

BEAM Plus

Theme Certification

Manual

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Amendments

Version Number	Date of Issue	Page Number	Amendment Details
1.1	22.07.2025	4	Update on the List of Theme Certification
1.1	22.07.2025	19-20	Added T8 Elderly-Friendly Building
2.0	17.07.2026	4	Update on the List of Theme Certification
2.0	17.07.2026	21-25	Added T9 Sustainable F&B Operations and T10 Landlord-Led Sustainable Performance & Operations for F&B
2.0	17.07.2026	26-39	Added Appendices on the lists of eligible credit(s) for each theme

DISCLAIMER

The BEAM Plus Theme Certification Manual shall be revised on a regular basis and as frequently as necessary. BEAM Society Limited (BSL) reserves the right to amend, update and change this Manual from time to time without prior notice. Where changes in regulations necessitate changes to the assessment criteria, they will be issued to all parties involved in an assessment and will be announced in the BSL's website. An appropriate transitional period shall be allowed for projects undergoing assessment process.

It should be noted that none of the parties involved in the funding of BEAM, including BSL and its members, provide any warranties or assume any liability or responsibility to the users of BEAM, or any third parties for the accuracy, completeness or use of, or reliance on, any information contained in BEAM, or from any injuries, losses, or damages arising out of such use or reliance.

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1. INTRODUCTION

Theme Certification is a specialised certification within the BEAM Plus framework that enables applicants to pursue customised sustainability goals beyond the scope of standard BEAM Plus assessment tools. This certification allows applicants to demonstrate excellence in sustainability themes that are most relevant to their building's function, environmental footprint, or community contribution.

Theme Certification offers:

- Flexibility and customisation, allowing applicants to select or propose themes aligned with their project's unique priorities and aspirations.
- Opportunities to explore innovative sustainability strategies, including emerging areas such as ESG performance, green finance, carbon neutrality, or socially impactful goals.

By empowering applicants to define sustainability within their specific context, Theme Certification fosters innovation and supports the advancement of sustainable practices across a diverse range of building types and operational models.

2. APPLICATION AND ELIGIBILITY

2.1. Connection to BEAM Plus Framework

Each Theme Certification is anchored to a specific BEAM Plus assessment tool, ensuring alignment with the established BEAM Plus framework while allowing for thematic customisation. A comprehensive list of currently available themes is provided in section 6 - **List of Theme Certification**.

2.2. New Themes & Bespoke Procedure

For new themes without prior precedence:

- Applicants must follow the BEAM Plus Bespoke Procedure.
- This involves a collaborative process with the BEAM Society Limited (BSL) to define suitable assessment criteria and sustainability goals tailored to the project's unique context.

2.3. Standalone Evaluation

Theme Certification is conducted as a standalone evaluation, independent from standard BEAM Plus certification. Applicants can obtain a Theme Certificate without first achieving certification under the corresponding BEAM Plus assessment tool.

This flexibility allows projects with specific sustainability goals to gain formal recognition, even without pursuing a full-scale BEAM Plus certification.

3. REGISTRATION AND ASSESSMENT PROCEDURES

The registration and assessment procedures for Theme Certification closely follow those of other BEAM Plus assessments.

Applicants should refer to Section 4: Detailed Assessment Processes of the BEAM Plus Procedures Manual (Assessment) for comprehensive guidance.

4. ASSESSMENT CRITERIA

4.1. Predefined Themes

For existing themes, the assessment criteria are predefined and outlined in section 6 - **List of Theme Certification**.

- Each theme includes a dedicated pool of credits drawn from the associated BEAM Plus assessment tool.
- These credits serve as the basis for evaluation, and applicants are assessed on their ability to meet or exceed the criteria.

4.2. Bespoke Themes

For new or bespoke themes, applicants work closely with BSL to define customised assessment criteria:

- a. **Selecting Credits:** Credits are selected from the core BEAM Plus tool that reflect the unique goals of the theme.

- b. Additional Documentation: Supporting documentation or performance evidence may be required for tailored evaluation.

This collaborative process ensures the Theme Certificate remains both rigorous and relevant to the specific sustainability aspirations of the project, while granting applicants the flexibility to align the certification with their distinct vision and operations.

5. VALIDITY OF THEME CERTIFICATION

5.1. Validity

The validity of the Theme Certificate corresponds to the certification duration of the related BEAM Plus assessment tool.

For example:

- If the theme is based on BEAM Plus Existing Buildings, the certificate's validity matches the typical certification cycle for that tool.

5.2. Renewal & Maintenance

Maintaining the Theme Certificate may require periodic reviews or renewals, particularly when associated credits reflect ongoing performance or operational commitments.

Applicants are encouraged to consult with BSL regularly to stay informed about updates to theme criteria or renewal requirements.

6. LIST OF THEME CERTIFICATION

Below is the list of theme certifications. For more details, please refer to each individual theme certification.

