



Circular Letter No.: 2024.212

Issue Date: 21 June 2024

Application: BEAM Plus NB Version 2.0

Effective Date: 2 October 2024

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 following:
 - Based on the nature, exposed/ unsheltered roof tanks will be exempted from the provision of water leakage detection system; and
 - Refinement on the wordings of assessment criteria and submittal requirements.
3. The requirements given in Section 1.3 and Section 6.1 of the BEAM Plus NB v2.0 Manual (2023 Edition) are hereby updated with the enclosures in Annex A and Annex B of this Technical Circular Letter:
 - Page Annex A-1 shall replace all contents in Section 1.3 Summary of Credits specified in Page 31 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 315 to 316 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.

A handwritten signature in black ink, appearing to read "Victor Cheung".

Ir Victor Cheung
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
EU 8	Energy Efficient Appliances	1 credit when 60% of total rated power of appliances are certified energy efficient products. 2 credits when 80% of total rated power of appliances are certified energy efficient products.	Residential buildings and hotel	2
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, exclusively for those specified in Section 1 under "Assessment"	1
WU 4	Water Leakage Detection	1 credit for installing water leakage detection systems in all municipal fresh water tank and/ or pump rooms.	All buildings with fresh water tank and/ or pump rooms	1

**Annex B:
Updated Credit Content for Section 6.1 under BEAM Plus NB v2.0**
6 Water Use**6.1****Water Quality and Conservation****WU 4****Water Leakage Detection**

Extent of Application	All buildings with fresh water tank and/ or pump rooms.
Objective	To identify water leakage once detected for the arrangement of maintenance work, minimising fresh water wastage.
Credits Attainable	1
Credit Requirement	1 credit for installing water leakage detection systems in all municipal fresh water tank and/ or pump rooms.
Assessment	<ol style="list-style-type: none"> 1. Demonstrate that water leakage detection systems are installed in all municipal fresh water tank and/ or pump rooms serving potable 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). 2. Water tank and/ or pump rooms serving only non-potable water system (other than irrigation and cleansing water systems) or fire services system are not assessed. All exposed/ unsheltered roof tank is not assessed. 3. Water tank and/ or pump rooms which have multiple water tanks and/ or pumps should have at least one water leakage detection system. 4. 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 <i>Please provide softcopies with filename prefix as indicated on the leftmost column below.</i>		PA	CA	FA/ RFA
WU_04_00	BEAM Plus NB submission template for WU 4	✓	✓	✓
WU_04_01	<i>For projects with fresh water tank and/ or pump rooms, please provide the following:</i>			
	Plumbing drawings (e.g. schematic) highlighting the location of eligible water tank and/ or pump room(s) for assessment [and] Drawings of water leakage detection systems (e.g. control schematic, BMS drawings) demonstrating that all eligible water tanks and/ or pump room(s) are provided with water leakage detection devices as well as demonstrating the capability of automatically alerting function towards the operator/ security guard to identify the room with water leakage when water leakage occurs	✓	✓	✓
	<i>For projects without fresh water tank and/ or pump rooms (non-applicability), please provide the following:</i>			
	Drawing(s) showing that there is no fresh water tank and/ or pump room in the building	✓	✓	✓
WU_04_02	Technical specifications of water leakage detection systems [or] Technical data (e.g. catalogue or manufacturer's information) of the water leakage detection systems	✓	-	-
		-	✓	✓

Remarks**(a) Additional Information**

None

(b) Related Credit

None