



Innovations and Additions (IA) Library

BSL has curated a credit library for innovation items. "***List of Pre-approved IA Items***" comprises acceptable innovation items while "***List of Unaccepted Cases***" summarizes items that were evaluated but not endorsed as innovation items. By sharing this information, we aim to provide Applicants with a clearer understanding of which categories of innovation items are considered acceptable and which are not. Our goal is to provide Applicants with additional information to enhance their confidence regarding their submissions for innovation items, thereby improving the overall quality and relevance of the proposals.

Validity of Innovation Items:

Each innovation has a validity period. However, the expiry of this period does not automatically result in the removal of the innovation item from "***List of Pre-approved IA Items***". Instead, a periodic review will assess whether an item remains suitable for inclusion in the list. This evaluation process aims to ensure that the list remains dynamic and considers factors such as environmental impact, technical feasibility, long term sustainability and industry relevance. Some formerly accepted innovation items may evolve into mainstream industry practices and consequently be removed from the list.

Individual Merit:

Notwithstanding that an item is included in the list, each submission by the Applicant will be considered on its own merits. The list is solely promulgated to assist the Applicant in better understanding which items are more likely to be accepted. It is important to recognize that BSL rigorously evaluates the context and application of each innovation. Inclusion on the list does not guarantee acceptance.

Encouragement of Novel Submissions:

While the lists provide guidance, we strongly encourage Applicants to submit novel and unique innovations that may not be represented in "***List of Pre-approved IA Items***". BSL is committed to fostering creativity and innovation, and we welcome submissions that push the boundaries of current industry practices.

Disclaimer:

Please note that *Innovations and Additions (IA) Library* serves as a reference guide and does not assure the acceptance of any specific item. Each submission will undergo a thorough review process.