Number	Theme
T1	Sustainable Property Management
T2	Smart Resource Management
T3	Smart Energy Optimisation
T4	Water Conservation Excellence
T5	Healthy Living Building
T6	Sustainable Real Assets
T7	Advancing Net Zero
T8	Elderly-Friendly Building
T9	Sustainable F&B Operations
T10	Landlord-Led Sustainable Performance & Operations for F&B

Sustainable Property Management

Theme Overview

*Sustainable Property Management is essentially the **Management** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. Effective management of building operations and maintenance plays a vital role in improving the environmental performance of buildings, particularly existing ones. This category evaluates the overall management systems, policies, and procedures, as well as staffing, resources, and the involvement of building users, to ensure that buildings achieve their maximum sustainable potential.*

<i>Applicable BEAM Plus Assessment Tool</i>	• Existing Buildings Version 3.0
<i>Assessment Process</i>	• The project will undergo Single-Stage Final Assessment. • The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
<i>Assessment Criteria</i>	• The project shall adopt the assessment criteria under the Management performance category of the BEAM Plus Existing Buildings Version 3.0 manual. • Refer to Appendix A1 for the list of eligible credit(s).

Grading Methodology

To qualify for the “Sustainable Property Management” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Management Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	22
Very Good	19
Good	15
Satisfactory	11

Note: Projects scoring below 11 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Smart Resource Management

Theme Overview

Smart Resource Management is essentially the **Materials and Waste** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. Building operation, maintenance, and fitting-out consume significant resources and generate waste. Design choices and material selection can reduce environmental impacts, including raw material use, emissions, and embodied energy. Effective waste management is increasingly crucial, requiring stakeholder awareness and action for existing buildings.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo Single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	- The project shall adopt the assessment criteria under the Materials and Waste performance category of the BEAM Plus Existing Buildings Version 3.0 manual. - Refer to Appendix A2 for the list of eligible credit(s).

Grading Methodology

To qualify for the “Smart Resource Management” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Materials and Waste Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	17
Very Good	14
Good	11
Satisfactory	8

Note: Projects scoring below 8 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Smart Energy Optimisation

Theme Overview

*Smart Energy Optimisation is essentially the **Energy Use** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. A thorough evaluation of building and system performance encourages investments to enhance energy efficiency in existing buildings. This reduces energy consumption, minimises environmental impacts, and lowers summer peak electricity demand. The assessment emphasises performance-based criteria while awarding credits for proven energy-efficient features and practices.*

Applicable BEAM Plus Assessment Tool	• Existing Buildings Version 3.0
Assessment Process	• The project will undergo Single-Stage Final Assessment. • The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	• The project shall adopt the assessment criteria under the Energy Use performance category of the BEAM Plus Existing Buildings Version 3.0 manual. • Refer to Appendix A3 for the list of eligible credit(s).

Grading Methodology

To qualify for the “Smart Energy Optimisation” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Energy Use Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	46
Very Good	39
Good	31
Satisfactory	23

Note: Projects scoring below 23 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Water Conservation Excellence

Theme Overview

Water Conservation Excellence is essentially the **Water Use** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. Water scarcity is a critical issue in many parts of the world, with global water storage already a major challenge. Addressing this requires international cooperation. By sharing best practices, technologies, and resources, countries can develop innovative solutions and promote sustainable water management to combat water shortages.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo Single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	- The project shall adopt the assessment criteria under the Water Use performance category of the BEAM Plus Existing Buildings Version 3.0 manual. - Refer to Appendix A4 for the list of eligible credit(s).

Grading Methodology

To qualify for the “Water Conservation Excellence” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Water Use Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	15
Very Good	13
Good	10
Satisfactory	7

Note: Projects scoring below 7 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Healthy Living Building

Theme Overview

Healthy Living Building is essentially the **Health and Wellbeing** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. This certification theme addresses sustainable interior spaces and occupants' health and wellbeing. Key aspects include hygiene, amenity maintenance, and their impact on living and working environments. Indoor environmental quality covers air quality, ventilation, thermal comfort, lighting, acoustics, and noise, all of which influence wellbeing, comfort, and productivity.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo Single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	- The project shall adopt the assessment criteria under the Health and Wellbeing performance category of the BEAM Plus Existing Buildings Version 3.0 manual. - Refer to Appendix A5 for the list of eligible credit(s).

Grading Methodology

To qualify for the “Healthy Living Building” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Health and Wellbeing Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	16
Very Good	14
Good	11
Satisfactory	8

Note: Projects scoring below 8 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Sustainable Real Assets

Theme Overview

*Sustainable Real Assets is essentially the selected elements from **Management, Energy Use, Water Use, Materials and Waste, Health and Wellbeing and Sustainable Site** performance categories outlined in the BEAM Plus Existing Buildings Version 3.0 manual. The certification is designed to align with the **GRESB** (Global Real Estate Sustainability Benchmark) requirements, fostering synergy between local sustainability standards and global benchmarks. By integrating these elements, the Sustainable Real Assets certification supports the adoption of best practices, contributing to the long-term sustainability and resilience of real estate assets.*

<i>Applicable BEAM Plus Assessment Tool</i>	• Existing Buildings Version 3.0
<i>Assessment Process</i>	• The project will undergo Single-Stage Final Assessment. • The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).

