Nestled in the Green Earth.” Layers of vegetation and an abundant ecological habitat were created to give people the feeling of being embraced by nature, as if they were traversing between the emerald grass and sapphire sky.

The design of the stage canopy was inspired by the traditional Chinese performance art of ribbon dancing. The iconic canopy acts as the focal point of the theater and helps to shelter the stage and audience. The dynamic shape of the canopy not only catches the rhythm of ribbons in motion, but also creates a sophisticated acoustic environment, which achieves technical requirements while preserving aesthetic considerations. The sunken stage, surrounded by rising seats and landscaped vegetation, keeps the acoustics within the amphitheater and away from the neighborhood.

Advanced 3D computer technology was utilized in the project to draft the blueprints and to consolidate any detailed modifications made during the

construction process. The design team, which includes architects, structural engineers and subcontractors, has employed advanced 3D computer technology to communicate everything from full size elevation section drawings to individual connection details.

在多方協調積極推動下，本案終於在民國 95 年 8 月完工，民國 97 年興建舞臺頂蓋，全區風貌為一座多層次綠化景觀公園，並命名為文心森林公園(Wen-Xsin Forest Park)由臺中市政府建設局管理；其中獨具特色的戶外劇場，則命名為圓滿戶外劇場(Fulfillment Amphitheatre)由臺中市政府文化局管理。



圖 3.8-2 圓滿露天劇場全區鳥瞰圖

文心森林公園位於台灣臺中市南屯區文心路上，佔地 8.86 公頃，園內有一座可容納約三、四千名觀眾的大型表演戶外環型劇場—圓滿戶外劇場，每年都會在此舉辦由台中市政府規劃的「中臺灣元宵燈會」。

環型劇場舞台為戶外開放式舞台之表演空間，分為舞台區、觀眾區、草地區，有寬闊的平台和觀眾區座椅，平日開放免費參觀。表演空間部分，舞池面積最寬處 51 公尺、最窄 40 公尺，深度 18 公尺、至頂蓋最高處 11.5 公尺、最低 9.5 公尺。後台為總樓板面積 247 坪，地上 2 加 1 夾層鋼筋混凝土建築物；觀眾席分 3 層，一般座位 6009 席、行動不便座位 20 席，合計 6029 席，外圍公園土坡草皮區最多可容納 1 萬 5 千名觀眾。

園區內另有內有自行車道、多功能草坪觀賞區、土丘休憩區、溜冰廣場區、親子遊憩區、戶外活動草坪區、自行車停車場、小客車停車場、機車停車場、文心區公廁、服務中心以等公共服務設施，提供作為休閒遊憩空間。

3.9 住宅(高層)類 Residential (High Rise) Category—美國芝加哥 Aqua at Lakeshore East

公寓、單元住宅(6 層或高於 6 層樓)。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

Bold in both design and function, the internationally-acclaimed Aqua tower developed by Magellan Development Group at Lakeshore East is Chicago's first high-rise specifically create blend condominium residences, luxury rentals, deluxe hotel, retail spaces and an incomparable amenity package.

Aqua at Lakeshore East is characterized as spectacular both in its size and originality and is one of the world's tallest skyscrapers designed by an architectural team led by a woman, Jeanne Gang, principal of Studio/Gang Architects and Loewenberg Architects, Architect of Record. The USD 475 million structure anchors the northwest corner of the blossoming Lakeshore East development in downtown Chicago situated where the Chicago River meets Lake Michigan. The 87-story Aqua tower designed for LEED certification was named 2009 Emporis International Skyscraper of the Year, besting more than 300 competitors worldwide.

The combination of unique, award-winning architecture highlighted by spectacular undulating balconies up to 3.7 meters in width and incomparable views of Lake Michigan, the Chicago River and the city skyline make Aqua the most innovative addition to Chicago's architectural heritage.

The combination of unique, award-winning architecture highlighted by spectacular undulating balconies up to 3.7 meters in width and incomparable views of Lake Michigan, the Chicago River and the city skyline make Aqua the most innovative addition to Chicago's architectural heritage.

Its dramatic outdoor balconies and terraces form unique, undulating contours of



圖 3.9-1 芝加哥 Aqua Tower

different sizes and shapes that change gradually from the lower to the higher part of the building. This design that one architectural critic proclaims “Chicago’s most sensuous skyscraper” mirrors the striated outcroppings and formation visible throughout the shorelines of the Great Lakes region.

