



FAQ

Existing FAQ to be Obsolete

#138. MA 3, 5, 6, 7 & 9, For BEAM Plus New Buildings Version 1.1 and 1.2/ MW 3, 5, 6, 7b, 8 & 9, For BEAM Plus New Buildings Version 2.0, which personnel from the contractor is/are qualified for endorsement of the calculation/ summary/ worksheet of building elements/ materials?

The following personnel from the contractor are qualified for endorsement of the calculation/ summary/ worksheet of building elements/ materials:

1. The contractor's quantity surveyor who possesses the following qualification:
 - a Corporate Member of HKIS in **QS Discipline**; or
 - a Chartered Member of RICS in **QS Discipline**; or
 - a Corporate / Certified / Full Member of other International Institute of Surveyors in **QS Discipline**; or
2. The contractor's project manager who supervises the Project QS, monitors the use of materials, and possesses the following qualification or experience:
 - a Corporate Member of HKICM; or
 - a Chartered Member of CIOB; or
 - a Corporate / Certified / Full Member of other International Institute of Construction Managers; or
 - at least 10 years of construction-related experience.

CV of the personnel and organisation chart highlighting the personnel shall be submitted to demonstrate the personnel has fulfilled the above-mentioned requirements.

(Released on 28 January 2022)

(Obsolete as of 21 June 2024)

New FAQ

#218. MA 1, 2, 3, 5, 6, 7 & 9, For BEAM Plus New Buildings Version 1.1 and 1.2/ MW 1, 2, 3, 5, 6, 7b, 8 & 9, For BEAM Plus New Buildings Version 2.0, which personnel from the contractor is/are qualified for endorsement of the calculation/ summary/ worksheet of building elements/ materials?

The following personnel from the contractor are qualified for endorsement of the calculation/ summary/ worksheet of building elements/ materials:

1. The contractor's quantity surveyor who possesses the following qualification:
 - a Corporate Member of The Hong Kong Institute of Surveyors (HKIS) in **QS Discipline**; or
 - a Chartered Member of Royal Institution of Chartered Surveyors (RICS) in **QS Discipline**; or
 - a Corporate / Certified / Full Member of other International Institute of Surveyors in **QS Discipline**; or
2. The contractor's project manager who supervises the Project QS, monitors the use of materials, and possesses the following qualification or experience:
 - a Corporate Member of Hong Kong Institute of Construction Managers (HKICM); or
 - a Chartered Member of Chartered Institute of Building (CIOB); or
 - a Corporate / Certified / Full Member of other International Institute of Construction Managers; or
 - at least 10 years of construction-related experience.

CV of the personnel and organisation chart highlighting the personnel shall be submitted to demonstrate the personnel has fulfilled the above-mentioned requirements.

(Released on 21 June 2024)

New FAQ

#219. WU P1, For BEAM Plus New Buildings Version 2.0, which water fixtures in non-residential uses need to comply with the Water Efficiency Labelling Scheme (WELS) requirements?

According to the NB v2.0 Manual, any fixtures (other than commercial kitchen fixtures) that are not considered in the calculation should demonstrate that the water taps are rated Grade 1 by the WSD voluntary Water Efficiency Labelling Scheme (WELS). It is important to note that the WELS on Water Taps does not cover water fixtures such as devices for irrigation systems, washing machines, and water dispensers.

Consequently, in non-residential uses, the scope of WELS requirement under WU P1 will only encompass water taps installed at pantries or kitchen sinks.

(Released on 21 June 2024)

New FAQ

#220. WU P1, WU 1 and WU 7, For BEAM Plus New Buildings Version 2.0, the Manual stipulated that the rate of users with disability can be assumed as 8.1%. Can an alternative rate of users with disability be adopted in the annual potable water use calculation (under WU P1 & WU 1) and calculation for annual effluent discharge (under WU 7)?

Yes. Other than 8.1% stipulated in the Manual, the rate of users with disability from the latest survey on persons with disabilities conducted by the Census and Statistics Department is acceptable.

According to the latest article of the Census and Statistics Department, titled "The Profile of Persons with Disabilities and Chronic Diseases in Hong Kong and Characteristics of their Carers" (released in December 2022), the rate of persons with disabilities is 7.1%, which is an acceptable alternative to the rate of users with disabilities in the calculations.

However, if the Applicant chooses to adopt a rate of users with disabilities other than the above-mentioned, the Applicant must provide project-specific documents (such as the project brief, owner's project requirements or the local standards) to justify the chosen figure.

