



BEAM Plus

Theme Certification

Manual

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Amendments

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1.1	11.07.2025	4	Update on the List of Theme Certification
1.1	11.07.2025	19-20	Added T8 Elderly-Friendly Building

DISCLAIMER

The BEAM Plus Theme Certification Manual shall be revised on a regular basis and as frequently as necessary. BEAM Society Limited (BSL) reserves the right to amend, update and change this Manual from time to time without prior notice. Where changes in regulations necessitate changes to the assessment criteria, they will be issued to all parties involved in an assessment and will be announced in the BSL's website. An appropriate transitional period shall be allowed for projects undergoing assessment process.

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1. INTRODUCTION

Theme Certification is a specialised certification within the BEAM Plus framework that enables applicants to pursue customised sustainability goals beyond the scope of standard BEAM Plus assessment tools. This certification allows applicants to demonstrate excellence in sustainability themes that are most relevant to their building's function, environmental footprint, or community contribution.

Theme Certification offers:

- Flexibility and customisation, allowing applicants to select or propose themes aligned with their project's unique priorities and aspirations.
- Opportunities to explore innovative sustainability strategies, including emerging areas such as ESG performance, green finance, carbon neutrality, or socially impactful goals.

By empowering applicants to define sustainability within their specific context, Theme Certification fosters innovation and supports the advancement of sustainable practices across a diverse range of building types and operational models.

2. APPLICATION AND ELIGIBILITY

2.1. Connection to BEAM Plus Framework

Each Theme Certification is anchored to a specific BEAM Plus assessment tool, ensuring alignment with the established BEAM Plus framework while allowing for thematic customisation. A comprehensive list of currently available themes is provided in section 6 - **List of Theme Certification**.

2.2. New Themes & Bespoke Procedure

For new themes without prior precedence:

- Applicants must follow the BEAM Plus Bespoke Procedure.
- This involves a collaborative process with the BEAM Society Limited (BSL) to define suitable assessment criteria and sustainability goals tailored to the project's unique context.

2.3. Standalone Evaluation

Theme Certification is conducted as a standalone evaluation, independent from standard BEAM Plus certification. Applicants can obtain a Theme Certificate without first achieving certification under the corresponding BEAM Plus assessment tool.

This flexibility allows projects with specific sustainability goals to gain formal recognition, even without pursuing a full-scale BEAM Plus certification.

3. REGISTRATION AND ASSESSMENT PROCEDURES

The registration and assessment procedures for Theme Certification closely follow those of other BEAM Plus assessments.

Applicants should refer to Section 4: Detailed Assessment Processes of the BEAM Plus Procedures Manual (Assessment) for comprehensive guidance.

4. ASSESSMENT CRITERIA

4.1. Predefined Themes

For existing themes, the assessment criteria are predefined and outlined in section 6 - **List of Theme Certification**.

- Each theme includes a dedicated pool of credits drawn from the associated BEAM Plus assessment tool.
- These credits serve as the basis for evaluation, and applicants are assessed on their ability to meet or exceed the criteria.

4.2. Bespoke Themes

For new or bespoke themes, applicants work closely with BSL to define customised assessment criteria:

- a. **Selecting Credits:** Credits are selected from the core BEAM Plus tool that reflect the unique goals of the theme.

- b. Additional Documentation: Supporting documentation or performance evidence may be required for tailored evaluation.

This collaborative process ensures the Theme Certificate remains both rigorous and relevant to the specific sustainability aspirations of the project, while granting applicants the flexibility to align the certification with their distinct vision and operations.

5. VALIDITY OF THEME CERTIFICATION

5.1. Validity

The validity of the Theme Certificate corresponds to the certification duration of the related BEAM Plus assessment tool.

For example:

- If the theme is based on BEAM Plus Existing Buildings, the certificate's validity matches the typical certification cycle for that tool.

5.2. Renewal & Maintenance

Maintaining the Theme Certificate may require periodic reviews or renewals, particularly when associated credits reflect ongoing performance or operational commitments.

Applicants are encouraged to consult with BSL regularly to stay informed about updates to theme criteria or renewal requirements.

6. LIST OF THEME CERTIFICATION

Below is the list of theme certifications. For more details, please refer to each individual theme certification.

Number	Theme
T1	Sustainable Property Management
T2	Smart Resource Management
T3	Smart Energy Optimisation
T4	Water Conservation Excellence
T5	Healthy Living Building
T6	Sustainable Real Assets
T7	Advancing Net Zero
T8	Elderly-Friendly Building

Sustainable Property Management

Theme Overview

*Sustainable Property Management is essentially the **Management** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. Effective management of building operations and maintenance plays a vital role in improving the environmental performance of buildings, particularly existing ones. This category evaluates the overall management systems, policies, and procedures, as well as staffing, resources, and the involvement of building users, to ensure that buildings achieve their maximum sustainable potential.*

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	The project shall adopt the assessment criteria under the Management performance category of the BEAM Plus Existing Buildings Version 3.0 manual.

