

2	SITE ASPECTS	2.2 SITE PLANNING AND DESIGN	
		SA 9 NEIGHBOURHOOD DAYLIGHT ACCESS	
	EXCLUSIONS	Buildings where daylight is of no value to neighbouring properties.	1
	OBJECTIVE	Encourage building development which is sensitive to the needs of neighbours in respect of preserving daylight and views.	
	CREDITS ATTAINABLE	1	
	PREREQUISITES	Compliance with Building (Planning) Regulation (CAP 123F) Regulation 37.	
	CREDIT REQUIREMENT	1 credit for designs for which the access to daylight of neighbouring sensitive buildings is maintained to the prescribed level.	
	ASSESSMENT	<p>Neighbouring buildings, both existing and planned, shall be assessed to determine the value of daylight (and to some extent sunlight) to sensitive buildings. Assessment shall be by appropriate computer and/or physical modelling.</p> <p>Sensitive building is defined as follow:</p> <ul style="list-style-type: none"> (i) residential buildings; (ii) non-residential buildings: <ul style="list-style-type: none"> - premises that requires daylight to enhance the lighting environment for the occupants to perform tasks, such as offices and schools; - premises that require daylight for energy saving and an improved environment for the transient stage of occupation, such as the circulation area of shopping centers and indoor games halls; and - premises that require daylight primarily for view, such as hotels and hospitals. <p>The Client shall submit a report prepared by a suitably qualified person containing a comprehensive analysis (calculations and drawings) that qualifies and quantifies the extent to which the building development will impact on the sensitive neighbouring buildings in respect of access to daylight.</p> <p>Change in the access to daylight may be objectively assessed in terms of the change in Vertical Daylight Factor (VDF) on the facades of sensitive receivers, or change in viewing angle, whichever is deemed most appropriate.</p> <p>Where the VDF on the facade of the lowest floor of the sensitive receiver most affected is either unchanged or is no less than 12%, or the viewing angle is reduced by less than 5%, the credit shall be awarded.</p>	2
	BACKGROUND	<p>Tall buildings can cause substantial overshadowing of neighbouring developments and amenities, affecting both direct and indirect sunlight and light from the sky. The profile of a building and its layout with respect to neighbouring buildings impacts on beneficial views, such as to the harbour or to mountains and open spaces, as well as affecting natural breezeways around the development.</p> <p>The impact of a new building on all existing or planned neighbouring buildings where daylight and sunlight is of value, such as residential buildings, hospitals, schools, etc should be assessed. Wherever possible the access to these beneficial natural elements should be safeguarded. This issue reinforces the concept of 'good neighbour buildings'.</p>	3 4 5 6

**BEAM Plus Assessment for
Conversion of Industrial Building and
Heritage Building Revitalisation Projects**

Major conversion of industrial and heritage buildings will be assessed under BEAM Plus for New Buildings. This circular letter provides clarification of the assessment of these project types:

Adoption of Non-Applicable credits

The following four credits are recommended as “Non-applicable” due to the limitation of preserving the existing building structure:

- SA8a Wind Amplification
- SA8c Air Ventilation Assessment
- SA9 Neighbourhood Daylight Factor
- MA4c Structural Adaptability

However, if the building can achieve the above credits in its existing conditions, the applicants can still attempt to score the credits accordingly.

In addition, other credits can also be considered as “non-applicable” if it is demonstrated that the corresponding alteration works are restricted by local regulations or government policies. Compensatory measures could be considered as alternative.

Expanding the credits in Section 7 Innovations and Additions (IA)

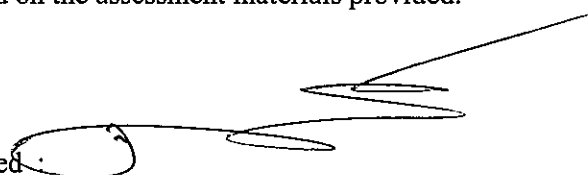
Under Section 7 Innovations and Additions, the maximum number of IA credits will be increased to 10 Bonus credits plus 1 credit for BEAM Professional in order to encourage advanced practices and new technologies. The following provisions could be considered as a Bonus credit.

- Sustainability consideration on enhancing social value;
- Community engagement throughout the design and construction period

Applicant shall submit relevant information to BEAM Society Limited such as meeting records, the value of collective memory, etc. for consideration.

In implementing the above terms and conditions, the final decision on the proposed “Non-applicable” credits and “IA” credits will be subject to the discretion of BEAM Society Limited based on the assessment materials provided.

Signed



Prof. John Ng
Chair of Technical Review Committee

BEAM Plus Assessment Tools

BEAM Plus New Buildings & Existing Buildings

Registered Projects

[FAQ](#)

[FAQ - General](#)
[FAQ - NB v1.1 and 1.2](#)
[FAQ - NB v2.0](#)
[FAQ - EB v1.1 and 1.2](#)
[FAQ - EB v2.0](#)
[e-Form](#)
[BEAM Plus Interiors](#)
[BEAM Plus Neighbourhood](#)
[BEAM Plus Data Centres & Green Data Centres Practice Guide](#)
[BEAM Plus Bespoke](#)
[BEAM 4/04 & 5/04 Assessment Tool](#)
[Technical Circular Letter](#)
[iBEAM](#)
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FAQ - NB v1.1 and 1.2

Site Aspects

[SA 2 Local Transport](#)

[SA 3 Neighbourhood Amenities](#)

[SA 4 Site Design Appraisal](#)

[SA 6 Cultural Heritage](#)

[SA 7 Landscaping and Planters](#)

[SA 8 Microclimate around Buildings](#)

[SA 9 Neighbourhood Daylight Access](#)

#41. SA 9, For BEAM Plus New Buildings Version 1.1 and 1.2, can windows of neighbouring sensitive buildings be excluded from the VDF daylight study if...

SA 9, For BEAM Plus New Buildings Version 1.1 and 1.2, can windows of neighbouring sensitive buildings be excluded from the VDF daylight study if the applicant has demonstrated that the Unobstructed Vision Areas of the windows (as defined under Buildings Department's PNAP APP-130) are not affected by the proposed building development?

Yes. The windows of neighbouring sensitive buildings can be excluded from the VDF daylight study if the Unobstructed Vision Areas of the windows (as defined under Buildings Department's PNAP APP-130) are not affected by the proposed building development.

(Released on 2 June 2017)

[SA 10 Environmental Management Plan](#)

[SA 11 Air Pollution during Construction](#)

[SA 12 Noise during Construction](#)

[SA 13 Water Pollution during Construction](#)

[SA 14 Noise from Building Equipment](#)

[SA 15 Light Pollution](#)

Materials Aspects

[MA P1 Timber Used for Temporary Works](#)

[MA P3 Construction and Demolition Waste Management Plan](#)

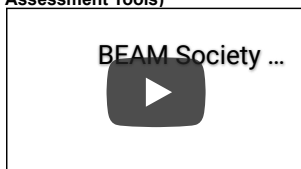
[MA P4 Waste Recycling Facilities](#)

[MA 4 Adaptability and Deconstruction](#)

[MA 6 Sustainable Forest Products](#)

[MA 10 Demolition Waste Reduction](#)

BEAM Society Limited (BEAM Plus Assessment Tools)



BEAM Plus Existing Building Version 2.0 (EB) - Public Seminar