(Released on 21 June 2024)

New FAQ

#221. HWB 2, For BEAM Plus New Buildings Version 2.0, the Manual specified the normally occupied space with the highest occupancy (or the second highest occupancy where applicable) in the development for the assessment. For buildings with typical floors that have equal occupancy for each floor, how should the locations of assessment be chosen?

To allow flexibility in the design for green living in buildings, the Applicant can select any floor among the typical floors with the same highest occupancy such that the occupants can enjoy satisfactory visual quality, while still providing a representative location for assessment.

(Released on 21 June 2024)

New FAQ

#222. HWB 8a, For BEAM Plus New Buildings Version 2.0, the Manual specified that given the floor plan of the building has not been changed, the sampling points agreed during Provisional Assessment will remain the same for Final Assessment. Are the layout plans showing the locations of air quality measurement points required to be submitted in Provisional Assessment?

Yes. For the Provisional Assessment, the Applicant shall submit layout plans clearly highlighting the locations of air quality measurement points, together with a narrative of justifications on the selection of measurement locations and a calculation on the minimum number of sampling points required based on the guidelines provided in “A Guide on Indoor Air Quality Certification Scheme for Offices and Public Spaces” published by the Environmental Protection Department (EPD). The total floor areas of normally occupied spaces and not normally occupied spaces (i.e. lobbies and corridors) should be considered in the calculation.

(Released on 21 June 2024)

New FAQ

#223. HWB 8a, For BEAM Plus New Buildings Version 2.0, how should the sampling points be selected for development with more than one multi-storey building?

According to the NB v2.0 Manual, at least one sampling point should be located at each type of IAQ area as defined by the Applicant. In order to ensure a comprehensive coverage of indoor air quality measurement, the sampling points shall be included in high, middle and low-level zones of the buildings. If there is more than one building within the development, the sampling points should be distributed across each building.

For example, for a typical commercial development with 2 office towers, the Applicant shall determine the minimum number of sampling points required based on the total floor areas of normally occupied spaces and not normally occupied spaces (i.e. lobbies and corridors) for the entire development. The calculation shall be referenced from the guidelines provided in “A Guide on Indoor Air Quality Certification Scheme for Offices and Public Spaces” published by the Environmental Protection Department (EPD). Once the minimum number of sampling points is established, the Applicant shall distribute these sampling points across the high, middle and low-level zones of each office tower within the development.

(Released on 21 June 2024)

New FAQ

#224. HWB 8b, For BEAM Plus New Buildings Version 2.0, for determining the “outdoor air pollutant concentration” in preparation of the carpark ventilation report using the equations as per the Manual, is there any acceptable source other than the EPD’s Air Quality Statistical Data that can be used for the calculation of the maximum permissible pollutant concentration?

Yes. Apart from the Air Quality Statistical Data from the EPD’s website, the Applicant may refer to the project-specific outdoor air quality measurement report submitted in HWB P1 (i.e. the on-site outdoor air measurement results for CO and NO₂) as an alternative for determining the “outdoor air pollutant concentration”. If there are multiple sampling points taken for the HWB P1 measurement, the Applicant shall use the average values of all the measurement points to determine the outdoor air pollutant concentration.

(Released on 21 June 2024)

New FAQ

#225. HWB 10a and HWB 10b, For BEAM Plus New Buildings Version 2.0, is it required to include ALL spaces for both Provisional Assessment and Final Assessment?

No. In consideration that the detailed design of the lighting systems will be taken in later stages of the construction program for building projects, at least one sample of each type/ each functional use of spaces (i.e. normally occupied spaces for HWB 10a; not normally occupied spaces and unoccupied spaces for HWB 10b) shall be included in the Provisional Assessment.

For the Final Assessment, ALL spaces shall be considered for each credit to ensure a thorough evaluation of the lighting performance (including maintained illuminance, Unified Glare Rating limit and minimum illuminance uniformity) of the permanently installed lighting systems provided by the project owner across the entire building.

(Released on 21 June 2024)

New FAQ

#226. HWB 10a and HWB 10b, For BEAM Plus New Buildings Version 2.0, should the residential units within private/ public housing developments and government quarters be assessed for the credits?

No. Considering that the design of indoor lighting arrangement for visual comfort inside residential units within private/ public housing developments and government quarters is usually subject to change based on the preferences of future occupants, all spaces inside those residential units should be excluded from the assessment.

For development with one-single family domestic building(s), in case the lighting fixtures are provided and permanently installed by the project owner not for Occupation Permit (OP) inspection purposes, the recreational/ non-habitation spaces inside the building(s), such as gym room, play room, reading room, etc., shall be included for the assessment.

(Released on 21 June 2024)