Assessment Criteria	- The project shall adopt the assessment criteria for selected credit items under the Management, Energy Use, Water Use, Materials and Waste, Health and Wellbeing and Sustainable Site performance categories of the BEAM Plus Existing Buildings Version 3.0 manual. - Refer to Appendix A6 for the list of eligible credit(s).				
Grading Methodology	To qualify for the “Sustainable Real Assets” Certificate, the project must meet the following criteria: - Based on the list of selected credits from the BEAM Plus Existing Buildings Version 3.0 Manual, attain the minimum overall score (credit points) specified in the table below. <table data-bbox="683 981 1385 1142"> <tr> <th>Grade*</th><th>Required Overall Score (Credit Points)</th></tr> <tr> <td>/</td><td>At least 30</td></tr> </table> - Attain the minimum score (credit points) for each topic as specified in the credit summary template. Note*: - Successful Projects: Projects meeting the assessment criteria will be awarded the Theme Certificate. - Unsuccessful Projects: Projects failing to meet the criteria will not receive the Theme Certificate.	Grade*	Required Overall Score (Credit Points)	/	At least 30
Grade*	Required Overall Score (Credit Points)				
/	At least 30				

Advancing Net Zero

Theme Overview

*Advancing Net Zero is essentially the selected elements from **Management, Energy Use, Water Use** and **Materials and Waste** performance categories outlined in the BEAM Plus Existing Buildings Version 3.0 manual. It promotes the transition to carbon neutrality by focusing on energy efficiency, renewable energy adoption, and sustainable operations. It encourages reducing greenhouse gas emissions through optimized energy performance, renewable energy systems, and continuous energy management improvements.*

This theme supports global climate goals and Hong Kong’s commitment to carbon neutrality by 2050. By adopting it, building owners can lower operational costs, enhance asset value, and demonstrate environmental leadership in creating a sustainable future.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo Single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).

Assessment Criteria	- The project shall adopt the assessment criteria for selected credit items under the Management, Energy Use, Water Use and Materials and Waste performance categories of the BEAM Plus Existing Buildings Version 3.0 manual. - Refer to Appendix A7 for the list of eligible credit(s).				
Grading Methodology	To qualify for the “Advancing Net Zero” Certificate, the project must meet the following criteria: - Based on the list of selected credits from the BEAM Plus Existing Buildings Version 3.0 Manual, attain the minimum overall score (credit points) specified in the table below. <table data-bbox="683 902 1385 1064"> <tr> <th>Grade*</th><th>Required Overall Score (Credit Points)</th></tr> <tr> <td>/</td><td>At least 45</td></tr> </table> Note*: - Successful Projects: Projects meeting the assessment criteria will be awarded the Theme Certificate. - Unsuccessful Projects: Projects failing to meet the criteria will not receive the Theme Certificate.	Grade*	Required Overall Score (Credit Points)	/	At least 45
Grade*	Required Overall Score (Credit Points)				
/	At least 45				

Elderly-Friendly Building

Theme Overview

The Elderly-Friendly Building Certification recognises projects that prioritise accessibility, safety, and comfort for elderly occupants. This theme supports Hong Kong's aging population by encouraging building designs that promote independence, dignity, and well-being for older adults. It aligns with broader community goals of inclusivity and social sustainability.

Applicable BEAM Plus Assessment Tool	• New Buildings Version 2.0 • Existing Buildings Version 3.0
Assessment Process	• Single-Stage Final Assessment only. • The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	• Refer to Appendix A8 for the list of eligible credit(s). • Refer to the <i>Submission Template</i> of individual item (available on BSL's website under BEAM Plus → Theme Certification). • The <i>Credit Summary Template</i> can also be found on BSL's website under BEAM Plus → Theme Certification.

	Compliance Assessment (CA) is applicable to this Theme Certification. If the project undergoes CA, standard CA procedures must be followed.						
Grading Methodology	To qualify for the “Elderly-Friendly Building” Certificate, the project must meet the following criteria: - Demonstrate compliance with at least 10 out of 46 recommended best practices from Chapter 6 of the Buildings Department’s Design Manual: Barrier Free Access (DM) [1]. - The project must fulfill the minimum number of Core Best Practices and Total Best Practices as per the table below. <table><tr><th>Grade*</th><th>Core Best Practices</th><th>Total no. of Best Practices</th></tr><tr><td>/</td><td>At least 3</td><td>At least 10</td></tr></table> Note*: - Successful Projects: Projects meeting the assessment criteria will be awarded the Theme Certificate. - Unsuccessful Projects: Projects failing to meet the criteria will not receive the Theme Certificate.	Grade*	Core Best Practices	Total no. of Best Practices	/	At least 3	At least 10
Grade*	Core Best Practices	Total no. of Best Practices					
/	At least 3	At least 10					

1. Buildings Department, HKSAR Government. The Design Manual: Barrier Free Access. Chapter 6: Elderly-Friendly Design Guidelines (Latest Edition).

