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: [Signature]
Prof. John Ng
Chair of Technical Review Committee