

3	MATERIALS ASPECTS	3.1 EFFICIENT USE OF MATERIALS	1
		MA 1 BUILDING REUSE	
	EXCLUSIONS	Buildings on reclaimed land or greenfield sites.	
	OBJECTIVE	Encourage the reuse of major elements of existing buildings, to reduce demolition waste, conserve resources and reduce environmental impacts during construction.	
	CREDITS ATTAINABLE	2 + 1 BONUS	
	PREREQUISITES	The reuse of major elements from an existing building structure or shell shall comply with Building (Construction) Regulations Chapter 123B Regulation 90 Fire resisting construction and other relevant Building regulations.	2
	CREDIT REQUIREMENT	1 credit for the reuse of 30% or more of existing sub-structure or shell. 2 credits for the reuse of 60% or more of existing sub-structure or shell. 1 additional BONUS credit for use of 90% or more of existing sub-structure or shell.	
	ASSESSMENT	<p>The Client shall provide a report prepared by a suitably qualified person outlining the extent to which major building elements from an existing building were used in the building. The report shall include pre-construction and post-construction details highlighting and quantifying the reused elements, be it foundations, structural elements or facades, but windows, doors and similar assemblies may be excluded.</p> <p>The percentage of building elements shall be calculated as the amount (volume or weight) of building elements reused as a percentage of the total amount (volume or weight) of that building elements in the new development.</p> <p>When it can be demonstrated that the target percentage of original building elements are reused, the credit(s) shall be awarded.</p>	
	BACKGROUND	<p>With greater flexibility in planning, approvals opportunities exist to rehabilitate existing buildings. The rehabilitation of old industrial buildings is as an example of successful commercial redevelopment in many cities around the world. There is a potential to lower building costs and provide a mix of desirable building characteristics. However, the reuse of existing structural elements depends on many factors, not least fire safety, energy efficiency, and regulatory requirements, all of which need to be critically reviewed to determine the advantages and feasibility of reuse as opposed to demolition.</p>	



Circular Letter No.: 2014.117

Issue Date: 23 June 2014

Application: BEAM Plus NB/EB Version 1.1
BEAM Plus NB/EB Version 1.2

Effective Date: PA official commencement after 22 December 2014

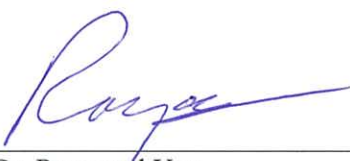
MA 1 Building Reuse

This circular letter provides elaboration for the assessment of the captioned credit as follows:

The Applicant shall submit a report with calculations, pre and post construction details, drawings, and supporting documentation to demonstrate that the quantity (by mass or volume) of the retained and reused portions of major building elements from the existing building sub-structure and superstructure, as a percentage of the quantity (by mass or volume) of the major building elements in the new building sub-structure and superstructure. Where the prescribed percentage is achieved credit can be awarded.

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Signed : 
Dr. Raymond Yau
Chairperson of Technical Review Committee



Credit Library

Assessment Tool

NB v1.2

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Question No.

Q218 **MA 1, 2, 3, 5, 6, 7 & 9, For BEAM Plus New Buildings Version 1.1 and 1.2/ MW 1, 2, 3, 5, 6, 7b, 8 & 9, For BEAM Plus New Buildings Version 2.0, which personnel from the contractor is/are qualified for endorsement of the calculation/ summary/ worksheet of building elements/ materials?**

VALID | Issue Date: 21 Jun 2024

The following personnel from the contractor are qualified for endorsement of the calculation/ summary/ worksheet of building elements/ materials:

- The contractor's quantity surveyor who possesses the following qualification:
 - a Corporate Member of The Hong Kong Institute of Surveyors (HKIS) in QS Discipline; or
 - a Chartered Member of Royal Institution of Chartered Surveyors (RICS) in QS Discipline; or
 - a Corporate / Certified / Full Member of other International Institute of Surveyors in QS Discipline; or
- The contractor's project manager who supervises the Project QS, monitors the use of materials, and possesses the following qualification or experience:
 - a Corporate Member of Hong Kong Institute of Construction Managers (HKICM); or
 - a Chartered Member of Chartered Institute of Building (CIOB); or
 - a Corporate / Certified / Full Member of other International Institute of Construction Managers; or
 - at least 10 years of construction-related experience.

CV of the personnel and organisation chart highlighting the personnel shall be submitted to demonstrate the personnel has fulfilled the above-mentioned requirements.