Grading Methodology

To qualify for the “Sustainable Property Management” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Management Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	22
Very Good	19
Good	15
Satisfactory	11

Note: Projects scoring below 11 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Smart Resource Management

Theme Overview

Smart Resource Management is essentially the **Materials and Waste** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. Building operation, maintenance, and fitting-out consume significant resources and generate waste. Design choices and material selection can reduce environmental impacts, including raw material use, emissions, and embodied energy. Effective waste management is increasingly crucial, requiring stakeholder awareness and action for existing buildings.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	The project shall adopt the assessment criteria under the Materials and Waste performance category of the BEAM Plus Existing Buildings Version 3.0 manual.

Grading Methodology

To qualify for the “Smart Resource Management” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Materials and Waste Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	17
Very Good	14
Good	11
Satisfactory	8

Note: Projects scoring below 8 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Smart Energy Optimisation

Theme Overview

Smart Energy Optimisation is essentially the **Energy Use** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. A thorough evaluation of building and system performance encourages investments to enhance energy efficiency in existing buildings. This reduces energy consumption, minimises environmental impacts, and lowers summer peak electricity demand. The assessment emphasises performance-based criteria while awarding credits for proven energy-efficient features and practices.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	The project shall adopt the assessment criteria under the Energy Use performance category of the BEAM Plus Existing Buildings Version 3.0 manual.

Grading Methodology

To qualify for the “Smart Energy Optimisation” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Energy Use Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	46
Very Good	39
Good	31
Satisfactory	23

Note: Projects scoring below 23 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Water Conservation Excellence

Theme Overview

*Water Conservation Excellence is essentially the **Water Use** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. Water scarcity is a critical issue in many parts of the world, with global water storage already a major challenge. Addressing this requires international cooperation. By sharing best practices, technologies, and resources, countries can develop innovative solutions and promote sustainable water management to combat water shortages.*

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	The project shall adopt the assessment criteria under the Water Use performance category of the BEAM Plus Existing Buildings Version 3.0 manual.

Grading Methodology

To qualify for the “Water Conservation Excellence” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Water Use Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	15
Very Good	13
Good	10
Satisfactory	7

Note: Projects scoring below 7 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Healthy Living Building

Theme Overview

Healthy Living Building is essentially the **Health and Wellbeing** performance category outlined in the BEAM Plus Existing Buildings Version 3.0 manual. This certification theme addresses sustainable interior spaces and occupants' health and wellbeing. Key aspects include hygiene, amenity maintenance, and their impact on living and working environments. Indoor environmental quality covers air quality, ventilation, thermal comfort, lighting, acoustics, and noise, all of which influence wellbeing, comfort, and productivity.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	The project shall adopt the assessment criteria under the Health and Wellbeing performance category of the BEAM Plus Existing Buildings Version 3.0 manual.

Grading Methodology

To qualify for the “Healthy Living Building” Certificate, the project must meet the following criteria:

- Achieve the required overall score (credit points) based on the Health and Wellbeing Performance Category outlined in the BEAM Plus Existing Buildings Version 3.0 Manual.
- Attain the minimum overall score (credit points) specified for each grade, as detailed in the table below.

Grade	Required Overall Score (Credit Points)
Excellent	16
Very Good	14
Good	11
Satisfactory	8

Note: Projects scoring below 8 credit points, the minimum for the "Satisfactory" grade, will receive a result of "Assessed without any rating," and no certificate will be issued.

Sustainable Real Assets

Theme Overview

*Sustainable Real Assets is essentially the selected elements from **Management, Energy Use, Water Use, Materials and Waste, Health and Wellbeing and Sustainable Site** performance categories outlined in the BEAM Plus Existing Buildings Version 3.0 manual. The certification is designed to align with the **GRESB** (Global Real Estate Sustainability Benchmark) requirements, fostering synergy between local sustainability standards and global benchmarks. By integrating these elements, the Sustainable Real Assets certification supports the adoption of best practices, contributing to the long-term sustainability and resilience of real estate assets.*

<i>Applicable BEAM Plus Assessment Tool</i>	• Existing Buildings Version 3.0
<i>Assessment Process</i>	• The project will undergo single-Stage Final Assessment. • The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
<i>Assessment Criteria</i>	• The project shall adopt the assessment criteria for selected credit items under the Management, Energy Use, Water Use, Materials and Waste, Health and Wellbeing and Sustainable Site performance categories of the BEAM Plus Existing Buildings Version 3.0 manual.

