



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.

ID Code	Name of Application	Narrative Description	Tool(s)	Version(s)	IA Credit	Nature of Unacceptance	Reason of Unacceptance	Published/ Effective Date
NIA_0001	Electric Vehicle Charging - Medium to Quick Chargers	(i) Install medium to quick EV chargers for all parking spaces, to further encourage the use of low carbon transportation.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) EV charging facilities have been prescribed in the credit requirement of SS 1d under NB v2.0.	22/01/2025
NIA_0002	Enhanced Indoor Air Quality achieving "Excellent Class" for residential development	(i) Comply with "Excellent Class" on IAQ parameters in residential development, following the guidelines specified in "A Guide on Indoor Air Quality Certification Scheme for Offices and Public Spaces".	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) No valid IAQ certificate of Excellent Class issued by EPD could be obtained for residential development. (ii) Residential development is commonly naturally ventilated and the interior finishes are not fully under the scope of the project developer, therefore, there is no true effort in the application of innovative practices, technologies and/ or techniques in achieving "Excellent Class" for residential development.	22/01/2025
NIA_0003	Two Stage Lighting	(i) Provide manual lighting switches in different and easily accessible locations along the corridors and lift lobbies, with the operational modes below: (a) When manual lighting switch is left unpressed, the minimum lighting level is maintained by essential lighting. (b) When manual lighting switch is pressed for a particular control zone, the standby luminaries in the relevant zone will be switched on to reach a higher lighting level.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Two stage lighting is not an innovative technique/ practice/ design in the market, which is especially a very common provision for public housing development. (ii) It is one of the enhanced disability provisions that has been covered in HWB 3a under NB v2.0.	22/01/2025
NIA_0004	Umbrella Dryer	(i) Provide umbrella dryers to reduce the number of plastic umbrella bags to be used on rainy days and disposed of as waste.	NB	2.0	IA 1	It is market mainstream implementation.	(i) According to the latest legislation "Product Eco-responsibility (Amendment) Bill 2023" in Hong Kong, sale and free distribution of umbrella bags are banned with effect from 22 April 2024. Owing to the restrictions on umbrella bags, the provision of umbrella dryer is market mainstream implementation.	22/01/2025
NIA_0005	Embodied Carbon Assessment During Construction Stage	(i) Conduct a full Embodied Carbon Assessment inclusive of (a) permanent works - substructure, (b) permanent works - superstructure, (c) temporary works and (d) site impacts for construction works using the "Construction Input" module of the CIC Carbon Assessment Tool or similar assessment modules.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Assessment of embodied carbon of construction materials and carbon emissions of on-site construction processes has been prescribed in the credit requirement of MW 10 under NB v2.0.	22/01/2025
NIA_0006	Microclimate Study	(i) Conduct micro-climate studies during the early design stage, by use of CFD simulation, to predict the outdoor wind environment, odour dispersion, indoor natural ventilation, daylight (vertical and average daylight factor), sun shading, solar irradiation, indoor and outdoor thermal comfort within and around the Subject Site.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Micro-climate studies including odor dispersion, solar glint and glare and glare study have been commonly used for building performance analysis in public housing projects, and multiple studies such as outdoor wind environment, indoor natural ventilation, daylighting, sun shading, solar irradiation, indoor thermal comfort and outdoor thermal comfort have been covered in various aspects under NB v2.0 (e.g. SS, EU and HWB).	22/01/2025

