



Circular Letter No.: 2024.195

Issue Date: 22 March 2024

Application: BEAM Plus NB Version 2.0

Effective Date: 22 March 2024

SS 2 Neighbourhood Amenities

1. The Technical Circular Letter hereby announces an update to the credit content for **SS 2 Neighbourhood Amenities** under BEAM Plus NB v2.0.
2. The aim of the update is to clarify the following:
 - Omission of assessment criteria related to mechanical means to assist pedestrian movement for **SS 2a Amenities for Building Users**; and
 - Update of submittals requirement related to occupation date of the proposed development at Compliance Assessment (CA) Stage.
3. The requirements given in Section 3.1 of the BEAM Plus NB v2.0 Manual (2023 Edition) are hereby updated with the enclosures in Annex A of this Technical Circular Letter respectively.
 - Pages Annex A-1 to A-6 shall replace all contents in Section 3.1 on SS 2 specified in Pages 139 to 144 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.
5. For the ease of reading, the credit content in Pages Annex A-1 to A-6 of this Technical Circular Letter has incorporated the published FAQs for SS 2, which includes FAQs #211 and #212. The Applicant shall observe the respective FAQs for their issue dates.

A handwritten signature in black ink, appearing to read "Ir Colin Chung", is written over a horizontal line.

Ir Colin Chung
Chairperson of Standards Sub-committee

Annex A:
Updated Credit Content for Section 3.1 under BEAM Plus NB v2.0

3 Sustainable Site 3.1 Neighbourhood Integration

SS 2 Neighbourhood Amenities

Extent of Application All buildings

Objective Encourage building development that is integrated within, and an asset to, the immediate neighbourhood.

Credits Attainable 2

Credit Requirement (a) Amenities for Building Users

1 credit where adequate amenities for building users are located within the site or 500m walking distance/ an equivalent horizontal commuting time from the site entrance(s).

(b) Shared Amenities for Neighbourhood

1 credit where adequate shared amenities for the neighbourhood are provided within the site and are made available for public use.

Assessment (a) Amenities for Building Users

- Provide a summary based on a survey of the immediate neighbourhood and the development itself to demonstrate that at least 15 amenities for building users are located within the site or 500m walking distance from the site entrance(s) to the main entrances of the amenities or the common entrance of a collective amenity (a complex comprising 2 or more amenities).

Building Amenities	Building Types					
	C1	C2	E1	E2	R	O
Food outlets						
Restaurants/ cafes/ food & beverage outlets	C	✓	C	C	C	✓
Community retail						
Convenience/ grocery stores	C	✓	C	C	C	✓
Supermarkets/ wet markets	✓	✓	✓	✓	✓	✓
Other retail shops	✓	✓	✓	✓	✓	✓
Services						
Banks or Automated Teller Machines	C	✓	✓	C	C	✓
Hairdressers	✓	✓	✓	✓	✓	✓
Pharmacy (with registered license and for retail purpose)	✓	✓	✓	✓	✓	✓
Laundry or dry cleaners	✓	✓	✓	✓	✓	✓

Community facilities						
Nursery classes*/ kindergartens*/ day care/ child care facilities	✓	✓	/	✓	✓	✓
Elderly care facilities	✓	✓	✓	✓	✓	✓
Primary/ secondary school*	✓	✓	/	✓	✓	✓
Arts venues*/ public entertainment [1]	✓	✓	✓	✓	✓	✓
Places of worship	✓	✓	✓	✓	✓	✓
Medical/ health facilities (including dental clinic)*	✓	✓	✓	✓	✓	✓
Libraries	✓	✓	✓	✓	✓	✓
Post offices*/ postal facilities#	✓	✓	✓	✓	✓	✓
Community hall*	✓	✓	✓	✓	✓	✓
Public toilets	✓	✓	✓	✓	✓	✓
Babycare room/ nursery room/ lactation room/ other similar amenities ^Δ	✓	✓	✓	✓	✓	✓
Recreational facilities/ open spaces						
Active recreational facilities or open spaces*	C	✓	C	C	✓	✓
Passive recreational facilities or open spaces*	✓	✓	✓	✓	C	✓