Chicago’s newest architectural landmark combines elegant condominiums on floors 53 and soaring to the top with luxury rental residences on floor 19 through 52. Floors 4 to 18 has been transformed into the United States’ flagship upscale Radisson Blu Hotel that features 334 guest rooms and suites, a 1,162 square meters ballroom, 2,510 square meter meeting space and a contemporary 150-seat Filini restaurant and bar. It is notable that the lowest of the condo floors are actually among the highest in the city; in many cases they are higher than most penthouses. The building also includes more than 3,346 square meters of first and second floor retail.

In addition to its breathtaking design residents also enjoy access to more diverse amenities, indoor and out, comparable to a world-class resort. Known as The Shore Club, it includes a distinctive 7,345 square meters - foot-deck with luxury gardens, gazebos, pools and cabanas, hot tub, running track, fire pit and grills. Indoors, a 3,253 square meters amenity floor provides fitness facilities, an indoor lap pool, a spa featuring a hot tub, sauna, steam and massage room, a basketball court, private party suites with catering kitchens, media room, billiards and game area, business conference center, and a skygarden.

大膽創新的水之塔是一棟由 Magellan 開發集團創立於芝加哥東湖岸第一棟超高樓住商混合大廈，高昂的租金，奢華的飯店，娛樂空間及無可匹敵的附屬設施。



圖 3.9-2 波浪紋陽台

水之塔除象徵高大雄偉外，並意味著由女性建築師包辦的紀錄，耗資 4 億 7 仟 5 佰萬美元，座落於芝加哥河與密西根湖交界處。87 層高的水之塔由美國綠建築學會(Leadership in Energy and Environmental Design, LEED)認可，獲選 2009 年國際摩天商業大樓，擊敗來自全球 300 多個競爭對手。

這棟獨特且獲獎無數的大廈，最引人注目的即為寬達 3.7 公尺以上的波浪陽台及無可匹敵的密西根湖、芝加哥河及城市天際線的景色，讓水之塔成為創新的芝加哥建築財產。

戲劇性的戶外陽台及獨特的階梯式，不同尺度的波浪型輪廓，規則的由低到高樓層改變建築的外觀型態，曾有建築評論說水之塔為“芝加哥最具感官享受的大廈”，與密西根湖相互輝映。



芝加哥新的建築地標結合 53 樓至頂樓高尚的住宅單元及 19 樓至 52 樓的奢華出租公寓，4 樓至 18 樓為美國高檔旗艦飯店 Radisson Blu，附

圖 3.9-3 寬大波浪紋陽台

有 334 間客房，一間 1,162 平方公尺的交誼廳，2,510 平方公尺的會議空間及 150 座位之 Filini 餐廳，並包含 2 樓及 3 樓之休閒娛樂空間。

除了有讓人屏息的外觀設計，住戶在此也可享受到如世界及觀光勝地般的室內外娛樂設施。像是聞名的湖岸俱樂部，包含獨特的 7,345 平方公尺豪華花園平台、瞭望台、休憩小屋群及數座游泳池、熱水池、跑道、烤肉區等。室內附有 3,254 平方公尺之健身院、游泳池、SPA、蒸氣浴、按摩室、籃球場，更有供私人宴會使用的外燴廚房、娛樂室、撞球室、商務中心及空中花園。

3.10 住宅(低層)類 Residential (Low Rise) Category—馬來西亞 Setia 生態公園 Setia Eco Park

住宅區、集合住宅(5 層樓或低於 5 層樓建築)。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

Precinct 3, the first completed phase of Setia Eco Park, is the culmination of inspirational vision and meticulous planning. Stemming from the desire to better lives, the guiding principle of Precinct 3 is to create a green neighbourhood that fosters a true sense of belonging and camaraderie between residents.

The result is an immersive environment of lush landscapes peppered with first-class facilities to complement an urban and affluent lifestyle. Home to 176 bungalows, 303 bungalow lots and 278 semi-detached homes, Precinct 3 is a cocoon of inviting warmth and mellow relaxation.



圖 3.10-1 Setia 生態公園

Located within the renowned eco-enclave of Setia Eco Park, Precinct 3 enjoys the myriad benefits of one of Malaysia's premier residential estates. A wide range of modern facilities like the Green Canopy Lifestyle Biz-Park, the residents only Canopy Clubhouse, and educational facilities specializing in local and international syllabus are located within the enclave of Setia Eco Park, providing residents with a modern lifestyle.

Spanning 360 hectares of prime freehold land in Shah Alam, Setia Eco Park is a gated and guarded enclave of only bungalows and semi-detached units. Boasting of a low density of 3.7 units per hectare, it is one of the lowest ratios in Malaysia, making it a truly private and exclusive estate where residents can enjoy their privacy.