IA ID Code	Name of Innovative Application	Narrative Description	Example(s)	Tool(s)	Version(s)	IA Credit	Assessment Criteria	Applicable Aspect(s)	Extent of Application	Supporting Documents		Source of IA	Validity		Remarks
							Compliance Checking (e.g. coverage, %, scope, etc.)		Building Type(s)	Provisional Assessment (PA)/ Compliance Assessment (CA)	Final Assessment (FA)	(e.g. Precedent Case, CIC features, HKGBC, Stakeholder Enquiry, etc.)	Published/ Effective Date	Valid Through	
IA_0001	Battery Energy Storage System in Construction	(i) Adopt battery energy storage system to provide electricity for construction sites, to replace diesel usage in generator and/or construction site equipment.	(i) Ampd Enertainer (CIC CITF Ref: PA20-045); (ii) Container Energy Storage System C.E.S.S. (CIC CITF Ref: PA22-021); (iii) Battery energy storage system (CIC CITF Ref: PA22-031, PA23-002, PA23-059); (iv) Lithium iron phosphate battery (LiFePO4) storage system (CIC CITF Ref: PA24-005)	NB	2.0	IA 1	(i) Apply in all construction stages (including foundation and superstructure stages)	CEM	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Product catalogue of application* (iv) Implementation record (e.g. site photos or delivery notes) showing application in all construction stages (including foundation and superstructure stages)* (v) Percentage of total energy consumption for construction replaced by energy discharged from battery energy storage system (threshold is not required)*	(i) Narrative report (ii) Product catalogue of application (iii) Implementation record (e.g. site photos or delivery notes) showing application in all construction stages (including foundation and superstructure stages) (iv) Percentage of total energy consumption for construction replaced by energy discharged from battery energy storage system (threshold is not required)	- Precedent cases - CIC's CITF Pre-approved List	22-Jan-2025	21-Jan-2027	
IA_0002	Hard-Paved Construction	(i) Adopt precast and reusable concrete paving panel or metal plates for paving on Project site during construction stages.		NB	2.0	IA 1	(i) Apply in all construction stages (including foundation and superstructure stages); (ii) Apply hard pavers by using precast concrete panel and/or metal plates; (iii) Apply hard pavers at construction plant operating areas (where the plant is stationed or manoeuvring); AND (iv) Transfer the used hard pavers to another work site(s) for reuse	CEM	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Preliminary site plan indicating the areas with hard paver (iv) Implementation record (e.g. site plans indicating the areas with hard paver, delivery notes or site photos, etc.) showing application in all construction stages (including foundation and superstructure stages)* (v) Record (e.g. transfer records, etc.) demonstrating that the used paver(s) is transferred to another work site(s) for reuse*	(i) Narrative report (ii) Implementation record (e.g. site plans indicating the areas with hard paver/delivery notes/site photos, etc.) showing application in all construction stages (including foundation and superstructure stages) (iii) Record(s) (e.g. transfer records, etc.) demonstrating that the used paver(s) is transferred to another work site(s) for reuse	- Precedent cases	22-Jan-2025	21-Jan-2027	
IA_0003	UV Sterilizing Device for Ventilating Pipe of Drainage System	(i) Install UV steriliser at the final outlet of ventilating pipe in the development, which sterilises the outgoing air from the ventilating pipe, to reduce the chance of cross contamination as well as the risk of spreading virus through the system.		NB	2.0	IA 1	(i) Adopt UV Sterilizing Device for 100% of ventilating pipe in drainage system	HWB	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Schematic drawing highlighting the application and demonstrating coverage	(i) Narrative report (ii) Product catalogue of application (with material approval record) (iii) Schematic drawing highlighting the application and demonstrating coverage	- Precedent cases	22-Jan-2025	21-Jan-2027	
IA_0004	Sustainable Home Information Display System	(i) Provide a digital platform (i.e. mobile app) for each residential unit, which provides (a) water consumption information (e.g. residential units, common areas, facilities rooms, etc.); (b) energy consumption information (e.g. real-time electricity consumption for each residential flat); (c) waste management information (e.g. domestic waste data on each residential floor), and (d) indoor air quality (e.g. temperature, relative humidity (RH), carbon dioxide (CO ₂), particulate matters (PM _{2.5}) and total volatile organic compounds (TVOC)), to raise the environmental awareness of building users.		NB	2.0	IA 1	(i) Make 100% provision for all residential units and at least 1 platform in each residential unit; AND (ii) Include at least 3 of the following information in the system: - Home Water consumption; - Home Energy consumption; - Waste management information; and - Indoor air quality	EU, WU, MW, HWB	Residential Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specification illustrating the compliance (iv) Location plan (if applicable)	(i) Narrative report (ii) Product catalogue of application (with material approval record)/user manual illustrating the compliance (iii) Site photos (iv) Location plan (if applicable)	- Precedent cases	22-Jan-2025	21-Jan-2027	
IA_0005	GPS Truck Tracking System	(i) Adopt concrete mixer truck(s) with GPS tracking system, which enables the following functions: (a) real-time location monitoring; (b) route optimization; (c) real-time road traffic information; and (d) communication platform, to reduce emission from concrete truck idling.		NB	2.0	IA 1	(i) Apply in all construction stages (including foundation and superstructure stages)	CEM	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Implementation record (e.g. screenshots of the record of monitoring system) showing application in all construction stages (including foundation and superstructure stages)*	(i) Narrative report (ii) Implementation record (e.g. screenshots of the record of monitoring system) showing application in all construction stages (including foundation and superstructure stages)	- Precedent cases	22-Jan-2025	21-Jan-2027	