ID Code	Name of Application	Narrative Description	Tool(s)	Version(s)	IA Credit	Nature of Unacceptance	Reason of Unacceptance	Published/ Effective Date
NIA_0007	CCTV for Remote Site Monitoring	(i) Install CCTV in the construction site to allow real time monitoring of the site from the control centre, which results in reduction of carbon footprint due to transportation.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) CCTV has been commonly adopted for a broad range of usage, therefore, it is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0008	Grid electricity supply in Construction Site	(i) Adopt grid electricity supplied from power company to replace diesel generators, reducing carbon emissions throughout the construction life cycle.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Adoption of grid electricity provided by power company is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0009	Steel Knit Precast Method on Reinforcement of Reinforced Concrete	(i) Prefabricate various components of reinforced concrete including reinforcement and top rebars in the precast factory to reduce the need for steel benders on site.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Prefabrication has been prescribed in the credit requirement of MW 3 under NB v2.0.	22/01/2025
NIA_0010	Ground Granulated Blastfurnace Slag (GGBS) in Concrete	(i) Replace cement in concrete with Ground Granulated Blastfurnace Slag (GGBS) to reduce carbon dioxide gas emission.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) The use of Ground Granulated Blast-furnace Slag (GGBS) as a partial cement replacement in concrete has been prescribed in the credit requirement of MW 6 under NB v2.0.	22/01/2025
NIA_0011	Laser Scanning	(i) Conduct 3D laser scanning for survey to promote safety of site work and enhance effectiveness.	NB	2.0	IA 1	It is market mainstream implementation.	(i) Laser scanning for survey is a market mainstream implementation, therefore, it is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0012	Multi-sensory Map and Tactile Path	(i) Provide multi-sensory map to assist people with disability to identify the tactile guide path connecting to the major buildings and facilities within the site.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Multi-sensory map with tactile guide paths is not considered an innovative design/ technique/practice in the market. (ii) It is one of the enhanced disability provisions that has been covered in HWB 3a under NB v2.0.	22/01/2025
NIA_0013	Nanoflex High Reflectance Light Fittings	(i) Install high reflective luminaires to reduce the energy required to achieve the same LPD.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Energy saving achieved by improving the efficiency of lighting installation has been covered in EU 2 under NB v2.0.	22/01/2025
NIA_0014	Enhanced Lighting Pollution Control	(i) Select building external surfaces with low reflectance to control the sunlight reflection with respect to a higher benchmark compared to the credit requirement of SS 6.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Lighting control pollution has been prescribed in the credit requirement of SS 6 under NB v2.0.	22/01/2025
NIA_0015	Enhanced Effluent Discharge to Foul Sewers	(i) Install low flushing water fixtures to reduce the volumes of sewage discharged from buildings with respect to a higher benchmark compared to the credit requirement of WU 7.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Reduction of sewage discharge has been prescribed in the credit requirement of WU 7 under NB v2.0. (ii) Adoption of low-flushing water fixtures is not considered an innovative technique/ practice/ design in the market.	22/01/2025
NIA_0016	Grey Water Recycling for Flushing	(i) Recycle grey water for the use of toilet flushing to reduce portable water consumption.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Recycling grey water for toilet flushing has been prescribed in the credit requirement of WU 8 under NB v2.0.	22/01/2025
NIA_0017	Concealed Type Self-cleaning Devices for Escalators	(i) Install concealed type self-cleaning devices to disinfect the handrails of escalators.	NB	2.0	IA 1	It is market mainstream implementation.	(i) Self-cleaning device for handrails of escalators is a common implementation, therefore, it is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0018	Deodorizing System for RCP	(i) Install biochemical deodorizing system at refuse collection points to reduce odor, by using a biological/ enzymatic agent.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Installation of deodorizing system with biological agent at RCP has been adopted for over 20 years, therefore, it is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0019	LEED Certification	(i) Obtain LEED certification.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Attainment of green building certification is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0020	WELL Certification	(i) Obtain WELL certification.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Attainment of green building certification is not considered an innovative technique/ practice/ design.	22/01/2025

ID Code	Name of Application	Narrative Description	Tool(s)	Version(s)	IA Credit	Nature of Unacceptance	Reason of Unacceptance	Published/ Effective Date
NIA_0021	EC Plug Fan Application	(i) Install EC plug fans for AHUs and PAUs to improve the efficiency and reduce energy consumption of the MVAC system.	NB	2.0	IA 1	It has been described in the relevant manual/ TC/ FAQ.	(i) Energy saving achieved by improving the efficiency of the MVAC system has been covered in EU 2 under NB v2.0.	22/01/2025
NIA_0022	Wire-saw Cut for Hoarding Dismantle	(i) Adopt wire saw cutting for dismantling hoarding structures to achieve noise reduction compared to traditional demolition methods.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) Wire-saw cutting is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0023	Construction Real Time Monitoring System	(i) Install construction real time monitoring system to provide real time noise and dust monitoring data via mobile application. Mitigation measures could be carried out manually by site staff if the measured values exceeded a pre-determined level.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) The monitoring and alerting system is not considered an innovative technique/ practice/ design.	22/01/2025
NIA_0024	Solar/ Light Tube	(i) Install solar/ light tubes to capture and bring natural light into interior spaces.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) The solar/ light tube is not considered an innovative technique/ practice/ design.	27/06/2025
NIA_0025	Sterilizing Device in HVAC System	(i) Install sterilizing device(s) (e.g. UV sterilizers, bio-oxygen generators) in HVAC systems (e.g. AHUs/ PAUs) to eliminate bacteria and odors.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) The sterilizing device in HVAC system is not considered an innovative technique/ practice/ design.	27/06/2025
NIA_0026	Cooling Tower Monitoring and Treatment	(i) Install water quality monitoring device(s) and water treatment system(s) in cooling tower plant to ensure the water quality in cooling tower.	NB	2.0	IA 1	There is no application(s) of new technology/ technique.	(i) The water quality monitoring device and water treatment system in cooling tower plant are not considered an innovative techniques/ practices/ designs.	27/06/2025