25% of the total land area is dedicated to parks, waterways, and lakes that will encourage residents to venture beyond the four walls of their homes and explore the landscape, aptly called the Summer Gardens. These communal spaces include the breathtaking Eucalyptus Park, the 23 hectares Forest Park and the enchanting Butterfly Creek.

Precinct 3's dedication to building a better way of life has resulted in the ultimate crowning glory: the FIABCI Prix d'Excellence Award 2011 – Residential (Low Rise) Category. A historic milestone, this prize is a symbol of Setia Eco Park's success in transforming dreams to reality.

蒼松翠綠的茂密山水景觀沉浸在水域中，配合優雅設施的妝點，突顯了都市富裕生活的意象。176 棟平房小屋、303 個預定地及 278 棟雙拼式樓房，為一處眾人嚮往的住家環境。

Setia 生態公園座落在著名的生態聚集地，Precinct 3 是馬來西亞最早享有無數優勢的居住地區之一，從豐富的現代化設備、只有當地人可加入的俱樂部，再加上具國內外教學法的教育器材，讓當地人享受十足現代化的生活型式。

橫跨 Shah Alam 360 公頃的永久權土地，Setia 生態公園為一處安全嚴格控管的區域，每公頃僅有 3.7 個住戶的低密度建築設計，提供住戶最大的私密空間。25% 土地作為公園、水運航道及湖泊將鼓勵居民勇於打破以牆體圍塑的居住空間，擁抱探索自然景觀，社區的空間包含各式的樹種，並有 23 公頃的森林公園及蝴蝶溪谷，提升當地的生活型態與水準。

3.11 觀光休閒類 Resort Category—馬來西亞沙巴加雅島渡假村 Bunga Raya Island Resort & SPA

濱海渡假村、山中渡假村、主題樂園、遊艇碼頭等。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
- 發展架構 Development and Construction
- 財政和市場行銷 Financial and Marketing
- 環境影響 Environmental Impact
- 社會利益 Community Benefits

A private island sanctuary of timbered private villas, Bunga Raya Island Resort and Spa is located at a peaceful, hidden bay, bordered by a crescent of gleaming white sand on one side and by an ancient virgin jungle on the other. Taking its name from the Malay word for the hibiscus flower, Bunga Raya takes its name to heart, and the most striking feature of the resort is the presence of these vibrant, colourful plants.



圖 3.11-1 馬來西亞沙巴加雅島渡假村

Found in Sabah, Malaysian Borneo, Bunga Raya is home to 47 splendid villas, each named after one of the many hybrids of the hibiscus flower. Every villa marries the exotic traditional beauty of Bornean architecture with modern conveniences designed to suit even the most sophisticated traveller.

Bunga Raya's lavish villas come in a variety of categories. The Beachfront Villas, for example, are so named for their proximity to the sand and sea, allowing their residents to take an enjoyable dip at any time of the day. The aptly named Treehouse Villas are hidden among the treetops, offering delightful private outdoor jacuzzis and plunge pools that are ideal for couples in search of a truly romantic atmosphere. The Royal Villa, the very paragon of what Bunga Raya has to offer as a luxury resort, is simply the ultimate in total rest and relaxation.

A massive 604 worth of square meters contains three rooms with king-sized beds, two private pools, and a gorgeous, unobscured view of Polish Bay. Direct access to the beachfront offers guests at the Royal Villa their own private slice of the beach,

giving them the opportunity to easily enjoy a revivifying island trinity of sun, sand and surf.

What is most significant about Bunga Raya's villas is the way that they appear to almost grow naturally out of the jungle that they inhabit. This is no mere coincidence, as construction was carried out with great consideration to the preservation of the island's natural flora and terrain, successfully preserving the many mangrove trees found at the seaside. The resort's jetty is built in an area that is free of coral reefs, affording the same level of respect and care to the island's marine life. These careful measures have resulted in little to no disruption of existing ecosystems, and long-term, environmentally-sensitive practices that have resulted in the preservation of the island's majestic natural assets.

Guests are invited to participate in a number of exciting island pastimes, including a selection of non-motorised water sports, refreshing hikes on the nature trails found throughout the jungles, or even private trips to the various islands in the surrounding waters. Also of interest is the resort's Solace Spa. This multi-leveled group of private treatment rooms seems to spiral and climb to the top of a small hill, allowing the installment of a water feature that runs down the entire extent of the spa. Small touches give guests a sense of increased intimacy with nature, such as the outdoor showers which offer privacy from behind enormous natural boulders.