Sustainable F&B Operations

Theme Overview

*The Sustainable F&B Operations theme integrates selected elements from the **Management, Materials and Waste, Energy Use, Water Use, and Health and Wellbeing** performance categories outlined in the BEAM Plus F&B Version 1.0 manual. It promotes sustainable practices in the food and beverage sector by focusing on resource efficiency, waste reduction, staff and customer engagement, and health and wellbeing. This theme supports Hong Kong’s sustainability goals and encourages F&B operators to adopt environmentally responsible operations, reduce carbon footprint, and enhance community wellbeing.*

By adopting this theme, F&B operators can improve operational efficiency, reduce costs, and demonstrate leadership in sustainability.

Applicable BEAM Plus Assessment Tool	F&B Version 1.0
Assessment Process	- The project will undergo Single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).

Assessment Criteria	• The project shall adopt the assessment criteria for selected credit items under the Management, Materials and Waste, Energy Use, Water Use, and Health and Wellbeing performance categories of the BEAM Plus F&B Version 1.0 manual. • Refer to Appendix A9 for the list of eligible credit(s).								
Grading Methodology	To qualify for the “Sustainable F&B Operations” Certificate, the project must meet the following criteria: • Based on the list of selected credits from the BEAM Plus F&B Version 1.0 Manual, attain the minimum overall score (credit points) specified in the table below. <table><tr><th>Grade</th><th>Minimum credit points required in each performance category (excluding IDCM and IA)</th><th>Required Overall Score (Credit Points)</th></tr><tr><td>Green+</td><td rowspan="2">1</td><td>30</td></tr><tr><td>Green</td><td>15</td></tr></table> Note: A maximum of 5 credit points is attainable under IA. Projects fails to meet the minimum credit points required in each performance category (excluding IDCM and IA) and/ or does not achieve the overall credit points necessary for at least a “Green” rating, it will be regarded as “Assessment Completed Without Any Rating” and no certificate will be issued.	Grade	Minimum credit points required in each performance category (excluding IDCM and IA)	Required Overall Score (Credit Points)	Green+	1	30	Green	15
Grade	Minimum credit points required in each performance category (excluding IDCM and IA)	Required Overall Score (Credit Points)							
Green+	1	30							
Green		15							

Landlord-Led Sustainable Performance & Operations for F&B

Theme Overview

The theme is a landlord-initiated certification pathway that recognises property-owners, retail developers and F&B operators as an enabler to lead sustainable practices across F&B premises within their managed portfolio under a unified and coordinated framework.

*The theme integrates selected elements from the **Management, Materials and Waste, Energy Use, Water Use and Health and Wellbeing** performance categories outlined in the BEAM Plus F&B Version 1.0 manual. It supports sustainability goals and encourages F&B operators to adopt environmentally responsible operations, reduce carbon footprint, and enhance community wellbeing.*

By adopting this theme, landlords demonstrate strategic leadership in sustainability that translates to visible sustainability credential that improve operational efficiency, bring in operational savings and support social and operational resilience for participating operators.

Applicable BEAM Plus Assessment Tool	F&B Version 1.0
Assessment Process	- The project will undergo Single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).

Assessment Criteria

- The project shall adopt the assessment criteria for selected credit items under the **Management, Materials and Waste, Energy Use, Water Use**, and **Health and Wellbeing** performance categories of the BEAM Plus F&B Version 1.0 manual.
- Refer to Appendix A10 for the list of eligible credit(s).
- The project shall demonstrate that a formal framework or pledge for sustainability collaboration has been established to cover all operated or leased area of the F&B premises within the assessment boundary by providing **one of the following documents**:
 - i. **Bilateral Declaration or Green Pledge**: A signed commitment or an undertaking letter between the landlords and top management/representatives of the F&B operators outlining shared environmental goals that represents both parties enters the contractual relationship for sustainability collaboration.
 - ii. **Tenancy Agreement with Green Lease clause or a Sustainability Addendum**: A contractual binding clause within the tenancy agreement¹ that states the obligations of tenants and landlords in achieving green goals.

Note 1: Confidential/ Sensitive information on the tenancy agreement is not required and shall be redacted.

Grading Methodology

To qualify for the “Landlord-Led Sustainable Performance & Operations for F&B” Certificate, the project must meet the following criteria:

- Based on the list of selected credits from the BEAM Plus F&B Version 1.0 Manual, attain the minimum overall score (credit points) specified in the table below.

Grade	Minimum credit points required in each performance category (excluding IDCM and IA)	Required Overall Score (Credit Points)
Excellent	1	40
Very Good		30
Good		25
Satisfactory		15

Note: A maximum of 5 credit points is attainable under IA.

Projects fails to meet the minimum credit points required in each performance category (excluding IDCM and IA) and/ or does not achieve the overall credit points necessary for at least a “Satisfactory” rating, it will be regarded as “Assessment Completed Without Any Rating” and no certificate will be issued.

7. APPENDIX

Below is the list of theme certifications. For more details, please refer to each individual theme certification.