Legend:

C Core amenity for building type

✓ Amenity relevant to building type

* Definition referred to in HKPSG Chapter 3/ Chapter 4 [2, 3]

Postal facilities operated by Hongkong Post, such as permanent post offices, street posting boxes and iPostal stations; or facilities operated by other organisations/ companies which offer delivery services (i.e. sending and receiving letters, parcels and goods)

^Δ Other similar amenities equipped with supporting facilities enabling users to breastfeed/ express breastmilk, to bottle-feed infants and young children, or to change nappies for infants and young children in a private space with an appropriate environment**Remarks:**

Free Wi-Fi is not considered as a neighbourhood amenity as Wi-Fi is not a building amenity with space provision, as compared to the listed amenities.

- 1 Public entertainment means any entertainment to which the general public is admitted with or without payment (ref. to Cap 172 Places of Public Entertainment Ordinance, HKSAR)
- 2 Planning Department. Hong Kong Planning Standards and Guidelines. Chapter 3: Community Facilities [ONLINE]. Available at: https://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/pdf/ch3.pdf. [Accessed April 2021].
- 3 Planning Department. Hong Kong Planning Standards and Guidelines. Chapter 4: Recreation, Open Space and Greening. [ONLINE]. Available at: https://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/pdf/ch4.pdf. [Accessed April 2021].

Building Types:

C1	Commercial buildings	Office/ Retail/ Mixed-use
C2		Hotel
E1	Educational buildings	Pre-school/ Primary/ Secondary
E2		School Tertiary/ Post-secondary Education/ Universities
R	Residential buildings	
O	Other building types	

2. Indicate lines and distances shown alongside of unhampered walking routes from the site entrance(s) to the main entrance of each amenity or each collective amenity in vicinity on an A3-sized scaled drawing.
 - 2.1. When there are multiple site entrances in a development, the one having the least numbers of amenities complying with the credit requirements shall be demonstrated for compliance.
3. Demonstrate that the available amenities shall include at least 2 different core amenity types (core amenities are regarded as the most vital and essential basic services/ recreational facilities) referred above for:
 - 3.1. Office, retail or mixed-use buildings;
 - 3.2. Pre-school, primary or secondary school;
 - 3.3. Tertiary, post-secondary education or universities, and
 - 3.4. Residential buildings.
4. Count 2 or more amenities of the same type as 2 amenities.

Example 1: 3 cafes and 2 ATMs shall be counted as 4 amenities.

Example 2: 3 cafes, 2 ATMs and 3 public toilets shall be counted as 6 amenities.
5. The predominant service of the development itself could be counted as an amenity for this credit. For example, a school development itself is countable as an amenity for this credit.

(b) Shared Amenities for Neighbourhood

1. Demonstrate that at least 5 amenities referred in SS 2a are provided within the Site and will be made available for public use, and no core amenity is needed to be counted.
2. Count 2 or more amenities of the same type as 2 amenities.

Example 1: 3 cafes and 2 ATMs shall be counted as 4 amenities.

Example 2: 3 cafes, 2 ATMs and 3 public toilets shall be counted as 6 amenities.
3. Provide evidence that prominent and permanent public signage is provided on site or at least one notice in the public domain (websites, regular publications available to the public, newspapers or other means proposed by the Applicant) is served to notify the public about the shared amenities for neighbourhood, and any arrangement to be made for using the facilities.
4. State any restrictions or conditions of access to the amenities that will be in place. Reasonable opening time restriction and/ or fees charged for the use of the amenities by public shall be acceptable for this credit. Private clubhouses primarily for residents or building occupants of the proposed development shall not be counted in this credit requirement.