Beautiful natural resources and spectacular views aside, the true appeal behind Bunga Raya is its team of friendly, locally-sourced people that it calls its family. Bunga Raya's ever-smiling service personnel are fully equipped to offer the very best for the resort's guests and are always eager to offer personalized customer support whenever and wherever it is needed.

Bunga Raya Island Resort and Spa seamlessly combines the comforts of lavish five-star accommodations with all the breathtaking beauty that nature can offer, and all of the glorious new experiences one can expect from a luxury resort await on a little island called Borneo.

加雅島渡假村座落於私有森林茂密的加雅島上，位處半月形的海灣旁，一邊是金色的沙灘，另一邊是未開發的森林處女帶。「加雅」馬來西亞語是火紅花的意思，加雅島上充滿了



圖 3.11-2 加雅島渡假村山中木屋

活潑、鮮豔花色的各種植物，就像是它的名字一樣「火紅」。

加雅島渡假村有 47 處小木屋，每一棟都以火紅花同種的植物命名。加雅島渡假村華麗木屋以不同的特色著稱，如海灘木屋靠近海洋沙灘，讓旅客們隨時隨地就可到海邊戲水；森林木屋則恰如其名，隱建在叢林樹頂間，內部



圖 3.11-3 保存原始自然風貌

設有按摩浴缸、游泳池，提供私密空間；而貴族木屋，正是加雅島渡假村團隊提供尋求豪華享受及頂級休閒的遊客的最佳獻禮。604 平方公尺的貴族木屋有 3 間大號床的房間、2 處游泳池和絢爛的 Polish 海灣視野。

加雅島渡假村木屋於興建時，考量保存當地原始自然的土地及植物，就連人工防波堤也避開珊瑚礁區，展現了渡假村對大自然的尊重。加雅島渡假村保存了島上壯觀的大自然森林資產，降低對生態造成的衝擊。

除了能欣賞美麗的大自然資源和壯觀景象，這裡採用當地住民做為渡假村服務人員，帶動當地就業機會及經濟，使到訪旅客享受在地性的服務品質。

3.12 零售類 Retail Category—馬來西亞 Sunway 金字塔購物中心擴建 Sunway Pyramid Shopping Mall Expansion

購物中心、超市等。

評選標準：

- 計畫概述 General Description of Project
- 建築設計 Architecture and Design
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- 財政和市場行銷 Financial and Marketing
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- 社會利益 Community Benefits

After 10 fabulous years since it first opened its doors in 1997, Sunway Pyramid, Malaysia's first themed shopping and entertainment mall underwent a magnificent transformation to herald a new shopping kingdom that boasts 371,000 square meters of retail extravaganza.



Costing USD 180 million, the expansion and refurbishment exercise sees the unfolding of a world of exciting new shops, more dining offerings and greater leisure pursuits. “Indulge and pamper your senses, as you’ve never done before in the wholly transformed Sunway Pyramid!”

圖 3.12-1 Sunway 金字塔購物中心

Architecturally spell binding, the Egyptian-inspired Pyramid with an eye-catching lion standing guard at the entrance is now joined by two glorious domes – the Orange Atrium and Blue Atrium in the magnificent expansion. Inspired by the Sun God ‘Ra’, the Orange Atrium is an architectural marvel with its sun flare pattern while the Blue Atrium is themed according to the Great River Nile with design of shade of blue, symbolizing the water waves of river Nile.

The Egyptian-inspired design still echoes on but in more contemporary fashion. The rest of the building is embellished in the monumental style, complete with hieroglyphics decorating façades, along with numerous Pharonic statuaries. The re-modeled mall is seamlessly connected at all 4 floors in a loop corridor, offering 360° splendour to shoppers as well as comfort and convenience.

A world of experiences opens up as the all-new Sunway Pyramid brings them an

eclectic mix of shopping themes and precincts, drawing the best the world has to offer into this dedicated retail haven. 4 shopping precincts – Fashion Central, Oasis Boulevard, Asian Avenue, and Marrakesh offer a rejuvenating sanctuary for shoppers of all ages.

With 800 specialty outlets and the only ice rink in Malaysia, Sunway Pyramid offers a unique shopping adventure unlike any others. Complete with first class amenities like 5-star washrooms, carpark guiding system, tourist police service centre and etc., it's no wonder it is still one of Malaysia's top shopping icons.