IA ID Code	Name of Innovative Application	Narrative Description	Example(s)	Tool(s)	Version(s)	IA Credit	Assessment Criteria	Applicable Aspect(s)	Extent of Application	Supporting Documents		Source of IA <small>(e.g. Precedent Case, CIC features, HKGBC, Stakeholder Enquiry, etc.)</small>	Validity		Remarks
							Compliance Checking <small>(e.g. coverage, %, scope, etc.)</small>		Building Type(s)	Provisional Assessment (PA)/ Compliance Assessment (CA)	Final Assessment (FA)		Published/ Effective Date	Valid Through	
IA_0006	Smart Site Management Hub	(i) Provide a centralised platform or system (i.e. Common Data Environment) for integrating multiple technologies and tools to manage and monitor different aspects of a site, including workflow enabled modules: (a) Building Information Modelling (BIM); (b) Artificial Intelligence (AI); (c) Internet of Things (IoT); and (d) real-time communication, to facilitate resource allocation, time management and production cost effectively.	(i) Smart Site Management Hub (SSMH)	NB	2.0	IA 1	(i) Apply in all construction stages (including foundation and superstructure stages)	CEM	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specification illustrating compliance (iv) Product catalogue of application/user manual illustrating the compliance* (v) Implementation record (e.g. screenshots of the record of common data environment) showing application (including all applicable modules) in all construction stages (including foundation and superstructure stages)*	(i) Narrative report (ii) Product catalogue of application/user manual illustrating the compliance (iii) Implementation record (e.g. screenshots of the record of common data environment) showing application (including all applicable modules) in all construction stages (including foundation and superstructure stages)	- Precedent cases	22-Jan-2025	21-Jan-2027	
IA_0007	Digital Works Supervision System	(i) Provide a digital platform (i.e. mobile app and web portal) for supporting the entire process of site activities, including workflow enabled modules: (a) request for inspection/survey check form; (b) site diary/site record book; (c) site safety inspection records; (d) cleansing inspection checklists; (e) labour return record; and (f) contract management.	(i) Digital Works Supervision System (DWSS); (ii) Development and Construction Site Mobile System (DCSMS)	NB	2.0	IA 1	(i) Apply in all construction stages (including foundation and superstructure stages)	CEM	All Buildings, unless those specified under Remarks.	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specifications illustrating the compliance (iv) Product catalogue of application/user manual illustrating the compliance* (v) Implementation record (e.g. screenshots of the record) showing application (including all applicable modules) in all construction stages (including foundation and superstructure stages)*	(i) Narrative report (ii) Product catalogue of application/user manual illustrating the compliance (iii) Implementation record (e.g. screenshots of the record) showing application (including all applicable modules) in all construction stages (including foundation and superstructure stages)	- Precedent cases	22-Jan-2025	21-Jan-2027	The Development Bureau Technical Circulars, such as Technical Circular (Works) No. 2/2023, mandate the adoption of DWSS for public works projects with estimates exceeding \$30 million. Therefore, for projects making their first assessment submission on or after August 1, 2025, DWSS will not be eligible as an innovative item if they are required to comply with the DWSS adoption conditions outlined in these Circulars.
IA_0008	Construction & Demolition Materials Disposal Tracking System	(i) Provide a digital platform (i.e. web portal) for easily logging and tracking the construction and demolition waste transaction records including the weight of waste dump, images of loading conditions and plate number of dump trucks.	(i) Construction & Demolition Materials Disposal Tracking System (CMDTS); (ii) EPD C-Easy System (voluntary use); (iii) CIC Smart Waste Management Tool	NB	2.0	IA 1	(i) Apply in all construction stages (including demolition, foundation and superstructure stages)	CEM	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specifications illustrating the compliance (iv) Product catalogue of application/user manual illustrating the compliance* (v) Implementation record (e.g. monitoring report/site photos/screenshots of the system) showing application in all construction stages (including foundation and superstructure stages)*	(i) Narrative report (ii) Product catalogue of application/user manual illustrating the compliance (iii) Implementation record (e.g. monitoring report/site photos/screenshots of the system) showing application in all construction stages (including foundation and superstructure stages)	- Precedent cases - CIC	22-Jan-2025	21-Jan-2027	
IA_0009	Smart Drainage Sensor Alert System	(i) Install a set of advanced water level sensor and advanced flow rate meter in terminal double sealed stormwater manhole and water pipes for monitoring real-time water level around the manhole and pipes. It enables the transmission of hydrological information of each monitoring spot to building operator for detection of abnormal water level and flow rate inside manhole and pipes.	(i) Ultrasonic water level sensor(s) and ultrasonic flow rate meter(s)	NB	2.0	IA 1	(i) Make 100% provision for all stormwater manhole(s) and water pipes	SS	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Schematic drawing illustrating the compliance	(i) Narrative report (ii) Product catalogue of application (with material approval record) (iii) Schematic drawing indicating the areas with Smart Drainage Sensor Alert System	- Precedent cases	22-Jan-2025	21-Jan-2027	