Number	Theme	Appendices
T1	Sustainable Property Management	Appendix A1
T2	Smart Resource Management	Appendix A2
T3	Smart Energy Optimisation	Appendix A3
T4	Water Conservation Excellence	Appendix A4
T5	Healthy Living Building	Appendix A5
T6	Sustainable Real Assets	Appendix A6
T7	Advancing Net Zero	Appendix A7
T8	Elderly-Friendly Building	Appendix A8
T9	Sustainable F&B Operations	Appendix A9
T10	Landlord-Led Sustainable Performance & Operations for F&B	Appendix A10

Theme: Sustainable Property Management (T1)
Applicable Tool: Existing Buildings Version 3.0

Appendix A1

Credit	Credit Head/ Sub-head
MAN-01-02a	(a) Complimentary Certification
MAN-01-02b	(b) Environmental Excellence Certificate
MAN-02-01a	(a) ESG Committee
MAN-02-01b	(b) Policies on ESG Issues
MAN-02-02a	(a) Near-term Decarbonisation Target (Scopes 1 and 2)
MAN-02-02b	(b) Near-term Decarbonisation Target (Scope 3)
MAN-02-02c	(c) Near-term Decarbonisation Target (Validation)
MAN-02-02d	(d) Long-term Decarbonisation Target
MAN-02-02e	(e) Long-term Decarbonisation Target (Validation)
MAN-02-02f	(f) Net Zero Commitment
MAN-02-02g	(g) Net Zero Commitment Disclosure
MAN-02-03a	(a) Climate-related Physical Risks and Opportunities
MAN-02-03b	(b) Transition Risks and Opportunities
MAN-02-03c	(c) Evaluation of Climate Resilience
MAN-03-01a	(a) BEAM Accredited Personnel
MAN-03-01b	(b) Professional Qualified Personnel
MAN-03-01c	(c) Staff Training
MAN-03-04a	(a) Good Practices for Operation and Maintenance Service
MAN-03-04b	(b) Best Practices for Operation and Maintenance Service
MAN-03-04c	(c) Digitalised Operation
MAN-03-04d	(d) Digitalised Maintenance
MAN-03-05a	(a) Maintenance of BIM Model
MAN-03-05b	(b) Use of BIM Model (Asset Management)
MAN-03-05c	(c) Use of BIM Model (Facility Management)
MAN-04-01a	(a) Green Lease Incentive
MAN-04-01b	(b) Green Lease Coverage
MAN-04-05a	(a) Capacity Building Programme(s)
MAN-04-05b	(b) Carbon Audit to Tenants
MAN-04-05c	(c) Decarbonisation Targets for Tenants
MAN-04-05d	(d) Award for Recognition
MAN-04-05e	(e) Carbon Related Pledge

Theme: Smart Resource Management (T2)**Appendix A2****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
MW-02-03	Ozone Depleting Substances
MW-02-05a	(a) Green Building Components
MW-02-05b	(b) Green Building Services Systems
MW-02-06	Life Cycle Costing
MW-03-02a	(a) Recyclables Collection
MW-03-02b	(b) Recycling Performance
MW-03-02c	(c) Recycling Transparency and Disclosure
MW-03-04a	(a) Waste Management Plan
MW-03-04b	(b) Waste Stream Audit
MW-03-04c	(c) Enhanced Waste Management Practices
MW-03-05a	(a) Reduction at Source
MW-03-05b	(b) Continuous Improvement
MW-04-02	Green Purchasing Practices

Theme: Smart Energy Optimisation (T3)**Appendix A3****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
EU-00-01	Minimum Energy Performance
EU-01-02a	(a) Benchmarking
EU-01-02b	(b) Benchmarking Ranking
EU-01-02c	(c) Self-improvement of Energy Utilisation Index
EU-01-02d	(d) Continuous Energy Consumption Reduction Trend
EU-01-03a	(a) Development of Peak Demand Management Plan
EU-01-03b	(b) Execution of Peak Demand Management Plan
EU-01-04a	(a) Metering Provisions for Landlord's Electrical Loads
EU-01-04b	(b) Metering Provisions for Landlord's Individual Electrical Loads
EU-01-04c	(c) Performance Auditing
EU-01-05	Energy Performance Certificate
EU-02-01a	(a) On-site Renewable Energy Application
EU-02-01b	(b) Off-site Green Power
EU-04-03a	(a) Building Energy Consumption
EU-04-03b	(b) Energy Breakdown for air-conditioning system
EU-04-03c	(c) Energy Breakdown for other system
EU-04-03d	(d) Analysis of Building Energy Consumption
EU-04-03e	(e) Carbon Audit
EU-04-04a	(a) Planning Stage
EU-04-04b	(b) Investigation Stage
EU-04-04c	(c) Implementation Stage
EU-04-04d	(d) Ongoing Commissioning Plan
EU-04-04e	(e) Ongoing Commissioning Implementation

Theme: Water Conservation Excellence (T4)**Appendix A4****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
WU-01-01	Use of Water Efficient Flow Devices
WU-01-02a	(a) Smart Irrigation
WU-01-02b	(b) Water Consumption Reduction by Irrigation Water
WU-01-04	Water Leakage Detection
WU-02-01a	(a) Water Closets
WU-02-01b	(b) Urinals
WU-03-01a	(a) Water Recycling System(s) – Feasibility
WU-03-01b	(b) Water Recycling System(s) – Implementation
WU-03-01c	(c) Water Consumption Reduction by Recycled Water
WU-04-01a	(a) Smart Water Metering – Feasibility
WU-04-01b	(b) Smart Water Metering – Implementation
WU-04-02a	(a) Fresh Water Consumption - Landlord-Controlled Area
WU-04-02b	(b) Fresh Water Consumption - Whole Building
WU-04-02c	(c) Self-Improvement
WU-04-02d	(d) Continuous Reduction Trend
WU-04-04a	(a) Water Supply System Safety Inspection
WU-04-04b	(b) Water Audit