Sunway 金字塔購物中心，馬來西亞第一個主題式購物中心，自 1997 年創立以來，歷經十年的光輝燦爛時期後，將以全新 371,000 平方公尺的購物王國再次出發。



圖 3.12-2 埃及風格購物中心

耗資美金一億八千萬擴建的陽光金字塔，擴展刷新許多經驗：購物中心內有世界級的商店、餐廳及完善的休閒娛樂中心，滿足及縱容遊客們的感官享受。

在入口處設計吸引目光的埃及金字塔與人面獅身像，如同守衛著兩個壯麗的殿堂—橘色中庭及藍色中庭。其設計靈感來自埃及神社太陽神「雷」，橘色中庭如建築奇蹟般的閃耀如太陽，而藍色中庭反映出尼羅河的河水，讓人感覺置身於埃及的尼羅河。

擴建後的購物中心圍繞著古埃及氣息但仍具有現代流行風，建築裝飾以埃及風為主，佈滿埃及象形文字符號及法老王雕像。擴建的購物中心於四樓以無接縫方式銜接舊有的購物中心，360 度環繞廊道提供舒適便利的購物環

境。

新型態的 Sunway 金字塔購物中心帶給顧客多元化購物經驗，購物中心內共規劃四個主要區域：流行中心、綠洲大道、亞洲大道及 Marrakesh，滿足不同年齡層的購物天堂。



圖 3.12-3 馬來西亞唯一購物中心內含室內溜冰場

購物中心內共有 800 多個商店和一處馬來西亞獨有的室內溜冰場，Sunway 金字塔購物中心提供獨特的購物環境無人能及。完善的一級設施如五星級化妝室、停車導引系統及觀光警察服務中心等，為馬來西亞蔚為最高級購物中心商圈的表帥。

3.13 特別計畫類 Specialized Project Category—匈牙利布達佩斯 Corvin 徒步區 Corvin Promenade 1 Phase

目的性建築，如國際學校、機場等。

評選標準：

- 計畫概述 General Description of Project
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- 社會利益 Community Benefits

The New Urban Lifestyle — The Corvin Promenade Project created a new vibrant city centre in the heart of Budapest, revitalizing 22 hectares of slum area in the downtown of the capital of Hungary. For the purpose of sustainable urban experience it was important to establish mixed used development, so that all the needs of local residents and those visiting the facility for the aim of business-shopping and/or recreation would be met in one location.



圖 3.13-1 Corvin 徒步區

The Corvin Promenade Project represents multifunctional city regeneration comprising residential, office and retail developments and urban renewal, the creation of new public spaces and infrastructure. This project is the flagship project of the district. The 22-hectare area that is now giving birth to the Promenade used to be a slum, the social conditions of which required a completely novel approach. In a process that lasted for years, social workers, teachers and psychologists were providing assistance to the approximately 1,100 families that had to be relocated, mapping out their individual issues and working to find solutions - always one family at a time. This is unmatched not only in Hungarian practices but on an international level as well.

The Futureal Group started the project in 2004. After having completed half of the projects, and considering the real estate climate, the project will be completed around 2018.

The project is of distinguished importance not only due to its volume, complexity and social usefulness, but also because it required excellent performance in each field of property development in order for this complex project to be implemented, for it to be operable in a sustainable manner, and not least to generate positive indicators also from a business perspective.

全新的都市生活型態— Corvin 徒步區計畫在布達佩斯市中心建立了一處充滿活力的新地帶，將 22 公頃廢棄的區域注入新的活力。為達成永續城市發展，過去發展經驗相當重要，因此需要當地居民與使用者參與，重新認識本區域。

Corvin 徒步區計畫代表多功能城市的再生，包含居住、辦公、休閒娛樂發展及都市更新，創造新的開放空間與公共建設。本計畫屬旗艦計畫，將 22 公頃的廢棄空間轉型成行人徒步區。在整個計畫執行過程中，地區工作者、教師及學者協助約 1,100 家庭重新遷回，找出問題並給予協助解決。在匈牙利為特例，在全世界也絕無僅有。

Futureal 集團自 2004 年開始了這項計畫，目前已完成了一半，正評估現今的房地產走勢，這計畫預計將於 2018 完成。

本計畫之所以特別重要，除了範圍廣大、複雜度及社會效益外，也因為需要每一個區域能達到良好發展，如此，複雜的計畫才能實現，整個運轉才能持續經營，對商業建設也為正面的宣導。

3.14 永續發展類 Sustainable Development Category—新加坡淡濱尼 7 & 9 大廈 7 & 9 Tampines Grande

節能計畫，如節能特色、建築物容受更多自然光、保留或儲存雨水再利用。

評選標準：

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Creating New Benchmarks of Green Excellence—Singapore's leading developer, City Developments Limited, has once again raised the bar for green building with 7 & 9 Tampines Grande, an exceptional showcase of a sustainable green building – from design, to construction, maintenance, and use.