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							Compliance Checking (e.g. coverage, %, scope, etc.)		Building Type(s)	Provisional Assessment (PA)/ Compliance Assessment (CA)	Final Assessment (FA)	(e.g. Precedent Case, CIC features, HKGBC, Stakeholder Enquiry, etc.)	Published/ Effective Date	Valid Through	
IA_0010	Demolition Robot	(i) Adopt remote-controlled electrically-driven demolition robot on construction site for a higher demolition efficiency and better safety on site.	Demolition robots recognised in the CIC's CITF Pre-approved List, such as: (i) Brokk Demolition Robots; (ii) Jackbot; (iii) Husqvarna DXR 145 / Husqvarna DXR 305	NB	2.0	IA 1	(i) Apply in demolition stage; AND (ii) A maximum of 1 credit will be granted, regardless of the number of items claimed	CEM	All Buildings	(i) Narrative report (Details of application, including application areas, quantities and improvement on site efficiency and safety should be specified in the narrative report with no benchmarking required.) (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specifications illustrating the compliance (iv) Product catalogue of application* (v) Implementation record (e.g. site photos or delivery notes) showing application*	(i) Narrative report (Details of application, including application areas, quantities and improvement on site efficiency and safety should be specified in the narrative report with no benchmarking required.) (ii) Product catalogue of application (iii) Implementation record (e.g. site photos or delivery notes) showing application	- CIC's CITF Pre-approved List	22-Jan-2025	21-Jan-2027	
IA_0011	Construction Robot	(i) Adopt electrically-driven advanced robots to assist or automate tasks in the construction activities, improving efficiency, safety, and precision on construction sites.	Construction robots recognised in the CIC's CITF Pre-approved List, such as: (i) Cutting Robot; (ii) Drilling Robot; (iii) Multi-purpose Wall Finishing Robot; (iv) Paint Spraying Robot; (v) Welding Robot Transportation Machine is not considered acceptable.	NB	2.0	IA 1	(i) Apply in any construction stage(s); AND (ii) A maximum of 1 credit will be granted, regardless of the number of items claimed	CEM	All Buildings	(i) Narrative report (Details of application, including application areas, quantities and improvement on site efficiency and safety should be specified in the narrative report with no benchmarking required.) (ii) Contract specification/ Declaration letter endorsed by the project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specifications illustrating the compliance (iv) Product catalogue of application* (v) Implementation record(s) (e.g. site photos or delivery notes) showing application*	(i) Narrative report (Details of application, including application areas, quantities and improvement on site efficiency and safety should be specified in the narrative report with no benchmarking required.) (ii) Product catalogue of application (iii) Implementation record(s) (e.g. site photos or delivery notes) showing application	- CIC's CITF Pre-approved List	27-Jun-2025	26-Jun-2027	
IA_0012	HKGBC's Zero-Carbon-Ready Building Certification / Net Zero Building Certification Award	(i) Achieve certification under HKGBC's Zero-Carbon-Ready Building Certification Scheme or Net Zero Building Certification Scheme.		NB	2.0	IA 1	(i) Obtain certificate under HKGBC's Zero-Carbon-Ready Building Certification or Net Zero Building Certification	EU	All Buildings	(i) Narrative report (ii) Undertaking letter endorsed by the project owner (for PA) or a valid certificate (for CA)	(i) Narrative report (ii) A valid certificate	- HKGBC	27-Jun-2025	26-Jun-2027	
				EB	2.0	IA 1	(i) Obtain certificate under HKGBC's Zero-Carbon-Ready Building Certification or Net Zero Building Certification		All Buildings	(i) Narrative report (ii) A valid certificate or undertaking letter endorsed by the project owner	(i) Narrative report (ii) A valid certificate		27-Jun-2025	26-Jun-2027	
IA_0013	Urban Farming	(i) Provide facilities to promote Urban Farming, which refers to commercial technology-based crop production through incorporation in parks, public open space or on podiums/rooftops of government buildings or commercial developments, and involves "sale of the crops and provision of greening as well as farming related leisure and educational activities to the public" which are basically commercial or business activities in nature.		NB	2.0	IA 1	(i) Provide space(s) designated as Urban Farm, with an area of at least 200 m ² ; AND (ii) Provide service lift, water supply point for irrigation and drainage point as well as electrical power for Urban Farming	SS	All Buildings	(i) Narrative report (ii) General Building Plan(s) showing the location and area of Urban Farm (iii) Lift schedule showing service lift(s) (iv) Plumbing and drainage drawing(s) showing the water supply point and drainage point for Urban Farm (v) Electrical drawing(s) showing the electrical power supply point(s) for Urban Farm	(i) Narrative report (ii) General Building Plan(s) showing the location and area of Urban Farm (iii) Lift schedule showing service lift(s) (iv) Plumbing and drainage drawing(s) showing the water supply point and drainage point for Urban Farm (v) Electrical drawing(s) showing the electrical power supply point(s) for Urban Farm (vi) Sample Urban Farming Business and Engagement Plan outlining the farm's operational details, sales strategies, community engagement initiatives/strategies, etc.	- AFCD	26-Sep-2025	25-Sep-2027	
				EB	3.0	IA-01-01	(i) Provide venue for Urban Farming; AND (ii) Demonstrate sale of crops from Urban Farming (e.g. herbs, vegetables and fruits) and provision of farming related leisure and educational activities to the public		All Buildings	(i) Narrative report (ii) Location plan(s) highlighting the venue of Urban Farming (iii) Notice of programme(s) or site photo(s) of sale event(s) of the crops from Urban Farming (e.g. herbs, vegetables and fruits) and provision of farming related leisure and educational activities to the public#	(i) Narrative report (ii) Location plan(s) highlighting the venue of Urban Farming (iii) Notice of programme(s) or site photo(s) of sale event(s) of the crops from Urban Farming (e.g. herbs, vegetables and fruits) and provision of farming related leisure and educational activities to the public		26-Sep-2025	25-Sep-2027	
					2.0	Comprehensive			SA						
					2.1	Selective	SA 11								