Theme: Healthy Living Building (T5)**Appendix A5****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
HWB-01-01	Healthy and Active Living
HWB-01-02	Biophilic Design
HWB-01-03	Physical Activity and Mental Health Programme
HWB-02-01a	(a) Universal Accessibility
HWB-02-01b	(b) Family Friendly Facilities
HWB-02-02	Amenities for Operation and Maintenance
HWB-03-01a	(a) Minimum Ventilation (Calculation)
HWB-03-01b	(b) Minimum Ventilation (Measurement)
HWB-03-03a	(a) Background Noise Level
HWB-03-03b	(b) Reverberation Time
HWB-03-03c	(c) Noise Isolation
HWB-03-05a	(a) Provision of IAQ Sensor
HWB-03-05b	(b) Response Mechanism
HWB-03-05c	(c) Real-time IAQ Data Disclosure
HWB-03-06a	(a) Temperature and Humidity Control
HWB-03-06b	(b) Continuous Monitoring
HWB-03-07a	(a) Lighting Performance in Normally Occupied Spaces
HWB-03-07b	(b) Lighting Performance in Not Normally Occupied Spaces
HWB-03-08	Daylight
HWB-03-10a	(a) Water Quality Survey
HWB-03-10b	(b) Access to Drinking Water
HWB-03-11a	(a) Particle Filtration
HWB-03-11b	(b) Air Purification Treatment
HWB-04-02	Health Protection

Theme: Sustainable Real Assets (T6)**Appendix A6****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
MAN-02-02a	(a) Near-term Decarbonisation Target (Scopes 1 and 2)
MAN-02-02b	(b) Near-term Decarbonisation Target (Scope 3)
MAN-02-02c	(c) Near-term Decarbonisation Target (Validation)
MAN-02-02d	(d) Long-term Decarbonisation Target
MAN-02-02e	(e) Long-term Decarbonisation Target (Validation)
MAN-02-02f	(f) Net Zero Commitment
MAN-02-02g	(g) Net Zero Commitment Disclosure
MAN-02-03a	(a) Climate-related Physical Risks and Opportunities
MAN-02-03b	(b) Transition Risks and Opportunities
MAN-02-03c	(c) Evaluation of Climate Resilience
SS-05-01b	(b) Community Space
SS-05-02	Active Commuting Support
MW-03-02a	(a) Recyclables Collection
MW-03-02b	(b) Recycling Performance
MW-03-04b	(b) Waste Stream Audit
MW-03-04c	(c) Enhanced Waste Management Practices
MW-03-05a	(a) Reduction at Source
MW-03-05b	(b) Continuous Improvement
EU-00-01	Minimum Energy Performance
EU-01-02c	(c) Self-improvement of Energy Utilisation Index
EU-01-02d	(d) Continuous Energy Consumption Reduction Trend
EU-01-03b	(b) Execution of Peak Demand Management Plan
EU-02-01a	(a) On-site Renewable Energy Application
EU-02-01b	(b) Off-site Green Power
EU-04-03e	(e) Carbon Audit
WU-01-01	Use of Water Efficient Flow Devices
WU-01-02a	(a) Smart Irrigation
WU-01-02b	(b) Water Consumption Reduction by Irrigation Water
WU-01-04	Water Leakage Detection
WU-03-01a	(a) Water Recycling System(s) – Feasibility
WU-03-01b	(b) Water Recycling System(s) – Implementation
WU-03-01c	(c) Water Consumption Reduction by Recycled Water
WU-04-01a	(a) Smart Water Metering – Feasibility
WU-04-01b	(b) Smart Water Metering – Implementation
WU-04-02a	(a) Fresh Water Consumption - Landlord-Controlled Area
WU-04-02b	(b) Fresh Water Consumption - Whole Building
WU-04-02c	(c) Self-Improvement
WU-04-02d	(d) Continuous Reduction Trend
HWB-01-01	Healthy and Active Living
HWB-02-01a	(a) Universal Accessibility
HWB-02-01b	(b) Family Friendly Facilities

Theme: Sustainable Real Assets (T6)**Appendix A6****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
HWB-03-03a	(a) Background Noise Level
HWB-03-03b	(b) Reverberation Time
HWB-03-03c	(c) Noise Isolation
HWB-03-05a	(a) Provision of IAQ Sensor
HWB-03-05b	(b) Response Mechanism
HWB-03-05c	(c) Real-time IAQ Data Disclosure

Theme: Advancing Net Zero (T7)**Appendix A7****Applicable Tool: Existing Buildings Version 3.0**