圖 3.14-1 新加坡淡濱尼 7 & 9 大廈

CDL envisioned 7 & 9 Tampines Grande as a cutting-edge, new generation green office, designed with environment sustainability in mind. The 27,880 square meters development, housed within two 8-storey office blocks, embraces the largest and most extensive use of solar innovations in a commercial property in Singapore, generating 203,000 kWh of clean energy.

For the first time in Singapore, an innovative solar air-conditioning system has been incorporated into a building that generates sufficient air-conditioning for the Atrium – an estimated volume of 2,500 cubic meters. It is also the first commercial project in Singapore to ingeniously use Building Integrated Photovoltaic Panels as part of the building's façade, innovatively engineered for aesthetic treatment.

An effective twin-strategy of utilizing passive low energy architectural design and energyefficient eco features has led to significant overall energy savings amounting to 2.7 million kWh per year and an overall reduction in CO2 emission by approximately 1,400 tonnes per year for the entire building.

In 2008, Tampines Grande was awarded the Green Mark Platinum (the highest rating given to green buildings in Singapore) by the Building and Construction Authority – Singapore’s governing body for the built environment. In 2009, it also become the first completed development in Singapore to achieve the LEED Gold Certification under the Core & Shell Category, established by the United States Green Building Council and verified by the Green Building Certification Institute.

As one of the solar test-bed projects under the Government’s Solar Capability Scheme, aimed at building up critical capabilities in Singapore’s solar eco-system, Tampines Grande has also helped to grow the industry’s green expertise and encouraged others to explore more sustainable technologies.

都市發展公司展望淡濱尼城的第 7 及第 9 大廈，將兩棟建築發展為劃時代的永續環境、綠色辦公室，27,880 平方公尺發展空間，各為 8 層樓的辦公空間，為目前新加坡使用太陽能最大的商業空間，每小時可產生 20 萬 3,000 瓩電量。

大樓內 2,500 立方公尺中庭的空調電力首創全由太陽能系統供應，而太陽能光電壓效應板設置於大樓門面，除了不佔空間外，華麗的造型更增添大樓幾分的美感。

本案雙子星大樓發電系統有效的利用太陽能板產生的電能，每年節省了 270 萬度電量，還降低近 1,400 噸二氧化碳排放量，對環保生態貢獻了一份心力。

淡濱尼大廈在 2008 年還獲得新加坡政府建築營造局綠色白金標章，2009 年更成為新加坡第一個完成美國綠建築學會(Leadership in Energy and Environmental Design, LEED)結構體類規定的金質認證。I

新加坡淡賓尼 7&9 的太陽能發展是新加坡政府太陽能發展策略的一項測試平台，主要為鞏固新加坡的太陽能生態系統的關鍵能力外，還增加了產業綠色建築專業知識，更鼓勵更多人開創更多的永續經營技術。

3.15 塞浦路斯大會獎 Cyprus Congress Award—塞浦路斯帕福斯 Kamares 山莊 Kamares Village

由當屆聯合會主辦國提名。

評選標準：

- 計畫概述 General Description of Project
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- 社會利益 Community Benefits

A Great Place To Live—Set back in the hills 8 kilometers from Paphos town is the most exclusive villa development in Cyprus. Here they will find beautiful, individually designed villas, incorporating more than 600 private swimming pools. This luxury development is exclusive and controlled to maintain high standards and preserve the natural environment. The surrounding countryside is unspoilt and the terrain is dotted with olive, citrus and carob trees, which flourish in the fertile soil.



圖 3.15-1 Kamares 山莊

KAMARES means arches in Greek and it is the graceful arches built from local stone, which provide the theme of these hillside homes. Red “Roman” tiled roofs and the extensive use of wood all moulded by established Cypriot tradition, allow these villas to blend into their magnificent surroundings as though sculptured by island history. Care for the preservation of the environment and the cultural heritage of the island has been the hallmark of Leptos Kamares Village.