For both SS 2a and SS 2b:

1. Provide justifications to count amenities that are not listed in this credit for consideration. The justification shall be considered based on the individual merits of the amenities, basic necessity, psychological and/or physical wellbeing of the immediate neighbourhood.
2. Provide evidence for the targeted opening schedules for future amenities provisions not operable at the time of building completion. The amenities can be counted if they will be in operation no later than one year after the occupation of the proposed development.

Submittals**(a) Amenities for Building Users**

Supporting Documents <i>Please provide softcopies with filename prefix as indicated on the leftmost column below.</i>		PA	CA	FA/ RFA
SS_02a_00	BEAM Plus NB submission template for SS 2a	✓	✓	✓
SS_02a_01	Scaled drawing on an A3-sized sheet indicating the distances alongside unhampered walking routes from the site's entrance(s) to amenities	✓	✓	✓
SS_02a_02	/	/	/	/
SS_02a_03	Justifications on the needs of building users/ public to count amenities that are not listed (if applicable)	✓	✓	✓
SS_02a_04	Evidence of the targeted opening schedules of future amenities provisions (if applicable)	✓	✓	✓
SS_02a_05	Evidence of the actual occupation date of the proposed development	-	✓	✓
	[or]			
	Declaration letter by the developer/ property owner stating the targeted occupation date of the proposed development (if the evidence is not available at the time of CA submission) (if future amenities with known targeted opening schedules are counted)	-	✓	-

SS_02a_06	<p>Evidence of the amenities identified in the vicinity within 500m walking distance</p> <p>[or]</p> <p>Architect's Instruction (AI) with shop drawings, approved contractor's submission with technical information, etc.</p> <p>(if the evidence is not available at the time of CA submission)</p>	✓	✓	✓
SS_02a_07	<p>Evidence of the amenities provided within the site for building users</p> <p>(if applicable)</p> <p>[or]</p> <p>Architect's Instruction (AI) with shop drawings, approved contractor's submission with technical information, etc.</p> <p>(if the evidence is not available at the time of CA submission)</p>	-	✓	✓
		-	✓	-

(b) Shared Amenities for Neighbourhood

Supporting Documents <i>Please provide softcopies with filename prefix as indicated on the leftmost column below.</i>		PA	CA	FA/ RFA
SS_02b_00	BEAM Plus NB submission template for SS 2b	✓	✓	✓
SS_02b_01	Scaled drawing on an A3-sized sheet indicating the shared amenities within the site	✓	✓	✓
SS_02b_02	Justifications on the needs of building users/ public to count amenities that are not listed	✓	✓	✓
SS_02b_03	Evidence of the targeted opening schedules of future amenities provision (if applicable)	✓	✓	✓

SS_02b_04	<p>Evidence of the actual occupation date of the proposed development (if future amenities with known targeted opening schedules are counted)</p> <p>[or]</p> <p>Declaration letter by the developer/ property owner stating the targeted occupation date of the proposed development (if the evidence is not available at the time of CA submission)</p> <p>(if future amenities with known targeted opening schedules are counted)</p>	-	✓	✓
SS_02b_05	<p>Evidence of the public on-site signage or evidence of notice in the public domain for the shared amenities</p> <p>[or]</p> <p>Architect's Instruction (AI) with shop drawings, approved contractor's submission with technical information, etc. (if the evidence is not available at the time of CA submission)</p>	-	✓	✓
SS_02b_06	<p>Evidence of the amenities provided within the site</p> <p>[or]</p> <p>Architect's Instruction (AI) with shop drawings, approved contractor's submission with technical information, etc. (if the evidence is not available at the time of CA submission)</p>	-	✓	✓

Remarks**(a) Additional Information**

None

(b) Related Credit

SS 1 Pedestrian-oriented and Low Carbon Transport

The related credit promotes good pedestrian accessibility to public transport. Better integration of the surrounding pedestrian networks and pedestrian pathways within the site will achieve enhanced accessibility for building users and/ or the public.