

2	SITE ASPECTS	2.1 SITE LOCATION	
		SA 1 CONTAMINATED LAND	
	EXCLUSIONS	Building developments on Greenfield sites and where the site contamination/ landfill gas hazard assessment and mitigation measures are statutory requirements of the project.	1
	OBJECTIVE	Ensure proper investigation and remediation of potential contamination of redevelopment sites, or proper precautions for sites adjacent to landfill sites.	
	CREDITS ATTAINABLE	1 BONUS	
	PREREQUISITES	None.	
	CREDIT REQUIREMENT	1 BONUS credit for conducting a site contamination assessment and implementing measures for rehabilitation, and/or proper preparation of sites and structures adjacent to landfill sites.	
	ASSESSMENT	<p>a) Contaminated sites</p> <p>The Client shall submit evidence in the form of a report prepared by a suitably qualified person that demonstrates through a site contamination assessment that the issues and requirements outlined in Guidance Note for Contaminated Land Assessment and Remediation [1] have been addressed and that the immediate environment are free from any hazardous contamination. The report shall confirm that the required remedial measures, other than excavation and transfer to landfill (which is not regarded as an environmentally sound solution), have been completed to restore the land to an acceptable condition for use for the building redevelopment.</p> <p>b) Sites adjacent to landfill</p> <p>The Client shall provide evidence in the form of a report prepared by a suitably qualified person confirming that the site has been properly assessed and all issues and requirements outlined in ProPECC PN 3/96 [2] have been adequately addressed. Due consideration to gas hazards that may arise during the construction, phase shall be included.</p>	<p>2</p> <p>3</p> <p>4</p>
	BACKGROUND	<p>Derelict land and sites previously used as factories, shipyards, for chemical manufacturing or processing, oil depots, car repair workshops, waste treatment, etc., might be contaminated by hazardous substances such as oil, heavy metals and organic substances. Most of these sites are targeted for renewal in the Urban Renewal Strategy Study. Such land can pose risks to users, the adjacent environment or even the building materials, possibly undermining the integrity of the building. Special attention and rehabilitation may be required. Reclaimed land constructed with soil dredged from seabed or construction and demolition material can also be contaminated.</p> <p>Guidance Note for Contaminated Land Assessment and Remediation sets out requirements for proper assessment and management of potentially contaminated sites, and suggests practical remedial measures that can be adopted for the clean-up of a contaminated site. Although the requirements set out in the Guidance Note are usually incorporated through the land use planning process, either as conditions</p>	

1 Environmental Protection Department. Guidance Note for Contaminated Land Assessment and Remediation.
http://www.epd.gov.hk/epd/english/envir_standards/non_statutory/files/GN_for_land_contamination_e.pdf

2 Environmental Protection Department. Practice Notes for Professional Persons, ProPECC PN 3/96 Landfill Gas Hazard Assessment for Developments Adjacent to Landfills.
http://www.epd.gov.hk/epd/textonly/english/resources_pub/publications/files/pn96_3.pdf

to planning permission, or as special conditions in relevant land-title documents for cases associated with potential land contamination problems, it is a good practice to carry out an investigation of site contamination on developed or reclaimed land to eliminate any risk or hazard arising from potential land contamination. Technical particulars on how a detailed site assessment should be conducted, and should be made reference to the “Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management” [3] and the “Guidance Notes for Investigation and Remediation of Contaminated Sites of Petrol Filling Station, Boatyards and Car Repair/Dismantling Workshops” [4].

Hong Kong is running out of landfill space due to the continued growth of waste. Excavating the contaminated soil and disposing it of at landfills is not considered as an environmentally responsible measure. On-site or off-site remediation should be employed to restore the site to an acceptable condition for the proposed use, or to put the treated soil to good use elsewhere.

It is recognised that building developments on land adjacent to landfill sites may be affected by migrating landfill gas and/or leachate unless specific precautions are taken to control the potential hazards. The Practice Note [2] sets out the conditions when a landfill gas hazard assessment may be required and provides general guidelines on how such an assessment should be undertaken. A Guidance Note [5] describes in more detail of the process which should be followed in evaluating the risks and designing appropriate protection measures. The Guidance Note is not intended to provide comprehensive guidance on all aspects of risk assessment or design of precautionary/protection measures, but rather to give general guidance on important issues such as the factors to be considered when assessing the level of risk and the procedures which should be followed in undertaking the assessment.

- 3 Environmental Protection Department. Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management. http://www.epd.gov.hk/epd/tc_chi/environmentinhk/waste/guide_ref/files/0056485_GM_6Jul07.pdf
- 4 Environmental Protection Department. Guidance Notes for Investigation and Remediation of Contaminated Sites of Petrol Filling Station, Boatyards and Car Repair/Dismantling Workshops. http://www.epd.gov.hk/epd/textonly/english/environmentinhk/waste/guide_ref/guide_contamsite_2.html
- 5 Environmental Protection Department. Landfill Gas Hazard Assessment. http://www.epd.gov.hk/epd/textonly/english/environmentinhk/waste/guide_ref/guide_lgha.html

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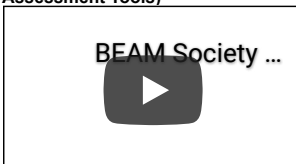
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FAQ - General

General

#1. What is the definition of Construction Floor Area - CFA?

#2 . Is it possible to register with BEAM Plus if my project have already registered with BEAM 4/04 or 5/04?

#3. Can a project be assessed if it fails to meet any one of the applicable prerequisites stated in the BEAM Plus Manual?

#4. Is there a cut off time for assessment submission?

#5. How will the Assessment Fee be charged for project with Multiple Final Assessments?

#6. What should be done if there is a change of Appointed BEAM Pro?

#7. What would be the most relevant document to substantiate related credits under Site Aspect?

Relevant parts of the Lease Conditions or Engineering Conditions should be submitted as supporting document for the related credits. For example, requirements for car park provision and site contamination assessment.

(Released on 27 October 2014)

#8. Does the BEAM Plus assessment check compliance with statutory requirements as promulgated in relevant ordinances, regulations or codes?

#9. Would DIFFERENT Government bureaux, DIFFERENT Government departments, Authorities established under DIFFERENT statutory ordinance and body corporates established under DIFFERENT statutory ordinance be considered as one single project owner?

#11. When shall the Area Weighting Method be applied?