Luxury villas of one or two storeys are sited so as to enjoy uninterrupted views. Each villa is individually designed in consultation with their architects, engineers, and landscape specialists to suite the requirements of the buyer and the aesthetics necessities of the site. There are villas of one, two, three or more bedrooms with or without private swimming pools, set in beautifully landscaped gardens fragrant with flowers and shrubs. Also large villas of four, five, six and even more bedrooms have been built to luxury standards with every modern convenience in spacious

landscaped grounds ensuring privacy.

Life at LEPTOS KAMARES VILLAGE centers around the KAMARES CLUB with its luxurious atmosphere. As a meeting place and for the entertainment, the KAMARES CLUB has the perfect blend of traditional rustic and modern comfort. The Kamares Club amenities are a reception, restaurant, bar, games room, cards room, supermarket, tennis court, a very large swimming pool, and an Art Gallery and Crafts Center. The green public areas with elegant seating to admire the wonderful views, the footpaths and stairways make a heaven for the nature lover who will appreciate the care and thought which has made LEPTOS KAMARES VILLAGE a corner of paradise.

“KAMARES VILLAGE” is the pride of LEPTOS ESTATES and the jewel of modern day Cyprus. It offers a smart blend of village charm with many urban amenities.

距帕福斯 8 公里遠的地方有一處塞浦路斯最獨特的開發地，這裡有為個人量身打造的山莊，有 600 個私人游泳池，並有獨一無二高格調的建築卻又仍保持大自然環境的特色。圍繞周圍的村落，更有未被商業化、開滿橘類及豆類樹木的肥沃土地，這裡正是每個人嚮往的住宅天堂。

Kamares 是希臘語「弧線」的意思，如山莊的外觀像一條用石頭打造的優美弧線。而用於山莊屋頂的紅色羅馬磁磚及其他木質建材，沿襲著塞浦路斯的傳統建造，與鄰近的幽雅鄉村輝映。

一至二層樓平房建築設計讓室內外視野都不會被其他建築阻隔。每一棟建築都是由建築師、工程師及景觀專業人才合力設計，以美學概念及購屋者需求量身打造。部分建築臥室配有私人游泳池，泳池周圍佈滿香氣植物的花園；更有些建築的臥室裝潢以五星級水準打造，住戶可享受者優質的低調奢華。

Kamares 山莊像是一處娛樂聚會場所，而 Kamares 俱樂部更是將傳統的農村休閒生活及現代舒適便利的休閒設施完美組合，如接待中心、餐廳、酒吧、遊戲場、娛樂室、超級市場、網球場、超大型游泳池、畫廊及手工藝中心，另有綠色廣場，可欣賞當地美景。

3.16 相關工程建設參訪

本次出國除了參加世界不動產聯合會第 20 屆全球建設卓越獎頒獎典禮外，並順道參訪帕福斯與荷蘭阿姆斯特丹相關公共建設。

3.16.1 帕福斯

帕福斯是賽普路斯的一個海濱城市，位於賽普路斯島西南，距首都尼科西亞約 100 公里。帕福斯是帕福斯區的首府，在羅馬時代曾經是賽普路斯的首府。在傳說中，帕福斯海濱附近的海灘是希臘神話中女神阿佛洛狄忒的誕生地，目前已被聯合國教科文組織列為世界遺產，至今，已成為地中海著名的度假勝地。



圖 3.16-1 帕福斯港口燈座

港口的行人徒步區及車輛專用區的路面選用具古雅氛圍的方石塊路面，造型特殊，適合型塑地區氛圍；路燈也依據當地歷史特色設計，與臺灣一般路燈不同之處，帕福斯港口路燈為隱藏式維修底座設計，使路燈造型較為完整，減少整體景觀的突兀現象。為營造海濱度假區氣氛，沿岸種植整列的中東海棗，突顯帕福斯為著名的避寒聖地。因帕福斯的地形與高雄海岸地形、氣候不同，因此沿岸幾乎不見如同西子灣的人工消波塊，取而代之的是平滑的鋪面收邊，遊客可悠閒的散步於海岸邊，或坐或站，享受地中海的寧靜與陽光。



圖 3.16-2 帕福斯港平滑沿岸

3.16.2 荷蘭運河及自行車道規劃

荷蘭首都阿姆斯特丹與高雄相似之處在於城市裡有許多運河。阿姆斯特丹過去由一個小漁村發展成現今的國際大都會，而高雄，也曾因為這些運河，帶動城市的經濟活動，兩個城市發展背景，似乎有些許雷同之處。而因為