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IA_0014	Recycling of Cold Energy from Ice Rink	(i) Install a system to recover the cold energy from melting process of ice rink for air conditioning purposes and hence replace or supplement traditional cooling plant and reduce energy consumption.		EB	2.0 Comprehensive	IA 1	(i) Apply the icy energy recycling system in HVAC system(s) to recover cold energy from the melting process of ice rink for use in air conditioning	EU	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. measured and projected energy savings (kWh/year) and percentage of savings over total building MVAC energy with no benchmarking required) showing energy optimisation and payback period#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. measured and projected energy savings (kWh/year) and percentage of savings over total building MVAC energy with no benchmarking required) showing energy optimisation and payback period	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	EU 7									
IA_0015	Energy Accounting System	(i) Adopt an Energy Accounting System (EAS) to monitor and analyse the detailed energy consumption of different areas and building services systems in the building. EAS offers real-time data capabilities and creates reports (e.g. daily average profile charts, trend analysis and customised reports) for various spaces.	(i) Desigo CC (ii) EcoStruxure™ Energy Hub (iii) enteliWEB (iv) Enterprise Buildings Integrator (EBI) (v) Metasys® (vi) Tracer® SC+	EB	2.0 Comprehensive	IA 1	(i) Apply in energy management system to record the energy consumption of all major areas and main building services systems	EU	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Drawing(s) showing monitoring components (e.g. metering points, data servers and dashboards) and the monitored building services systems (iv) Implementation record (e.g. site photos, daily average profile charts and reports) showing application in daily operation#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Drawing(s) showing monitoring components (e.g. metering points, data servers and dashboards) and the monitored building services systems (iv) Implementation record (e.g. site photos, daily average profile charts and reports) showing application in daily operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	EU 7									
IA_0016	Smart Workplace Temperature Control System	(i) Install a cloud-based temperature control system which enables building occupants to personalise their thermal comfort via digital platform (e.g. app and web portal). The system offers real-time data capabilities and automatically regulates relevant HVAC equipment to achieve user-defined indoor thermal conditions.		EB	2.0 Comprehensive	IA 1	(i) Apply in major workplace(s) for individual thermal comfort controls	IEQ	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos indicating control system display/ interface and system-generated records) showing application in operation#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos indicating control system display/ interface and system-generated records) showing application in operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	IEQ 17									
IA_0017	Smart Chiller Plant Optimisation	(i) Adopt smart technology (e.g. IoT and artificial intelligence (AI)-powered data analytics platform) for chiller plant optimisation and maximise overall plant energy efficiency. The system offers real-time data capabilities and analyses building load profiles and hence automates operations (e.g. optimise chiller sequencing and dynamically adjust control set points (e.g. chilled water and condenser water temperatures)).		EB	2.0 Comprehensive	IA 1	(i) Apply in HVAC system(s) controls for chiller plant optimisation and energy saving	EU	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Energy saving report in plant Coefficient of Performance (COP) and percentage of savings of chiller plant energy over total building HVAC energy with no benchmarking required#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Energy saving report in plant Coefficient of Performance (COP) and percentage of savings of chiller plant energy over total building HVAC energy with no benchmarking required	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	EU 7									
IA_0018	Smart Waste Management System	(i) Implement a cloud-based smart waste management system and streamline the waste data collection process and hence enable an efficient waste and recycling management. The system shall perform analysis with the collected data and generate reports regarding waste disposal performance (e.g. recycling rate and waste disposal rate).	(i) BEC Jockey Club Intelligent Resource Management Programme (ii) EcoSage Smart Waste Management System	EB	2.0 Comprehensive	IA 1	(i) Install electronic scale(s); AND (ii) Apply a cloud-based smart waste management system	MWA	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Preliminary site plan indicating the designated area for smart waste scale(s) (iv) Implementation record (e.g. site photos, recycling rate and waste disposal rate with no benchmarking required) showing application in operation#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Site plan indicating the designated area for smart waste scale(s) (iv) Implementation record (e.g. site photos, recycling rate and waste disposal rate with no benchmarking required) showing application in operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	MWA 11									
IA_0019	Immersion Cooling System	(i) Deploy an immersion cooling system for operation, which involves submerging the IT components in an electrically non-conductive and thermally conductive dielectric liquid for direct heat removal. The system ensures energy efficiency and effective thermal management and space saving in comparison to conventional air-cooling.		EB	2.0 Comprehensive	IA 1	(i) Apply in IT operations management	EU	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and energy performance records) showing application in operation#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and energy performance records) showing application in operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	EU 7									