	Refer to the Credit Submission Template for the list of credits selected under this theme (available on BSL's website under BEAM Plus → Theme Certification).				
Grading Methodology	To qualify for the "Sustainable Real Assets" Certificate, the project must meet the following criteria: - Based on the list of selected credits from the BEAM Plus Existing Buildings Version 3.0 Manual, attain the minimum overall score (credit points) specified in the table below. <table border="1"> <tr> <th>Grade*</th><th>Required Overall Score (Credit Points)</th></tr> <tr> <td>/</td><td>At least 30</td></tr> </table> - Attain the minimum score (credit points) for each topic as specified in the credit summary template. Note*: - Successful Projects: Projects meeting the assessment criteria will be awarded the Theme Certificate. - Unsuccessful Projects: Projects failing to meet the criteria will not receive the Theme Certificate.	Grade*	Required Overall Score (Credit Points)	/	At least 30
Grade*	Required Overall Score (Credit Points)				
/	At least 30				

Advancing Net Zero

Theme Overview

*Advancing Net Zero is essentially the selected elements from **Management, Energy Use, Water Use** and **Materials and Waste** performance categories outlined in the BEAM Plus Existing Buildings Version 3.0 manual. It promotes the transition to carbon neutrality by focusing on energy efficiency, renewable energy adoption, and sustainable operations. It encourages reducing greenhouse gas emissions through optimized energy performance, renewable energy systems, and continuous energy management improvements.*

This theme supports global climate goals and Hong Kong’s commitment to carbon neutrality by 2050. By adopting it, building owners can lower operational costs, enhance asset value, and demonstrate environmental leadership in creating a sustainable future.

Applicable BEAM Plus Assessment Tool	Existing Buildings Version 3.0
Assessment Process	- The project will undergo single-Stage Final Assessment. - The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).

Assessment Criteria	- The project shall adopt the assessment criteria for selected credit items under the Management, Energy Use, Water Use and Materials and Waste performance categories of the BEAM Plus Existing Buildings Version 3.0 manual. - Refer to the Credit Submission Template for the list of credits selected under this theme (available on BSL's website under BEAM Plus → Theme Certification).				
Grading Methodology	To qualify for the “Advancing Net Zero” Certificate, the project must meet the following criteria: - Based on the list of selected credits from the BEAM Plus Existing Buildings Version 3.0 Manual, attain the minimum overall score (credit points) specified in the table below. <table border="1" data-bbox="683 1019 1385 1140"> <tr> <th>Grade*</th><th>Required Overall Score (Credit Points)</th></tr> <tr> <td>/</td><td>At least 45</td></tr> </table> Note*: - Successful Projects: Projects meeting the assessment criteria will be awarded the Theme Certificate. - Unsuccessful Projects: Projects failing to meet the criteria will not receive the Theme Certificate.	Grade*	Required Overall Score (Credit Points)	/	At least 45
Grade*	Required Overall Score (Credit Points)				
/	At least 45				

Elderly-Friendly Building

Theme Overview

The Elderly-Friendly Building Certification recognises projects that prioritise accessibility, safety, and comfort for elderly occupants. This theme supports Hong Kong's aging population by encouraging building designs that promote independence, dignity, and well-being for older adults. It aligns with broader community goals of inclusivity and social sustainability.

Applicable BEAM Plus Assessment Tool	• New Buildings Version 2.0 • Existing Buildings Version 3.0
Assessment Process	• Single-Stage Final Assessment only. • The assessment procedures shall follow those defined in the BEAM Plus Procedures Manual (Assessment).
Assessment Criteria	• Refer to the <i>Submission Template</i> of individual item (available on BSL's website under BEAM Plus → Theme Certification). • The <i>Credit Summary Template</i> can also be found on BSL's website under BEAM Plus → Theme Certification. • Compliance Assessment (CA) is applicable to this Theme Certification. If the project undergoes CA, standard CA procedures must be followed.

Grading Methodology

To qualify for the “Elderly-Friendly Building” Certificate, the project must meet the following criteria:

- Demonstrate compliance with at least **10 out of 46** recommended best practices from Chapter 6 of the Buildings Department’s Design Manual: Barrier Free Access (DM) [1].
- The project must fulfill the minimum number of Core Best Practices and Total Best Practices as per the table below:

Grade*	Core Best Practices	Total no. of Best Practices
/	At least 3	At least 10

Note*:

- Successful Projects: Projects meeting the assessment criteria will be awarded the Theme Certificate.
- Unsuccessful Projects: Projects failing to meet the criteria will not receive the Theme Certificate.

1. Buildings Department, HKSAR Government. The Design Manual: Barrier Free Access. Chapter 6: Elderly-Friendly Design Guidelines (Latest Edition).