Circular Letter No.: 2023.188

Issue Date: 21 July 2023

Application: BEAM Plus NB Version 2.0

Effective Date: 1 November 2023

WU 4 Water Leakage Detection

1. The Technical Circular Letter hereby announces an update to the credit content for **WU 4 Water Leakage Detection** under BEAM Plus NB v2.0.

2. The aim of the update is to clarify the coverage of water leakage detection systems to better align with the credit objective.

3. The requirements given in Section 1.3 and Section 6.1 of the BEAM Plus NB v2.0 Manual (2021 Edition) are hereby updated with the enclosures in Annex A and Annex B of this Technical Circular Letter respectively.

    - Pages Annex A-1 to A-3 shall replace all contents in Section 1.3 Summary of Credits specified in Pages 29 to 30 of the Manual; and

    - Pages Annex B-1 to B-2 shall replace all contents in Section 6.1 on WU 4 specified in Pages 290 to 291 of the Manual.

4. Approved PA projects: For projects that have already completed PA and have certain assessment approach approved, the Applicant may opt to adopt the same assessment criteria for FA or voluntarily comply with this Technical Circular Letter. For the avoidance of doubt, the Applicant shall provide PA evidence (e.g., extract of the PA report, documents submitted for assessment in PA, etc.) in subsequent assessments to support the intention of using the same assessment methodology as in PA.

Ir Colin Chung
Chairperson of Standards Sub-committee

Annex A:
Updated Credit Content for Section 1.3 under BEAM Plus NB v2.0

	Section	Credit Requirement	Extent of Application	Credit
6	**Water Use (WU)**			**12 + 3 BONUS**
WU P1	Minimum Water Saving Performance	Demonstrate that the use of water efficient flow devices leads to an estimated annual saving of 10%.	All buildings	Required
WU 1	Annual Water Use	(a) Further Potable Water Saving 1 to 3 credits for demonstrating that the use of water efficient flow devices leads to an estimated annual saving from 20% to 30%. (b) Exemplary Potable Water Saving 1 additional BONUS credit for demonstrating that the use of water efficient flow devices leads to an estimated annual saving of 40%.	All buildings	3 + 1 additional BONUS
WU 2	Water Efficient Irrigation	1 to 2 credits for reducing potable water consumption for irrigation from 25% to 50% in comparison with the baseline. 1 additional BONUS credit for reducing potable water consumption for irrigation by 100% in comparison with the baseline.	All buildings with permanent greenery	2 + 1 additional BONUS
WU 3	Water Efficient Appliances	1 credit for installing water efficient appliances that achieve Grade 1 under the WSD's Water Efficiency Labelling Scheme.	Residential buildings	1
WU 4	Water Leakage Detection	1 credit for installing water leakage detection systems in all municipal potable water tank and/ or pump rooms.	All buildings with potable water tank and/ or pump rooms	1
WU 5	Twin Tank System	1 credit for providing twin tank for potable water supply system and flushing water supply system.	All buildings (including buildings with centralised/ shared tank that is outside the assessment boundary)	1
WU 6	Cooling Tower Water	1 credit for achieving 7 or more cycles of concentration with acceptable water quality.	All buildings equipped with cooling tower using potable water as makeup water	1

	Section	Credit Requirement	Extent of Application	Credit
WU 7	Effluent Discharge to Foul Sewers	1 credit for demonstrating a reduction in annual sewage volumes by 20% or more.	All buildings	1
WU 8	Water Harvesting and Recycling	(a) Harvested Rainwater 1 credit for harvesting of rainwater that achieve a reduction of 5% or more in the consumption of potable water. (b) Recycled Grey Water 1 credit for recycled grey water that achieve a reduction of 5% or more in the consumption of potable water. (c) Exemplary Water Recycling 1 BONUS credit where harvested rainwater, recycled grey water or a combination of both leads to a reduction of 10% or more in the consumption of potable water.	All buildings	2 + 1 BONUS
7	**Health and Wellbeing (HWB)**			**19 + 10 BONUS**
HWB P1	Minimum Ventilation Performance	(a) Measure outdoor air pollutants on-site prior to building design to understand the site conditions. (b) Demonstrate the project is in compliance with the minimum ventilation quantity with respective to its designed ventilation mode.	All buildings	Required
HWB 1	Healthy and Active Living	1 BONUS credit for scoring at least 3 items of all applicable design measures for healthy and active living.	All buildings	1 BONUS
HWB 2	Biophilic Design	1 BONUS credit for demonstrating visual connection with nature and/ or biophilic design features at an assessment space with Visual Quality Score of 2 or above. 1 additional BONUS credit for demonstrating visual connection with nature and/ or biophilic design features at an assessment space with Visual Quality Score of 3 or above.	All buildings	1 BONUS + 1 additional BONUS
HWB 3	Inclusive Design	(a) Universal Accessibility 1 credit for providing at least ten (10) applicable enhanced provisions as stipulated in the “Recommended Design Requirements” of BFA 2008.	All buildings	1 + 1 BONUS

Section	Credit Requirement	Extent of Application	Credit
	(b) Weather protection and family friendly facilities 1 BONUS credit for providing prescribed weather protection and at least two (2) family friendly facilities.		

Annex B:
Updated Credit Content for Section 6.1 under BEAM Plus NB v2.0

6 Water Use **6.1 Water Conservation**

WU 4 Water Leakage Detection

Extent of Application	All buildings with potable water tank and/ or pump rooms.
Objective	To identify water leakage once detected for the arrangement of maintenance work.
Credits Attainable	1
Credit Requirement	1 credit for installing water leakage detection systems in all municipal potable water tank and/ or pump rooms.
Assessment	Demonstrate that water leakage detection systems are installed in all municipal potable water tank and/ or pump rooms serving fresh water supply system, flushing water system (if using fresh water for flushing), cleansing water system, irrigation water system, and air conditioning system (e.g. make-up water tank and/ or pump for fresh water cooling towers). Water tank and/ or pump rooms serving only non-potable water system or fire services system are not assessed. Water tank and/ or pump rooms which have multiple water tanks and/ or pumps should have at least one water leakage detection system. The detection systems should be capable to automatically alert the operator or the security guard and to identify the room with water leakage when water leakage occurs.

Submittals

Supporting Documents *Please provide softcopies with filename prefix as indicated on the leftmost column below.*		**PA**	**FA**
WU_04_00	BEAM Plus NB submission template for WU 4	✓	✓
WU_04_01	Drawing(s) (e.g. layout plans, control schematic, BMS drawings) highlighting the provisions of water leakage detection systems in all potable water tank and/ or pump rooms **[or]** Drawing(s) showing that there is no potable water tank or pump room in the building (Substantiation for non-applicability)	✓	✓
WU_04_02	Technical specifications of water leakage detection systems **[or]** Catalogue or manufacturer's information of the water leakage detection systems	✓ -	- ✓

Remarks

(a) Additional Information

None

(b) Related Credit

None