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IA_0020	AHU Reborn with IoT Technology	(i) Integrate smart technology (e.g. IoT and big data analytics) with air handling units (AHU), which optimises the operation of equipment to achieve energy saving. The integration shall offer real-time data capabilities for parameters (e.g. temperature, airflow and pressure) and hence perform analysis and automate operations (e.g. adjust control set points and optimise controls) based on zone profiles and/or load trends.		EB	2.0 Comprehensive	IA 1	(i) Apply in AHU(s)	EU	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and energy performance records) showing application in operation#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and energy performance records) showing application in operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	EU 7									
IA_0021	Smart Robot for Disinfection	(i) Adopt electrically-driven advanced robots to fully automate disinfection in building areas with local integration and hence improve efficiency, safety and precision in building operations.		EB	2.0 Comprehensive	IA 1	(i) Apply in daily operation; AND (ii) A maximum of 1 credit will be granted, regardless of the number of items claimed	MAN	All Buildings	(i) Narrative report (Details of application, including application areas, quantities and improvement on operational efficiency should be specified in the narrative report with no benchmarking required) (ii) Operational manual and/or product catalogue (iii) Implementation record(s) (e.g. site photos) showing application in daily operation#	(i) Narrative report (Details of application, including application areas, quantities and improvement on operational efficiency should be specified in the narrative report with no benchmarking required) (ii) Operational manual and/or product catalogue (iii) Implementation record(s) (e.g. site photos) showing application in daily operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	MAN 16c									
IA_0022	Passive Radiative Cooling Paint	(i) Apply passive radiative paint which is an electricity-free technology to provide cooling effect for the applied roof surface area by blocking incoming thermal radiation and radiatively dissipating heat to cold outer space. This enables the surface of building to cool down without energy consumption and hence improving energy efficiency and reducing carbon emissions.	(i) i2cool - iPaint	EB	2.0 Comprehensive	IA 1	(i) Apply in sun-exposed roof surface area of air-conditioned room	EU	All Buildings	(i) Narrative report (ii) Product catalogue (iii) Preliminary location plan indicating the area of application (iv) Implementation record(s) (e.g. site photos) showing application#	(i) Narrative report (ii) Product catalogue (iii) Location plan indicating the area of application (iv) Implementation record(s) (e.g. site photos) showing application	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	EU 7									
IA_0023	Pafcal Application in Greenery	(i) Adopt pafcal in replacement of traditional soil in greenery and hence provide suitable environment for plant growth with reduced weight, less consumption of water and easier installation.		EB	2.0 Comprehensive	IA 1	(i) Apply pafcal in greenery	SS	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Preliminary location plan indicating the area of application (iv) Implementation record (e.g. site photos) showing application on site#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Location plan indicating the area of application (iv) Implementation record (e.g. site photos) showing application on site	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	SA 11									
IA_0024	Augmented Reality Maintenance Management (ARMM)	(i) Deploy Augmented Reality technology in building operation and maintenance to enhance efficiency.		EB	2.0 Comprehensive	IA 1	(i) Apply in building operation and maintenance; AND (ii) A maximum of 1 credit will be granted, regardless of the number of items claimed	MAN	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and operational records) showing application in operation#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and operational records) showing application in operation	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	MAN 16c									
IA_0025	AI-Powered Inspection for Building Fabric and Structure	(i) Adopt artificial intelligence (AI)-driven technology with aid of drones to conduct inspection for building fabric and structure (e.g. building façade, curtain wall and external cladding), which contributes to operational efficiency and safety.		EB	2.0 Comprehensive	IA 1	(i) Make 100% provision for inspection for building fabric and structure; AND (ii) A maximum of 1 credit will be granted, regardless of the number of items claimed	MAN	All Buildings	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and reports) showing application on site#	(i) Narrative report (ii) Operational manual and/or product catalogue (iii) Implementation record (e.g. site photos and reports) showing application on site	- Precedent cases	26-Sep-2025	25-Sep-2027	
					2.1 Selective	MAN 16c									