Credit	Credit Head/ Sub-head
MAN-02-02a	(a) Near-term Decarbonisation Target (Scopes 1 and 2)
MAN-02-02b	(b) Near-term Decarbonisation Target (Scope 3)
MAN-02-02c	(c) Near-term Decarbonisation Target (Validation)
MAN-02-02d	(d) Long-term Decarbonisation Target
MAN-02-02e	(e) Long-term Decarbonisation Target (Validation)
MAN-02-02f	(f) Net Zero Commitment
MAN-02-02g	(g) Net Zero Commitment Disclosure
MAN-04-05b	(b) Carbon Audit to Tenants
MAN-04-05c	(c) Decarbonisation Targets for Tenants
MAN-04-05e	(e) Carbon Related Pledge
MW-03-02b	(b) Recycling Performance
MW-03-02c	(c) Recycling Transparency and Disclosure
MW-03-04b	(b) Waste Stream Audit
MW-03-04c	(c) Enhanced Waste Management Practices
MW-03-05a	(a) Reduction at Source
MW-03-05b	(b) Continuous Improvement
EU-00-01	Minimum Energy Performance
EU-01-02a	(a) Benchmarking
EU-01-02b	(b) Benchmarking Ranking
EU-01-02c	(c) Self-improvement of Energy Utilisation Index
EU-01-02d	(d) Continuous Energy Consumption Reduction Trend
EU-01-03b	(b) Execution of Peak Demand Management Plan
EU-01-05	Energy Performance Certificate
EU-02-01a	(a) On-site Renewable Energy Application
EU-04-03a	(a) Building Energy Consumption
EU-04-03b	(b) Energy Breakdown for air-conditioning system
EU-04-03c	(c) Energy Breakdown for other system
EU-04-03d	(d) Analysis of Building Energy Consumption
EU-04-03e	(e) Carbon Audit
EU-04-04a	(a) Planning Stage
EU-04-04b	(b) Investigation Stage
EU-04-04c	(c) Implementation Stage
EU-04-04d	(d) Ongoing Commissioning Plan
EU-04-04e	(e) Ongoing Commissioning Implementation
WU-04-02a	(a) Fresh Water Consumption - Landlord-Controlled Area
WU-04-02b	(b) Fresh Water Consumption - Whole Building
WU-04-02c	(c) Self-Improvement
WU-04-02d	(d) Continuous Reduction Trend
WU-04-04b	(b) Water Audit

Theme: Elderly-Friendly Building (T8)

Appendix A8

Applicable Tool: New Buildings Version 2.0

Existing Buildings Version 3.0

Credit	Credit Head/ Sub-head
HWB 3 (NB v2.0)/ HWB-02-01a (EB v3.0)	(a) Universal Accessibility

Theme: Sustainable F&B Operations (T9)**Appendix A9****Applicable Tool: F&B Version 1.0**

Credit	Credit Head/ Sub-head
MAN-01-02a	(a) Complimentary Certification
MAN-01-03d	(d) Environmental Targets
MAN-01-03f	(f) Green Restaurant Leader
MAN-01-03g	(g) Environmental Task Force
MAN-01-03h	(h) Green Restaurant Recognition
MAN-02-03a	(a) Resilience to Adverse Weather
MAN-02-03b	(b) Flood Resilience Plan
MAN-03-01a	(a) BEAM Accredited Personnel
MAN-03-01b	(b) Existing Staff Training
MAN-03-01c	(c) New Staff Training
MAN-04-04a	(a) OHS Measures
MAN-04-05	Tenant Engagement Programme
MAN-04-06	Staff and Customer Engagement Programme
MW-02-07a	(a) Packaging and Tableware
MW-02-07b	(b) Beverage Bottles
MW-02-08a	(a) Reusable or Compostable Packaging
MW-02-08b	(b) Reuse-based Facility
MW-02-09	Menu Paper Usage
MW-03-02a	(a) Recyclables Collection
MW-03-02b	(b) Recycling Performance
MW-03-04a	(a) Waste Management Plan
MW-03-04b	(b) Waste Stream Audit
MW-03-04c	(c) Food Waste Reduction
MW-03-05a	(a) Reduction at Source
MW-03-05b	(b) Continuous Improvement
MW-04-02	Bulk Purchasing & Green Procurement
MW-04-03	Sustainable Seafood Sourcing
MW-04-04a	(a) Portioning Control
MW-04-04b	(b) Whole-ingredient Utilisation
EU-01-02a (Option 1)	(a) Energy efficient systems (General)
EU-01-02b (Option 1)	(b) Energy efficient systems (Kitchen)
EU-01-04a	(a) Real-time Monitoring System for FOH and BOH
EU-01-04b	(b) Real-time Monitoring System for Major Systems
EU-01-04c	(c) Data Collection Record
EU-03-03	Kitchen Equipment Efficiency
EU-04-02	Smart Devices
WU-01-01a	(a) Water Taps for Toilet and Shower
WU-01-01b	(b) Water Taps for Food Preparation
WU-01-03a	(a) Kitchen Operation
WU-01-03b	(b) Water Saving Kitchen Appliances
WU-02-02	Grease Trap Management

Theme: Sustainable F&B Operations (T9)**Appendix A9****Applicable Tool: F&B Version 1.0**