圖 3.16-3 阿姆斯特丹市景

阿姆斯特丹由大大小小的島嶼所組成，水運的發展更勝於陸運交通，且為減少汽車使用與環保概念，荷蘭政府更大舉鼓勵民眾使用自行車，因此自行車道規劃傲視全球，而近期高雄市也獲選為最佳自行車友善城市，在自行車道規劃上雖已建構完成，但如何推動自行車全民化，仍需借鏡阿姆斯特丹成功的經驗。

阿姆斯特丹運河體系的大部分是都市計畫的成功結果。阿姆斯特丹的運河總長度超過 100 公里，擁有大約 90 座島嶼和 1,500 座橋樑，使得該市被稱為「北方的威尼斯」。三條主要的運河：紳士運河、王子運河和皇帝運河，開挖於 17 世紀的荷蘭黃金時代，組成環繞



圖 3.16-4 阿姆斯特丹運河

城市的同心帶，稱為運河帶（grachtengordel），沿岸主要為住宅區，而外側的第四條運河，辛厄爾，過去用於防禦和和水處理，今已轉變為居住和商業發展。這個規劃還設計了輻射狀運河使這些主要運河相互聯通，如最初用於貨物運輸的約丹（Jordaan）區一系列平行的運河、超過 100 座橋樑的拿騷/施塔德豪德等。

也由於阿姆斯特丹被大大小小運河貫穿，因此發展出特有的水上觀光遊程，包括運河巴士(Canal Bus)、水上腳踏車(Canal Bike)、博物館遊船(Museum Boat)、運河汽艇 (Motorboat)、水上計程車(Water Taxi)等，因此遊客不一定漫步在城市的道路上，也可以選擇適合自己的水上交通工具，漫遊在北方水都中。

全荷蘭的單車專用道總長以達到 1 萬 7 千自行車在荷蘭算是家家戶戶必備的交通工具，目前里之多，而阿姆斯特丹市政府為鼓勵公市民利用自行車出行，祭出許多規劃方針，在每個地區道路都配有自行車道和停車處，並設置專屬單車使用的基本交通設施、標誌等。



圖 3.16-5 自行車道規劃

而自行車也成為許多遊客遊歷阿姆斯特丹時，除大眾交通工具外的另一項選擇。因阿姆斯特丹市區小且景點集中，適合遊客騎乘腳踏車遊玩阿姆斯特丹，因此荷蘭觀光局也規劃出套裝行程與路線規劃，在火車站幾乎都可租借自行車，讓自行車不再只是當地居民的交通工具，而是每個人都可輕易拜訪荷蘭的利器。



圖 3.16-6 自行車道與輕軌、道路規劃



圖 3.16-7 居民使用自行車道

第四章 結論與建議

高雄與台中於本屆奪得卓越建設獎環境保護(改善或保存)類(高雄)及公共基礎設施類(台中)等二項目，突顯台灣致力改善環境的決心與成果，將台灣推向「全球適宜居住的國家」的目標，並藉本次大會與各國代表交流，極力介紹台灣，讓與會人士對臺灣的了解不再只是單方面科技產業，而是豐富的台灣之美與濃厚的人情味。

本次除了領取獎項外，也參訪了帕福斯與荷蘭的基礎公共建設，高雄市與這兩個城市在地理環境、資源皆有相似之處，吸取該城市的執行經驗，以作為高雄市未來推展計畫的學習標的。

- 一、 世界不動產協會(FIABCI)主辦全球建設卓越獎，本市獲得環境保護(改善或保存)類，顯見本市都市建設成果已達國際水準，屆參加典禮的機會，與其他各國代表相互交流，除可行銷本市推動人文景觀、環境保護等政績，展現本市營造適宜居住與健康城市的成果，提升高雄市國際能見度，對高雄市成為國際城市具有正面意義。
- 二、 全球建設卓越獎屬全球性競賽，能提升本市建設品質，邁進國際城市水平，建請繼續慎選成效優良之建設參與(如中都溼地工程)，促進城市及國家的能見度。
- 三、 高雄海岸線長 83.698 公里，其中西子灣及旗津海岸為高雄市知名景點，

本局現正辦理圍堤造地綠美化及海岸整治工程，而塞浦路斯海岸友善的規劃設計，值得本市辦理海岸工程之參考。

四、 高雄市已建置之自行車道約 500 公里(原高雄市 284 公里，高雄縣 216 公里，受環境限制的荷蘭發展自行車系統行之有年，規劃專用道、形塑路網，積極推廣成為普及大眾的交通工具，高雄市具有發展自行車路網的優良條件，建請本市朝生活通勤及健康休閒兩種類型發展，並與環台自行車道串聯。