IA ID Code	Name of Innovative Application	Narrative Description	Example(s)	Tool(s)	Version(s)	IA Credit	Assessment Criteria	Applicable Aspect(s)	Extent of Application	Supporting Documents		Source of IA	Validity		Remarks
							Compliance Checking (e.g. coverage, %, scope, etc.)		Building Type(s)	Provisional Assessment (PA)/ Compliance Assessment (CA)	Final Assessment (FA)	(e.g. Precedent Case, CIC features, HKGBC, Stakeholder Enquiry, etc.)	Published/ Effective Date	Valid Through	
IA_0026	Smart Site Safety System (SSSS)	(i) Adopt Smart Site Safety System (SSSS) which comprises (a) smart safety devices for monitoring high-risk construction activities and identifying safety hazards; (b) a communication network for transmission of data collected from smart devices; and (c) a centralised management platform for providing a one-stop hub for data analysis and alerts generation, as well as facilitating follow-up actions with potential hazards and abnormalities identified.		NB	2.0	IA 1	(i) Apply in all construction stages (including foundation and superstructure stages); AND (ii) A maximum of 1 credit will be granted, regardless of the number of items claimed	CEM	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specifications illustrating the compliance (iv) Product catalogue of application/user manual illustrating the compliance* (v) Implementation record (e.g. screenshots of the record) showing application (including all smart safety devices, communication network and centralised management platform) in all construction stages (including foundation and superstructure stages)*	(i) Narrative report (ii) Product catalogue of application/user manual illustrating the compliance (iii) Implementation record (e.g. screenshots of the record) showing application (including all applicable modules) in all construction stages (including foundation and superstructure stages)	- Precedent cases	17-Dec-2025	16-Dec-2027	The Development Bureau Technical Circulars, such as Technical Circular (Works) No. 3/2023, mandate the adoption of SSSS for public works projects with estimates exceeding \$30 million. Therefore, for projects making their first assessment submission on or after July 1, 2026, SSSS will not be eligible as an innovative item if they are required to comply with the SSSS adoption conditions outlined in these Circulars.
IA_0027	IFMA Asia Pacific Awards of Excellence	(i) Achieve category-based award under IFMA Asia Pacific Awards of Excellence program of International Facility Management Association (IFMA).		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under IFMA Asia Pacific Awards of Excellence	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									
IA_0028	Excellence in Facility Management Award (EFMA)	(i) Achieve category-based award under Excellence in Facility Management Award (EFMA) of The Hong Kong Institute of Facility Management (HKFM).		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under Excellence in Facility Management Award (EFMA)	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									
IA_0029	CIBSE Facilities Management Team Award	(i) Achieve award under CIBSE Facilities Management Team Award of the Chartered Institution of Building Services Engineers (CIBSE).		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under CIBSE Facilities Management Team Award	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									
IA_0030	Hong Kong Green Awards (HKGA)	(i) Achieve award under Green Management Award (GMA) of Hong Kong Green Awards (HKGA) program.		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under Green Management Award (GMA) of Green Council and Hong Kong Green Awards (HKGA)	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									
IA_0031	GBA Low Carbon Building Top 100 Award	(i) Achieve award under GBA Low Carbon Building Top 100 Award of Greater Bay Area Carbon Neutrality Association (GBACNA).		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under GBA Low Carbon Building Top 100 Award	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									

IA ID Code	Name of Innovative Application	Narrative Description	Example(s)	Tool(s)	Version(s)	IA Credit	Assessment Criteria	Applicable Aspect(s)	Extent of Application	Supporting Documents		Source of IA	Validity		Remarks
							Compliance Checking (e.g. coverage, %, scope, etc.)		Building Type(s)	Provisional Assessment (PA)/ Compliance Assessment (CA)	Final Assessment (FA)	(e.g. Precedent Case, CIC features, HKGBC, Stakeholder Enquiry, etc.)	Published/ Effective Date	Valid Through	
IA_0032	LEED for Building Operations and Maintenance (O+M)	(i) Achieve Gold or Platinum level certification under LEED for Building Operations and Maintenance (O+M) of U.S. Green Building Council.		EB	2.0 Comprehensive	IA 6	(i) Obtain Gold or Platinum level certificate under LEED for Building Operations and Maintenance (O+M)	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									
IA_0033	Science Based Targets initiative (SBTi) Validation	(i) Achieve certification of validation under the Science Based Targets initiative (SBTi) Services.		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under Science Based Targets initiative (SBTi) Services	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	MAN 16b									
IA_0034	EMSD Hong Kong Energy Efficiency Registration Scheme for Buildings (EERSB)	(i) Achieve certification under Hong Kong Energy Efficiency Registration Scheme for Buildings (EERSB) of Electrical and Mechanical Services Department (EMSD).		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under EMSD Hong Kong Energy Efficiency Registration Scheme for Buildings (EERSB)	EU	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	EU 7									
IA_0035	CLP Smart Energy Award	(i) Achieve category-based award under CLP Smart Energy Award program of China Light & Power Company (CLP).		EB	2.0 Comprehensive	IA 6	(i) Obtain certificate under CLP Smart Energy Award	EU	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Dec-2025	16-Dec-2027	
					2.1 Selective	EU 7									
IA_0036	WELL Certifications/WELL Ratings	(i) Achieve Gold or Platinum level certification under WELL/WELL Core Certification; OR (ii) Achieve certification under WELL Health-Safety Ratings (HSR) or Performance Rating of International WELL Building Institute.		EB	2.0 Comprehensive	IA 6	(i) Obtain Gold or Platinum level certificate under WELL/WELL Core Certification; OR (ii) Obtain certificate under WELL Ratings (i.e. Health-Safety Ratings (HSR) or Performance Rating); AND (iii) A maximum of 1 credit will be granted, regardless of the number of items claimed	MAN	All Buildings	(i) A valid certificate or undertaking letter endorsed by the project owner	(i) A valid certificate	- Precedent cases	17-Apr-2026	16-Apr-2028	
					2.1 Selective	MAN 16b									

