

3 MATERIALS ASPECTS 3.P PREREQUISITE

MA P3 CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN

EXCLUSIONS Where demolition is not necessary or is not under the Client's control, the submission of a Demolition Waste Management Plan is not required. 1

OBJECTIVE Encourage best practices in the management of construction and demolition wastes, including sorting, recycling and disposal of construction waste.

REQUIREMENT Implementation with proof of documentation of a waste management system that provides for the sorting, recycling and proper disposal of construction/demolition materials.

ASSESSMENT The Client shall present evidence that the carrying out of the construction/demolition works complied with all the requirements specified in the form of a report by a suitably qualified person.

a) Waste Management

The Client shall submit tender documents, contract conditions and specifications to demonstrate that the contractor was required and able to prepare and implement a waste management system essentially in accordance with the guidelines provided in Environment, Transport and Works Bureau (ETWB) Technical Circular 19/2005 [1]. 2

It shall be demonstrated that the waste management system covers the items listed in the Buildings Department's PNAP 243 [2] and that all materials arising from or in connection with the works were separated into inert and non-inert materials, and disposed of in accordance with the WBTC No. 31/2004 [3], as they apply to the nature of the development work. 3

b) Sorting and recycling of waste

The following will guide the assessment:

- how metals, including reinforcement bars, mechanical and electrical fittings, other building services fittings/materials are recovered for collection by recycling contractors; and 6
- how waste from construction/demolition works is sorted to recover broken concrete and other inert non-metallic materials. 7

It shall be demonstrated through appropriate record keeping that sorting for the items of construction waste items specified in ETWB Technical Circular 19/2005 has been carried out. 8

BACKGROUND To ensure public safety, the control of demolition works has been strengthened with the enactment of the Buildings (Amendment) Ordinance 1996, Building (Administration) (Amendment) (No.4) Regulation 1997 and Building (Demolition Works) (Amendment) Regulation 1997, which impose new requirements for:

- application for approval of plans for demolition works;
- application for consent to commence the works;

1 Environment, Transport and Works Bureau Technical Circular (Works) No. 19/2005, Environmental Management on Construction Sites. <http://www.devb.gov.hk/filemanager/technicalcirculars/en/upload/19/1/C-2005-19-0-1.pdf>

2 Buildings Department. Practice Note for Authorized Persons and Registered Structural Engineers 243. Construction and Demolition Waste. June 2000. <http://www.bd.gov.hk/english/documents/pnap/ADV/ADV019.pdf>

3 Environment, Transport and Works Bureau Technical Circular 31/2004. Trip-ticket System for Disposal of Construction and Demolition Material. December 2004. <http://www.devb.gov.hk/filemanager/technicalcirculars/en/upload/44/1/c-2004-31-0-1.pdf>

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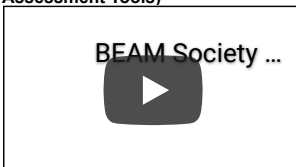
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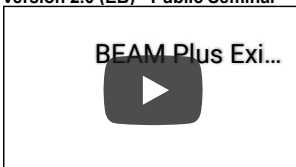
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[SA 10 Environmental Management Plan](#)

[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

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#121. MA P3 and MA 10, If the demolition works of the existing buildings were completed by third party, can the developer waive the relevant assessment in related to demolition works for attaining BEAM Plus certification?

If the demolition works were not conducted by the project proponent and it was completed before 01 April 2010, the BEAM assessor can consider to exclude all the demolition related credit in the BEAM Plus assessment. However, relevant document shall be submitted to provide the completion date of the demolition.

(Obsolete as of 23 June 2014)

If the demolition works were commenced before 01 April 2010 or conducted after 01 April 2010 but was not conducted by the project proponent, the BEAM assessor can consider to exclude all the demolition related credit in the BEAM Plus assessment. However, relevant document shall be submitted to prove the commencement date of the demolition and the executor of the demolition work. (Note: works carried out by different Government's departments would be considered as one single project proponent)

(Obsoleted as of 21 January 2019)

If the demolition works were commenced before 01 April 2010 or conducted after 01 April 2010 but was not conducted by the same project owner, the BEAM assessor can consider to exclude all the demolition related credit in the BEAM Plus assessment. However, relevant document shall be submitted to prove the commencement date of the demolition and the executor of the demolition work.