Credit	Credit Head/ Sub-head
WU-04-01a	(a) Smart Water Metering
WU-04-02a	(a) Basic Monitoring and WEI Calculation
WU-04-02b	(b) Longitudinal Comparison
WU-04-02d	(d) Peer Comparison for Chain Operators
WU-04-02e	(e) Development of Water Conservation Plan
HWB-01-03	Employee Health and Wellbeing Promotion Programme
HWB-01-04	Food Hygiene & Safety Practices
HWB-01-05	Nutrition and Menu
HWB-02-01a	(a) Universal Accessibility
HWB-02-01b	(b) Family Friendly Facilities
HWB-03-02	Pollution Control
HWB-03-03a	(a) Quiet Kitchen Equipment
HWB-03-05a	(a) IAQ Measurement
HWB-03-06a	(a) Temperature and Humidity Control
HWB-03-06b	(b) Continuous Monitoring
HWB-03-10b	(b) Access to Drinking Water
HWB-03-11a	(a) Design for Good IAQ
HWB-03-11b	(b) Particle Filtration
HWB-03-11c	(c) Air Purification Treatment
HWB-04-02	Health Protection
IA-01-01	Innovations and Additions (Maximum 5 credit points)

Theme: Landlord-Led Sustainable Performance & Operations for F&B (T10)

Applicable Tool: F&B Version 1.0

Appendix A10

Credit	Credit Head/ Sub-head
MAN-01-02a	(a) Complimentary Certification
MAN-01-03d	(d) Environmental Targets
MAN-01-03f	(f) Green Restaurant Leader
MAN-01-03g	(g) Environmental Task Force
MAN-01-03h	(h) Green Restaurant Recognition
MAN-02-03a	(a) Resilience to Adverse Weather
MAN-02-03b	(b) Flood Resilience Plan
MAN-03-01b	(b) Existing Staff Training
MAN-03-01c	(c) New Staff Training
MAN-04-04a	(a) OHS Measures
MAN-04-05	Tenant Engagement Programme
MAN-04-06	Staff and Customer Engagement Programme
MW-02-07a	(a) Packaging and Tableware
MW-02-07b	(b) Beverage Bottles
MW-02-08a	(a) Reusable or Compostable Packaging
MW-02-08b	(b) Reuse-based Facility
MW-02-09	Menu Paper Usage
MW-03-02a	(a) Recyclables Collection
MW-03-02b	(b) Recycling Performance
MW-03-04a	(a) Waste Management Plan
MW-03-04c	(c) Food Waste Reduction
MW-03-05a	(a) Reduction at Source
MW-03-05b	(b) Continuous Improvement
MW-04-02	Bulk Purchasing & Green Procurement
MW-04-03	Sustainable Seafood Sourcing
MW-04-04a	(a) Portioning Control
MW-04-04b	(b) Whole-ingredient Utilisation
EU-01-02a (Option 1)	(a) Energy efficient systems (General)
EU-01-02b (Option 1)	(b) Energy efficient systems (Kitchen)
EU-01-02c (Option 1)	(c) Energy efficient systems (MVAC)
EU-01-02d (Option 1)	(d) Energy efficient systems (Lighting)
EU-01-02a (Option 2)	(a) Benchmarking
EU-01-02b (Option 2)	(b) Benchmarking Ranking
EU-01-02c (Option 2)	(c) Self-improvement of Energy Utilisation Index
EU-01-04a	(a) Real-time Monitoring System for FOH and BOH
EU-01-04b	(b) Real-time Monitoring System for Major Systems
EU-01-04c	(c) Data Collection Record
EU-01-04d	(d) Local Display Unit or Tablet
EU-02-01a	(a) On-site Renewable Energy Application
EU-02-01b	(b) Off-site Green Power

Theme: Landlord-Led Sustainable Performance & Operations for F&B (T10)
Applicable Tool: F&B Version 1.0

Appendix A10

Credit	Credit Head/ Sub-head
EU-03-03	Kitchen Equipment Efficiency
EU-04-02	Smart Devices
EU-04-03	Energy Management
WU-01-01b	(b) Water Taps for Food Preparation
WU-01-03a	(a) Kitchen Operation
WU-01-03b	(b) Water Saving Kitchen Appliances
WU-02-02	Grease Trap Management
WU-04-01a	(a) Smart Water Metering
WU-04-01b	(b) Smart Water Monitoring Interface
WU-04-02a	(a) Basic Monitoring and WEI Calculation
WU-04-02b	(b) Longitudinal Comparison
WU-04-02c	(c) Self-Improvement of WEI
WU-04-02d	(d) Peer Comparison for Chain Operators
WU-04-02e	(e) Development of Water Conservation Plan
HWB-01-03	Employee Health and Wellbeing Promotion Programme
HWB-01-04	Food Hygiene & Safety Practices
HWB-01-05	Nutrition and Menu
HWB-02-01a	(a) Universal Accessibility
HWB-03-02	Pollution Control
HWB-03-03a	(a) Quiet Kitchen Equipment
HWB-03-06a	(a) Temperature and Humidity Control
HWB-03-10b	(b) Access to Drinking Water
HWB-04-02	Health Protection
IA-01-01	Innovations and Additions (Maximum 5 credit points)