IA ID Code	Name of Innovative Application	Narrative Description	Example(s)	Tool(s)	Version(s)	IA Credit	Assessment Criteria	Applicable Aspect(s)	Extent of Application	Supporting Documents		Source of IA	Validity		Remarks
							Compliance Checking (e.g. coverage, %, scope, etc.)		Building Type(s)	Provisional Assessment (PA)/ Compliance Assessment (CA)	Final Assessment (FA)	(e.g. Precedent Case, CIC features, HKGBC, Stakeholder Enquiry, etc.)	Published/ Effective Date	Valid Through	
IA_0037	Smart Washroom Management System	(i) Install IoT-based sensors and provide a digital platform (e.g. mobile app and display screen) and implement a cloud-based smart washroom management system to enhance indoor air quality, hygiene management and manpower allocation efficiency, with the following features: (a) Occupancy monitoring (b) Indoor air quality (IAQ) monitoring (c) Smart cleaning and manpower optimisation (d) Monitoring of consumables/cleaning frequency	(i) UnaBiz Smart Washroom Management; (ii) Guardforce (GF) Technovation Sustainability Solutions; (iii) Novelte Robotic Solutions	NB	2.0	IA 1	(i) Make 100% provision for all washroom facilities accessible to general building users and visitors (excluding back-of-house staff facilities and residential/hotel guest bathrooms); AND (ii) The system shall perform the following features: (a) Occupancy monitoring: showing real-time cubicle occupancy status on mobile app or display screen; AND (b) Indoor air quality (IAQ) monitoring: enabling responsive ventilation control with monitoring of odour level (e.g. Ammonia (NH ₃) and Hydrogen Sulphide (H ₂ S)) and air conditions (e.g. temperature and relative humidity) in washroom; AND (c) At least one of the following features: (1) Smart cleaning and manpower optimisation: displaying on-demand cleaning notifications based on real-time usage and automatic alerts for abnormal conditions (e.g. water leakage and fall detection); OR (2) Monitoring of consumables/cleaning frequency: monitoring of consumable stock levels (e.g. toilet paper, soap dispensers and waste bin level) and/or tracking of cleaning frequency	HWB	All Buildings	(i) Narrative report (ii) Contract specification/Declaration letter endorsed by project owner/Architect's instruction for contractors specifying the application (iii) Proposed brochure/design/technical specifications illustrating the compliance (iv) Preliminary location plan indicating the area of application and display screen (if any) (v) Schematic drawing illustrating the responsive ventilation control in response to indoor air quality (IAQ) parameters	(i) Narrative report (ii) Product catalogue of application (with material approval record)/user manual illustrating the compliance (iii) Location plan indicating the area of application and display screen (if any) (iv) Schematic drawing illustrating the responsive ventilation control in response to indoor air quality (v) Implementation record (e.g. screenshots of the dashboard) showing application (including all applicable features) on site	- Precedent cases	17-Apr-2026	16-Apr-2028	

*Evidence of compliance for construction works started not less than 3 months prior to the first submission of PA (or CA) shall be submitted in PA (or CA).
 #If the document is not available at the time of Provisional Assessment (PA) submission, an undertaking letter endorsed by the project owner, demonstrating their commitment, could be considered as an acceptable alternative in PA submission.